



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# FORMER OUTBACK STEAKHOUSE

5231 US-280 · Birmingham, AL 35242

VP | RETAIL SERVICES  
ERIK SCHATZ +1(205) 253-4924  
[erik@crawfordsq.com](mailto:erik@crawfordsq.com)

MANAGER | RETAIL SERVICES  
HAMILTON HUBER +1(205) 602-4979  
[hhuber@crawfordsq.com](mailto:hhuber@crawfordsq.com)

## PROPERTY HIGHLIGHTS

- +/- 1.25 acres, 6,185 SF building
- Parcel is approximately 227' wide x 250' deep
- Approximately 105 parking spaces on site
- Existing pylon sign fronting Highway 280
- 2 signalized intersections for easy ingress/egress into the shopping center and site.

### POPULATION

3 mile 42,336  
5 mile 86,530  
10 mile 326,071

### DAYTIME POPULATION

3 mile 47,772  
5 mile 95,342  
10 mile 432,373

## DEMOGRAPHICS



### HOUSEHOLDS

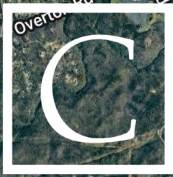
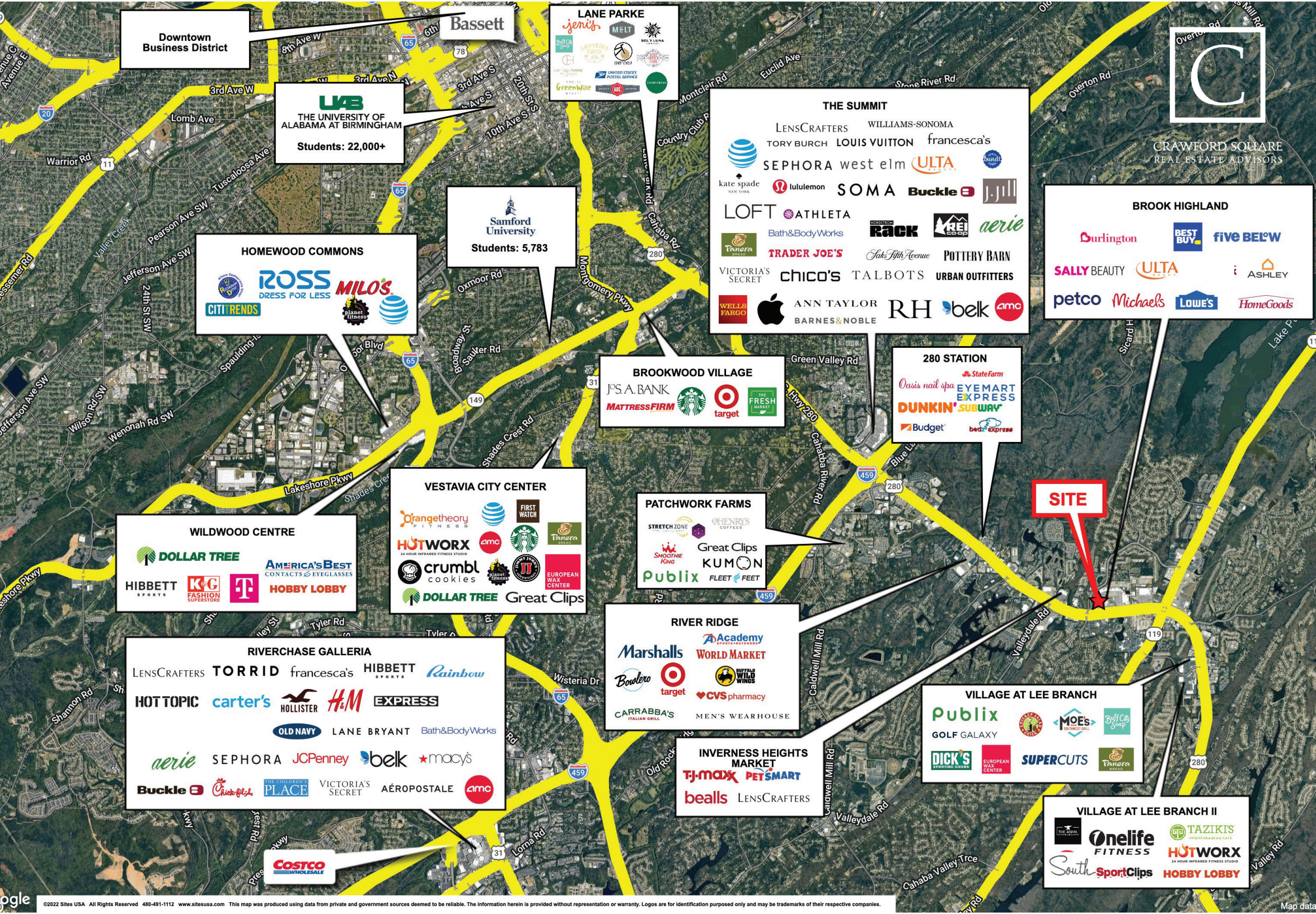
3 mile 18,843  
5 mile 36,413  
10 mile 139,001

### AVG HH INCOME (\$)

3 mile 140,350  
5 mile 157,885  
10 mile 133,955

### MED HH INCOME (\$)

3 mile 99,736  
5 mile 110,059  
10 mile 88,717



**Downtown Business District**

**UAB**  
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM  
Students: 22,000+

**Bassett**

**LANE PARKE**  
jenie's MELT  
Greenwise  
POSTAL SERVICE

**THE SUMMIT**  
LENSCRAFTERS WILLIAMS-SONOMA  
TORY BURCH LOUIS VUITTON francesca's  
SEPHORA west elm ULTA  
kate spade lululemon SOMA Buckle J.Jill  
LOFT ATHLETA  
Bath&Body Works RACK VREI aerie  
TRADER JOE'S Saks Fifth Avenue POTTERY BARN  
VICTORIA'S SECRET chico's TALBOTS URBAN OUTFITTERS  
WELLS FARGO Apple ANN TAYLOR RH belk AMC  
BARNES & NOBLE

**BROOK HIGHLAND**  
Durlington BEST BUY FIVE BEL'W  
SALLY BEAUTY ULTA ASHLEY  
petco Michaels LOWE'S HomeGoods

**HOMWOOD COMMONS**  
ROSS DRESS FOR LESS MILO'S  
CITITRENDS Planet Fitness

**Samford University**  
Students: 5,783

**BROOKWOOD VILLAGE**  
J.P.S.A. BANK Starbucks target THE FRESH MARKET  
MATTRESS FIRM

**280 STATION**  
State Farm  
Oasis nail spa EYEMART EXPRESS  
DUNKIN' SUBWAY  
Budget bed & express

**VESTAVIA CITY CENTER**  
Orangetheory FITNESS FIRST WATCH  
HOTWORX 24 HOUR INFRARED FITNESS STUDIO amc Starbucks Panera  
crumbl cookies Planet Fitness J.Jill EUROPEAN WAX CENTER  
DOLLAR TREE Great Clips

**PATCHWORK FARMS**  
STRETCH ZONE OHENRY'S COFFEES  
SMOOTHIE KING Great Clips KUMON  
Publix FLEET FEET

**SITE**

**WILDWOOD CENTRE**  
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES  
HIBBETT SPORTS K&G FASHION SUPERSTORE T HOBBY LOBBY

**RIVER RIDGE**  
Marshalls Academy WORLD MARKET  
Bouleria target BUFFALO WILD WINGS  
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

**VILLAGE AT LEE BRANCH**  
Publix GOLF GALAXY MOE'S BUFF CITY SMOOP  
DICK'S SPORTING GOODS EUROPEAN WAX CENTER SUPERCUTS Panera

**RIVERCHASE GALLERIA**  
LENSCRAFTERS TORRID francesca's HIBBETT Rainbow  
HOT TOPIC carter's HOLLISTER H&M EXPRESS  
OLD NAVY LANE BRYANT Bath&BodyWorks  
aerie SEPHORA JCPenney belk macy's  
Buckle Chick-fil-dee THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE AMC

**INVERNESS HEIGHTS MARKET**  
TJ-MAXX PETSMART  
bealls LENS CRAFTERS

**VILLAGE AT LEE BRANCH II**  
Onelife FITNESS TAZIKIS  
South SportClips HOTWORX  
HOBBY LOBBY

**COSTCO WHOLESALE**



SHOE STATION FIREHOUSE SUBS petco Michaels  
Durlington CLUB FITNESS

goodwill THE MERCHANTILE  
ASHLEY

SALLY BEAUTY DOLLAR TREE LOWE'S GNC  
LIVE WELL

SPROUTS FARMERS MARKET five BELOW ULTA

BEST BUY HomeGoods

SITE

CAVA

Ruby Sunshine

DQ

new day  
Cane's

EXPRESS OIL CHANGE

BBB

RaceWay

Space Savers

CALIBER COLLISION

Walmart

84,108 VPD  
U.S. Hwy 280

67,795 VPD

68,128 VPD  
U.S. Hwy 280



280

TRUIST

Valley

United Community

FirstBank

Windsor Sq

CRAWFORD SQUARE  
REAL ESTATE ADVISORS

WARD SQUARE  
Estate Advisors

HomeGoods

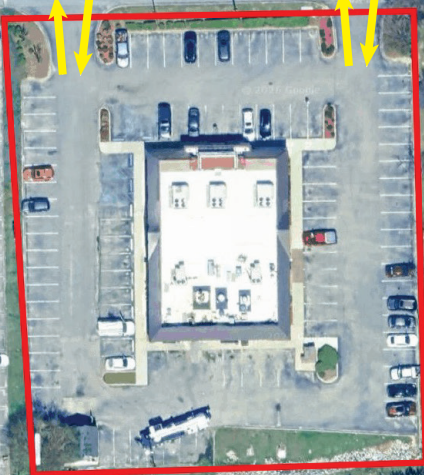
BEST BUY

SPROUTS  
FARMERS MARKET

five BELOW

CAVA

AFFORDABLE  
DENTURES &  
IMPLANTS



U.S. Hwy 280

280

U.S. Hwy 280

67,795 VPD

280

U.S. Hwy 280

280

U.S. Hwy 280

280

U.S. Hwy 280

280



**CONTACT INFORMATION:**  
 Roger Vess Joiner, PLS  
 Alabama Reg. No. 23343  
 Phone: (205) 940-6420  
 E-mail: rjoiner@sain.com  
**SAIN ASSOCIATES, INC.**  
 Two Partner Park South  
 Suite 500 East  
 Birmingham, Alabama 35243

**LEGAL DESCRIPTION**

Lot 1-C, according to Brook Highland Plazo Resurvey being recorded in Map Book 18, Page 99, in the Probate Office of Shelby County, Alabama of Lots 1 and 2, Brook Highland Plazo. Together with that certain easement for ingress and egress more particularly described and defined in that certain deed recorded in Instrument #1994-22323, in the Probate Office of Shelby County, Alabama.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. Cannot be addressed by a surveyor.
- Taxes and assessments for the year 2019 and subsequent years, not yet due and payable. Cannot be addressed by a surveyor.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records. Cannot be addressed by a surveyor.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. Cannot be addressed by a surveyor.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Record. Cannot be addressed by a surveyor.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records. Cannot be addressed by a surveyor.
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Cannot be addressed by a surveyor.
- Covenants, conditions, agreements, restrictions and release of damages as recorded in Instrument #1994-22323. Cannot be graphically shown.
- Rights of interested parties under outstanding leases. Cannot be addressed by a surveyor.
- Easements and building line as shown on recorded map. As shown on survey.
- Declaration of Protective Covenants which relate to the Watershed Property and maintenance thereof, as set out by instrument recorded in Real Volume 194, Page 54 in Probate Office. Cannot be graphically shown.
- Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions, as set out in instrument dated August 29, 1990 recorded in Real Volume 307, Page 950 in Probate Office. Cannot be graphically shown.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 28, Page 581 in Probate Office. Cannot be graphically shown.
- The Covenant of Restrictions as set out on Subdivision plot of Brook Highland Plazo recorded in Map Book 18, Page 99. Cannot be graphically shown.
- Restrictions, covenants and conditions as set out in Agreement between AmSouth Bank, N. A., as Ancillary Trustee for NCB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and Women's Missionary Union Auxiliary to Southern Baptist Convention dated August 31, 1980, and recorded in Real Volume 309, Page 317 in the Probate Office of Shelby County, Alabama, as amended by Amendment dated April 26, 1993, recorded or to be recorded in Probate Office, instrument #1993-32510. Cannot be graphically shown.
- Restrictive Agreement attached as Exhibit C to Statutory Warranty Deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, instrument #1993-32511. Cannot be graphically shown.
- Grant of Land easement to Alabama Power as recorded in Instrument #1994-34820. As shown on survey.
- Declaration of restrictive covenants as recorded in Instrument #1994-22322. Cannot be graphically shown.
- Right of way to The Water Works and Sewer Board of the City of Birmingham as recorded in instrument #2002-46614. Is not located on the subject property.

NO.	REVISIONS DESCRIPTION	BY	DATE

**SAIN ASSOCIATES**

Two Partner Park South  
 Suite 500 East  
 Birmingham, Alabama 35243  
 Phone: (205) 940-6420  
 Website: www.sain.com

**ALTA/NSPS LAND TITLE SURVEY**  
**OUTBACK STEAKHOUSE**  
 BIRMINGHAM, ALABAMA  
 INK  
**THE ADVANTAGE REALTY GROUP**  
 TUSCALOOSA, ALABAMA

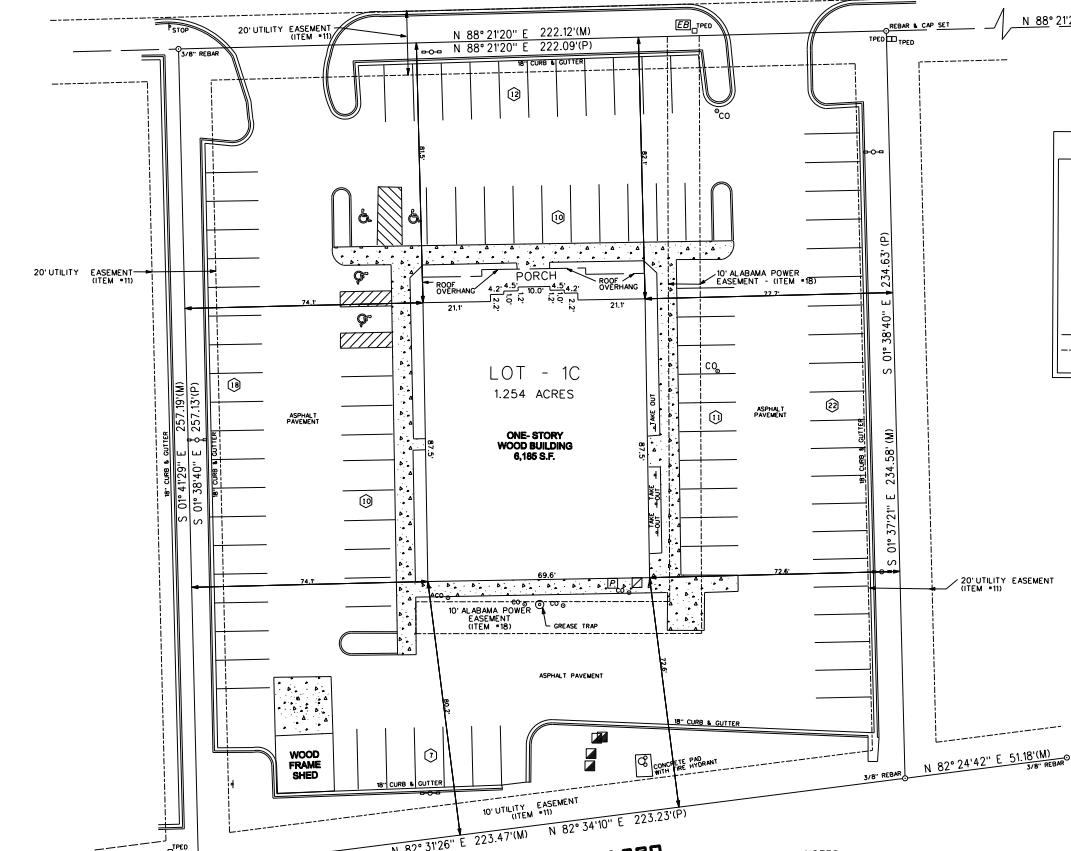
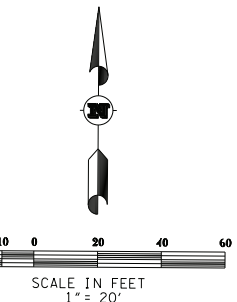
DRN. BY	R.V.J.	JOB NO.	19-0181
CKD. BY	M.L.	SCALE	1" = 20'
PROJ. MGR.	R.V.J.	DATE	06-29-16

SHEET NO.  
**S1-R0**

**PARKING SPACES**  
 REGULAR SPACES - 90  
 HANDICAP SPACES - 4  
 TOTAL SPACES - 94

**LEGEND**

- CLEANOUT
- ELECTRICAL BOX
- LIGHT STANDARD
- MEASURED DISTANCE
- PLAT DISTANCE
- POWER METER
- SMALL SIGN
- TELEPHONE PEDESTAL
- WATER METER
- SIAMSE CONNECTION
- PARKING CUNT
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE



**U.S. HIGHWAY 280 (RIGHT OF WAY VARIES)**

- NOTES:**
- All easements and rights-of-way of which the surveyor has knowledge have been shown hereon.
  - Bearings shown hereon are based on plot bearing.
  - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for Jefferson county, Alabama (community panel Q117C039E, effective date February 20, 2013), this site lies within Zone X, defined as "Areas determined to be outside 0.2% annual chance floodplain."
  - This survey does not address Items 6(a), 6(b), 7(b)(2), 7(c), 10(b), 12, 17, 19, 20, and 21 of the ALTA/NSPS "Table A" Items as adopted in 2016.
  - No setback requirements were provided or listed in the title commitment provided.
  - No zoning requirements were provided or listed in the title commitment provided.
  - No evidence was observed of the site use as a solid waste dump or sanitary landfill.
  - No evidence of wetlands, as marked by a qualified specialist, was observed in the process of this survey.

**SURVEYOR'S STATEMENT**  
 I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge and belief.

To: Alabama Title Co., Inc., SouthPace Properties, Inc., Ausiie Realty Partners, L.L.C., an Alabama limited liability company.  
 This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, and 20 of Table A thereof. The field work was completed on June 25, 2019.

*Roger Vess Joiner*  
 Roger Vess Joiner, PLS  
 SAIN ASSOCIATES, INC.  
 Alabama Reg. No. 23343  
 Dated: July 22, 2019.