



AUCTION

Wednesday, March 19th, 1:00

AUCTION HELD ON SITE

!!!!!!!!!!!!!!!!LARGE TRACT RARE ZONING!!!!!!!!!!!!!!

CITY OF IRONDALE, AL OPPORTUNITY ZONE

44+/- ACRES OF R5B ZONING OF EXTREMELY SCARCE

MOBILE HOME PARK (MHP) SUBDIVISION ZONING

with office and shop buildings, all offered together

METRO BIRMINGHAM, ALABAMA

Location:

1991 Alton Road, Irondale, AL 35210 (office and shop)

1999 Alton Road, Irondale, AL 35210 (6+/- acres zoned R5B)

5171 Amber Hills Road, Irondale, AL 35210 (38 +/- acres zoned R5B)

Tax ID #s 2400093023002001; 2400093023001000;24000162000002000

**Nearby access to the Birmingham Shuttlesworth International Airport
Close to I-20, US Highway 78. and one of the area's major employers**

**The purchaser at this auction will build their own Mobile Home Park
Community with the tax benefits provided by its designated Opportunity Zone.**

[SEE GTAuctions.com](http://GTAuctions.com)

From the Auctioneer:

- **National Tree Service LLC, a local tree removal service, and southeastern Star, LLC, the owners have concluded their current use of the property.**
- **Our research indicates there is no more land under the R5B zoning in metro Birmingham, AL including surrounding cities and counties.**
- **The owner recently met with the city engineer to define the construction of future MHP subdivisions. See the City Rules for R5b construction from the City of Irondale website at GTAuctions.com and the Engineer's letter.**
- **Consideration for RV parking may need special approval. See GTAuctions.com**
- **A well-established MHP is adjacent to the auction offering. See Maps**

Granger, Thagard & Associates, Inc.

1806 Oxmoor Rd • Birmingham, AL 35209

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The ownership expresses they had a City approved site plan for 87 lots in 2013. based on each lot size of 5000, 7500 and 10,000 sq. ft. See City Of Irondale MHP subdivision definitions and construction requirements at GTAuctions.com

Bidder requirements

- To bid at this auction, acknowledgment of your inspection will be a requirement. The property is being offered AS IS, Where Is.
- Tour dates are available with auction staff representation see GTAuctions.com
- 20% of the Final Contract price as non-refundable earnest money will be paid by the successful high bidder. Required to register is a letter of guarantee from your bank indicating the check is honored by your bank.
- The buyer will pay all closing costs at the office of Gene Gray, PC, 2100 Southbridge Pkwy, Birmingham, AL 35209, and pay for any new surveys. Any, if any, owner surveys will be given to the purchaser.

IMPORTANT! Upon your visit:

The large amount of forest debris deposited on the site must be eliminated before the opportunity to use the R5B zoning may commence as it was used as a drop off for tree removal for several years.

Suggestions From the owner, a potential bidder could investigate:

- The grinding of the debris for removal or possible resale of that product
- Consider hiring a specialist in the accelerated decomposition industry where not only is the property cleared of debris very quickly but the possibility of creation of carbon credits may be a factor. The auctioneer has been told by the owner that the demand for carbon credits is quite popular.
- The auctioneer suggests a bidder research accelerated decomposition and /or carbon credits, and that knowledge be provided by the bidder's selected specialist as there are ***no contingencies in the transaction of the property being made-site ready by the current ownership.***
- Having the property cleared of debris may initiate construction and coordinated planning with the City of Irondale.