

# DEVELOPMENT CORNER SITE OPPORTUNITY IN McCALLA

± 7.5 ACRES • BIRMINGHAM (BESSEMER), AL

## SALE

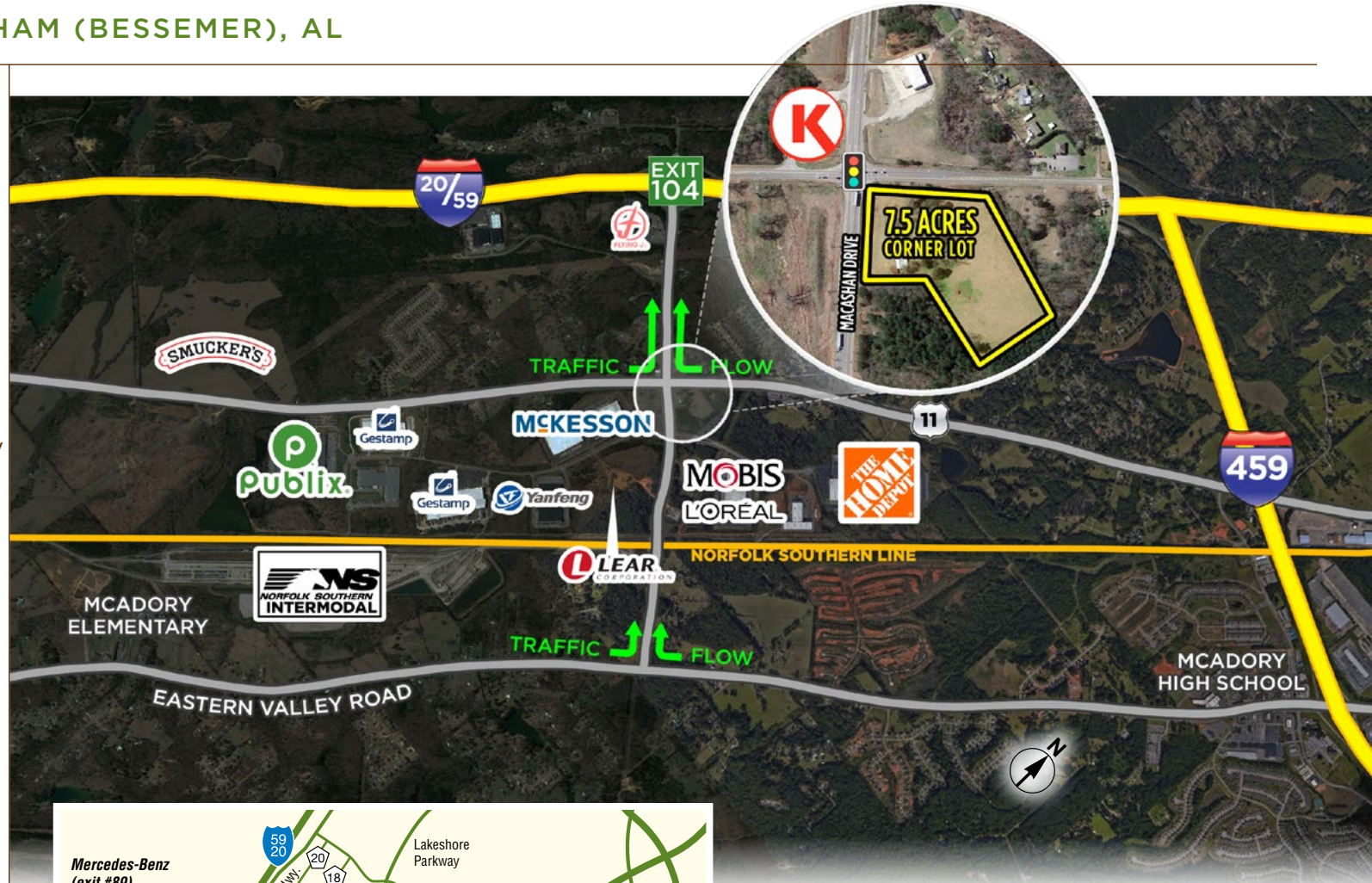
6620-6644 Old Tuscaloosa Highway  
McCalla, AL 35111

## TOTAL SIZE

7.51(+/-) Acres

## PROPERTY FEATURES

- Site sits at corner of McAshan Drive and Old Tuscaloosa Highway
- A1-C Zoning, Jefferson County
- Less than .5 miles from I-59, Exit 104.
- 394.5' frontage on Old Tuscaloosa Highway (Highway 11)
- Located at the entrance to Jefferson Metropolitan Park. The industrial park has an employee base of more than 5,000.



## EXCLUSIVE AGENTS

John Coleman, SIOR  
205.871.7100  
johnc@grahamcompany.com

Sonny Culp, SIOR  
205.871.7100  
sonnyc@grahamcompany.com

The corner site sits at the entrance to the state's premier industrial park, Jefferson Metropolitan Industrial Park. The 739-Acre park is home to a growing number of manufacturing and distribution companies who employ approximately 5000.



1801 Fifth Avenue North  
Suite 300  
Birmingham, AL 35203

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Information deemed reliable, but not guaranteed.

11072022jd

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± 7.5 ACRES • BIRMINGHAM (BESSEMER), AL

## SALE

6620-6644 Old Tuscaloosa Highway, Bessemer, AL 35022

## TOTAL SIZE

7.51(+/-)

## PROPERTY FEATURES

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- A1-C Zoning, Jefferson County
- Less than .5 miles from I-59, Exit 104.
- 394.5' frontage on Old Tuscaloosa Highway

## DEMOGRAPHICS

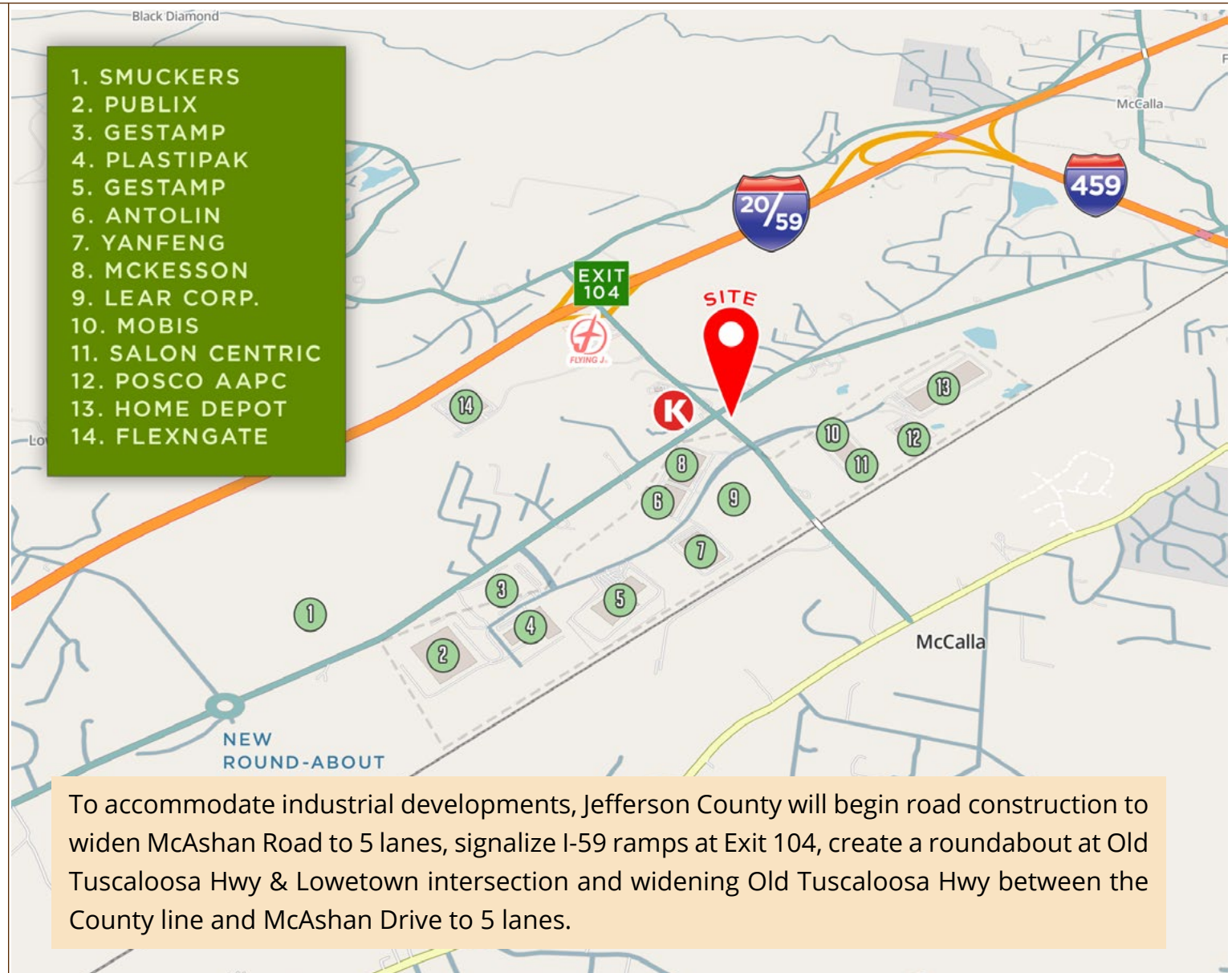
	3 mile	5 mile
Population	10,032	23,028
Average Income	\$117,863	\$113,881

## CALL FOR PRICE

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To accommodate industrial developments, Jefferson County will begin road construction to widen McAshan Road to 5 lanes, signalize I-59 ramps at Exit 104, create a roundabout at Old Tuscaloosa Hwy & Lowetown intersection and widening Old Tuscaloosa Hwy between the County line and McAshan Drive to 5 lanes.



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