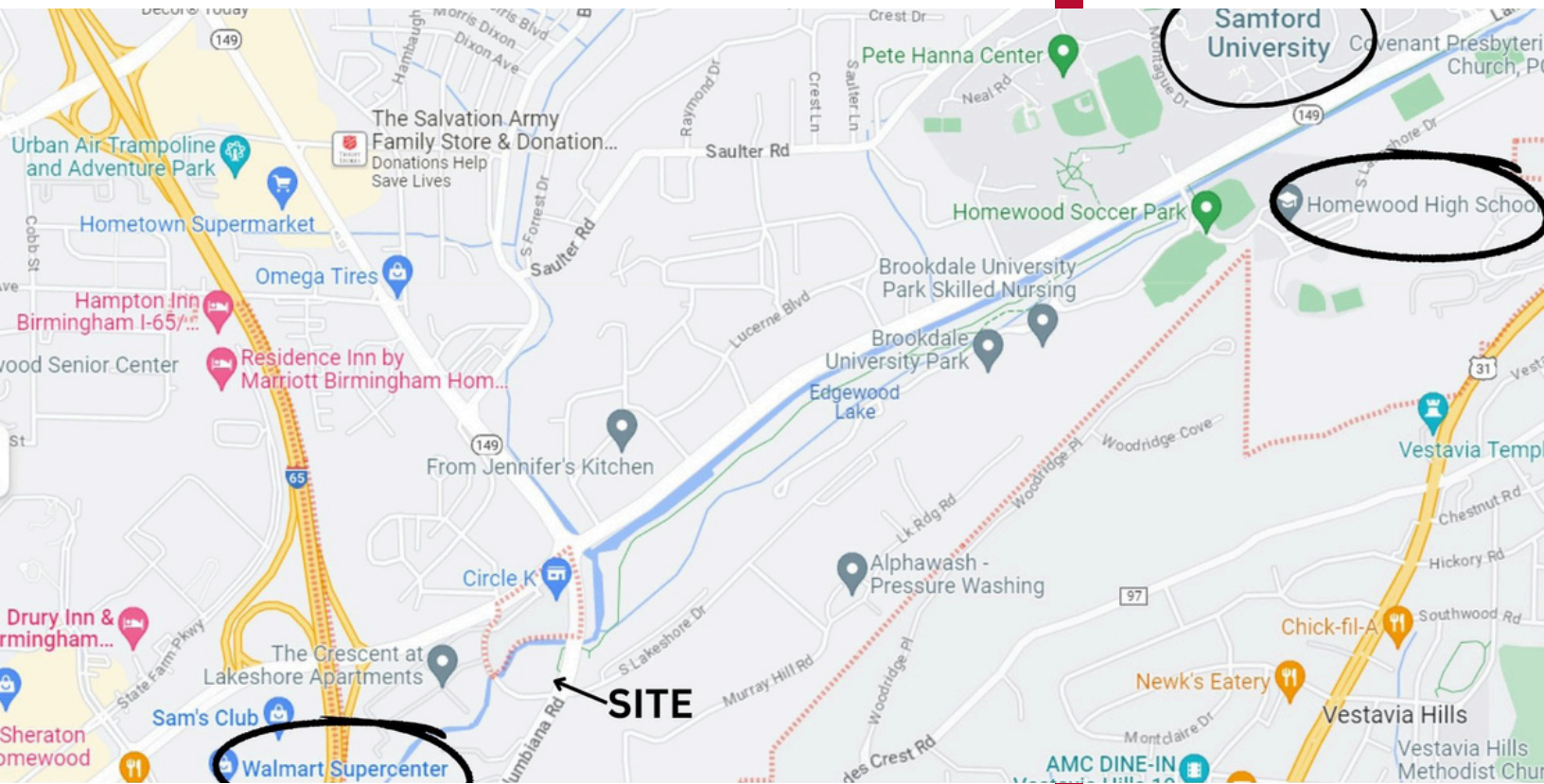


HOMewood PROPERTY FOR SALE, LEASE, OR BUILD TO SUIT

\$989,000

1290 Columbiana Road | Vestavia Hills, AL 35216

1.4 ACRES ±



- Ideal for office and professional use
- 0.7 miles from I-65
- Great demographics + traffic
- Approximately 1.4 ± acres
- 2024 traffic count over 22,173 cars per day
- Zoned C-1, City of Homewood
- 1.5 miles from Samford University

KEITH ARENDALL

karendall@lahcommercial.com | (205) 870-8580

RACHEL NICHOLS

rachel@lahcommercial.com | (205) 910-6080

LAH COMMERCIAL
REAL ESTATE

2850 Cahaba Road, Suite 200 · Birmingham, AL 35223 · 205-870-8580 (o) · lahcommercial.com

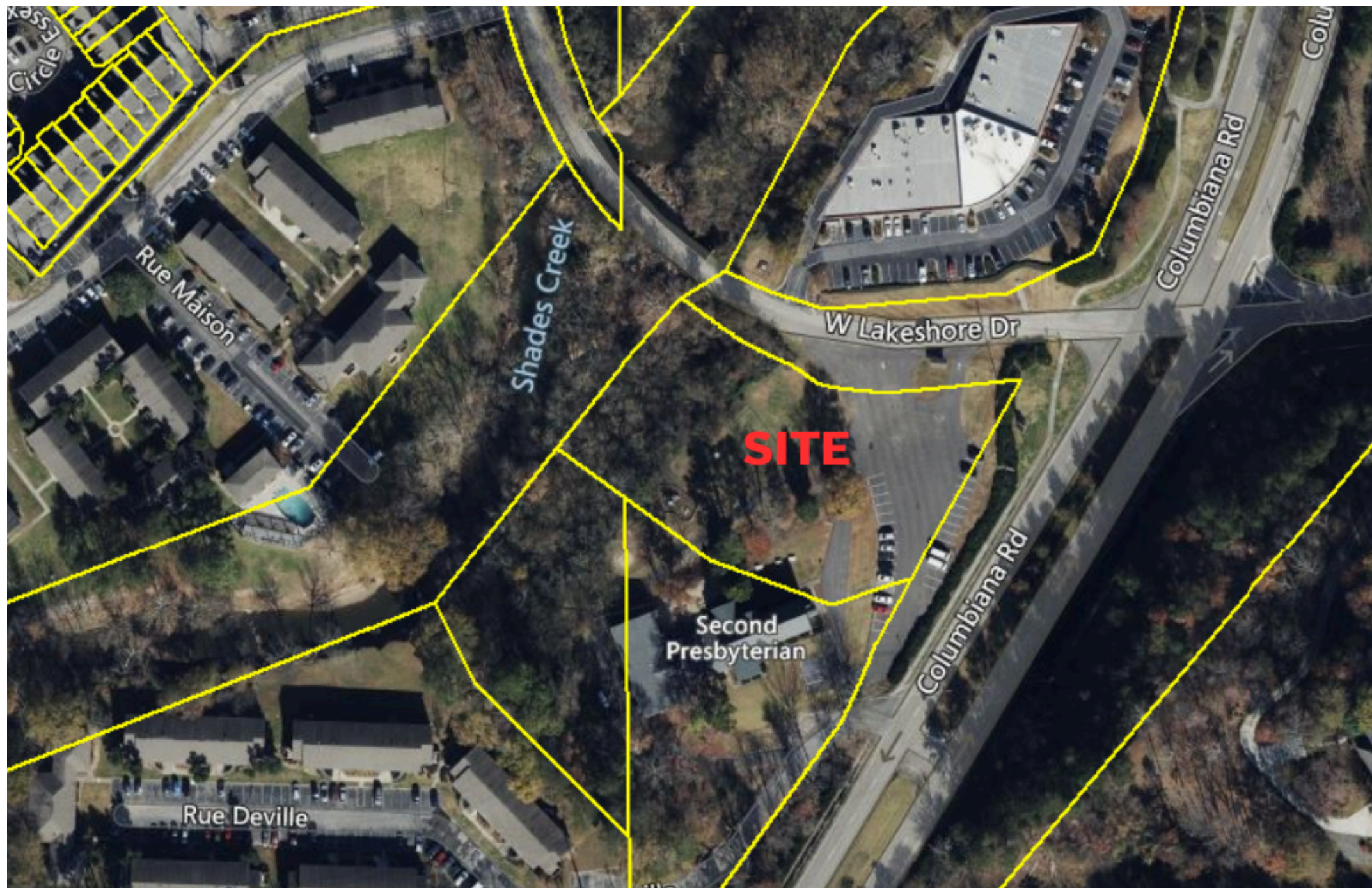
Information deemed reliable but not guaranteed

Aerial Map



← To Samford University

To Wildwood Shopping →



Record Map



STATE OF ALABAMA
JEFFERSON COUNTY

I, Robert W. Easley, IV, a Registered Land Surveyor in the State of Alabama, and the undersigned as Authorized Trustees of Second Presbyterian Church, owner, do hereby certify that the foregoing map is a true and correct map of a survey made by said surveyor of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways and the number of each lot and showing the relation of the land so plotted to the original survey. Said owner also certifies that the same is not subject to any mortgage.

In witness whereof, the said Robert W. Easley, IV, Professional Land Surveyor, has set his name and seal, and the undersigned, as Authorized Trustees of Second Presbyterian Church has caused these presents to be executed on its behalf, this the 15th day of April, 2024.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Robert W. Easley, IV, a Registered Land Surveyor in the State of Alabama hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards and Practice for Surveying in the State of Alabama to the best of my knowledge, information & belief.

Robert W. Easley, IV Date 4/15/2024
Robert W. Easley, IV, PLS
Alabama Reg. No. 38795

Mary Clode Teague Date 4/18/2024
Authorized Trustee of
Second Presbyterian Church



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that MARY CLODE TEAGUE whose name is signed to the foregoing plat as an Authorized Trustee of Second Presbyterian Church, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, (she) as such persons and with full authority executed the same voluntarily.

Given under my hand and seal this 15th day of April, 2024

Robert W. Easley, IV
Notary Public
My Commission Expires 5/13/2026



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV whose name is signed to the foregoing plat as surveyor, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority executed the same voluntarily.

Given under my hand and seal this 15th day of April, 2024

Robert W. Easley, IV
Notary Public
My Commission Expires 5/13/2026



FINAL PLAT OF THE SUBDIVISION OF:

SECOND PRESBYTERIAN CHURCH

A subdivision of acreage situated in the SW 1/4 of Section 24, and the SE 1/4 of Section 23, Township 18 South, Range 3 West in the City of Homewood, Jefferson County, Alabama

0 40 80 120 200
SCALE: 1" = 40'
GRAPHIC SCALE
April 15, 2024

OWNER: SECOND PRESBYTERIAN CHURCH

1300 COLUMBIANA ROAD
HOMECWOOD, ALABAMA 35218

ENGINEER/SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOVER, ALABAMA 35226
(205) 803-2161

ACKNOWLEDGED BY:

[Signature] DATE 4/19/2024
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT

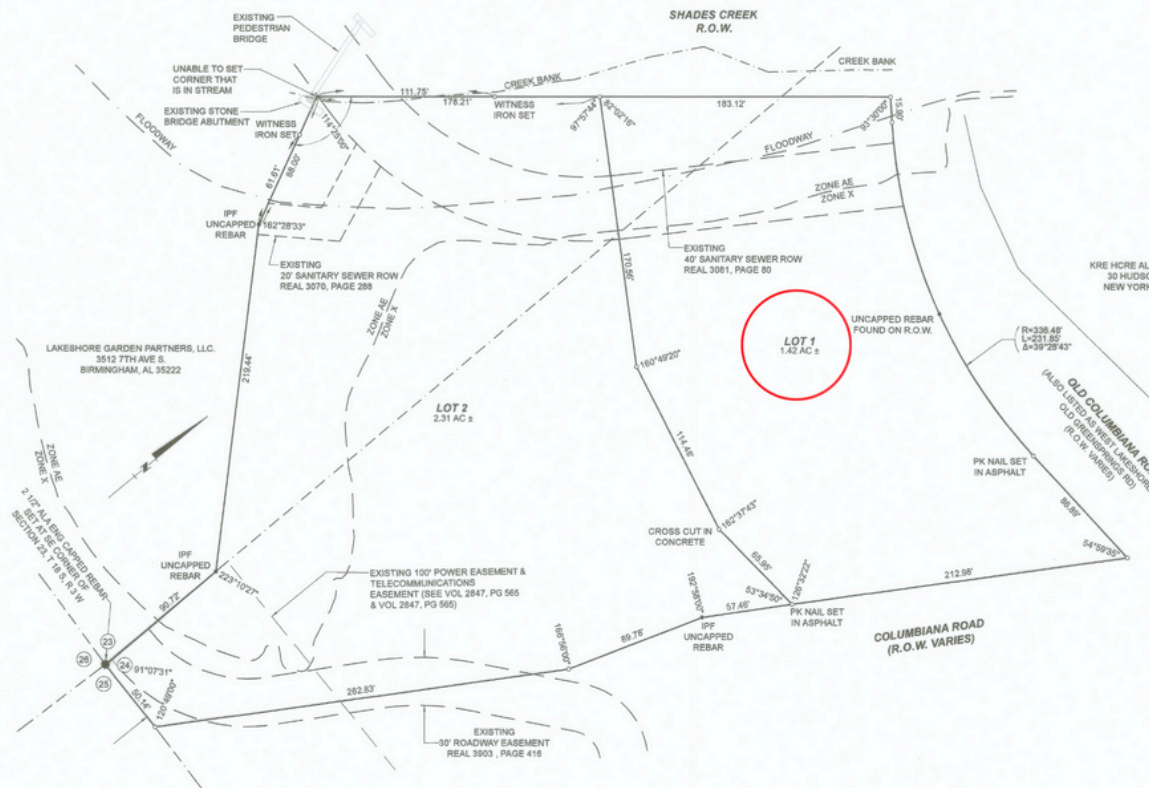
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in any Right of Way or Easement boundaries after this date may VOID this approval.

Final plat approved by resolution of the Homewood Planning Commission on FEBRUARY 6, 2024.
Approved for recording

[Signature] 5/1/2024
Chairman

[Signature] 4/29/2024
Secretary

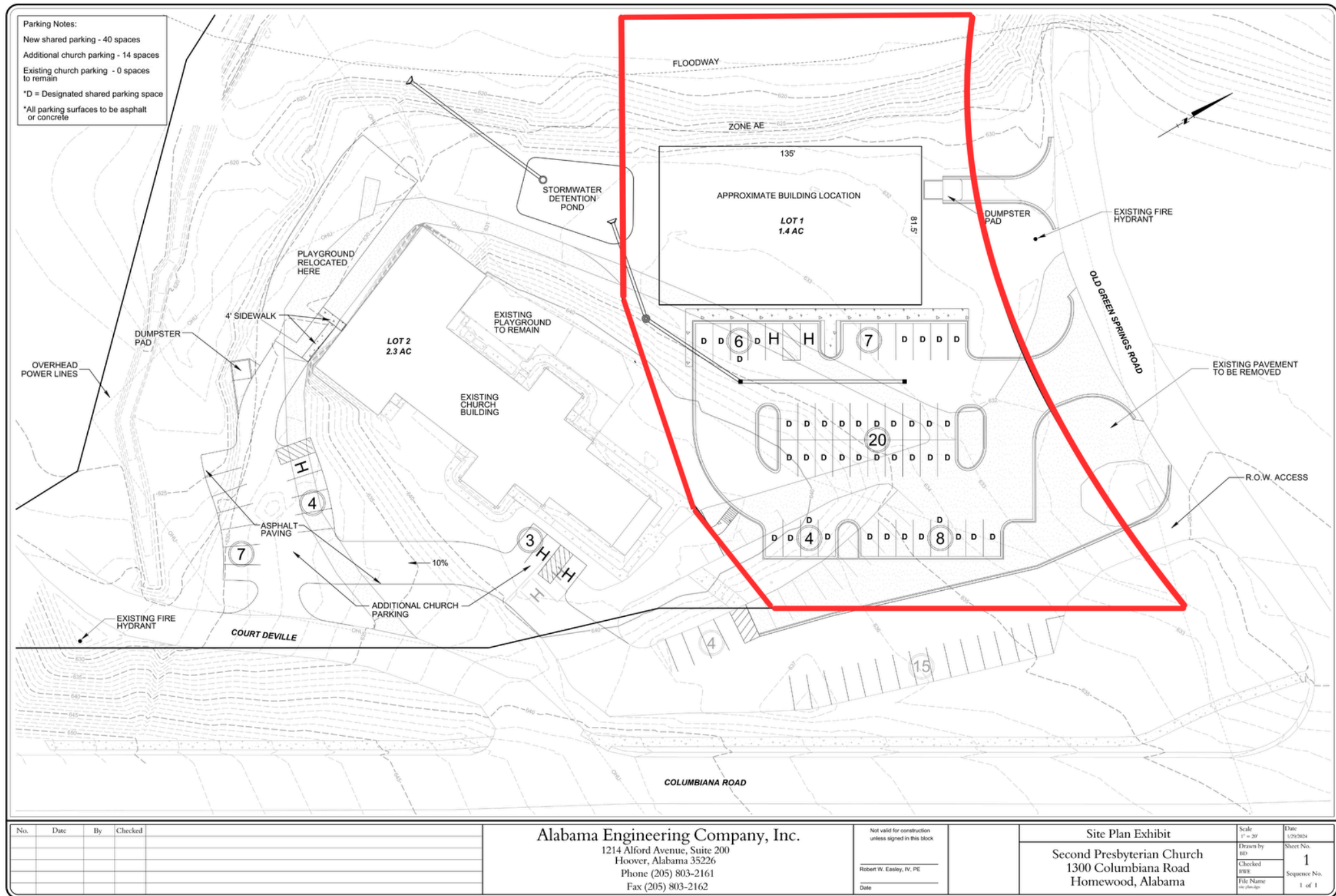
[Signature] 5/6/2024
Zoning Administrator



LEGEND	
ROW	- RIGHT-OF-WAY
VOL	- VOLUME
C	- CURVE
ESMT	- EASEMENT
SF	- SQUARE FEET
TAN	- TANGENT
A	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
○	- ALA-ENG CAPPED REBAR SET
●	- IRON PIN FOUND

County Division Code ALD40
Map # 2024040475
Bk: 204 Pg: 36 Pages: 1 of 1
I certify this instrument filed on
5/6/2024 12:45 PM by C. W. WILSON
Judge of Probate, Jeff Co., AL
Rec: \$26.00 Clerk: WilsonC

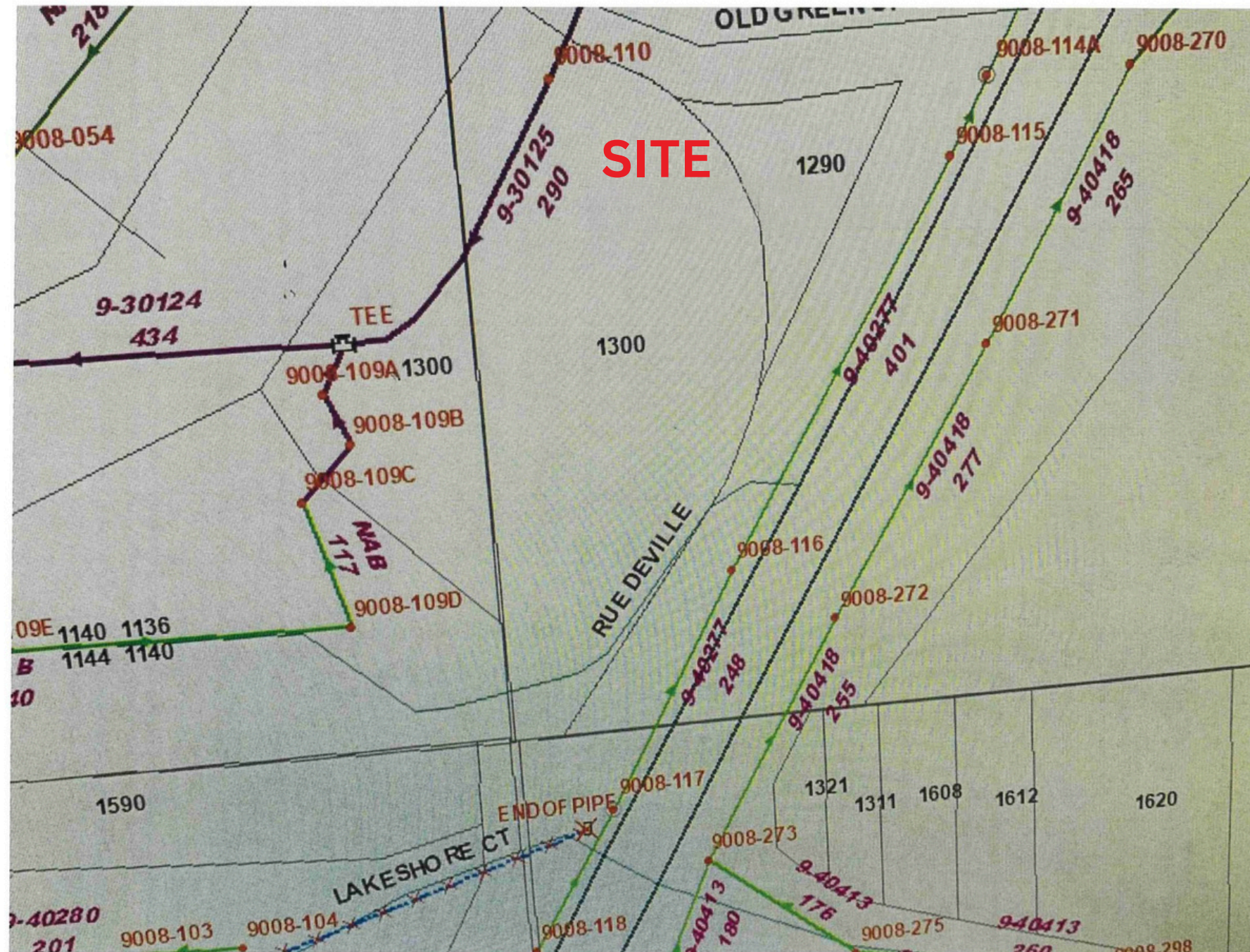
Proposed Site Plan



Traffic Count Map



Sanitary Sewer Map



Flood Plain Map

