

20 Acre Highway 70 Development Site

160 County Road 42, Calera, Alabama 35040

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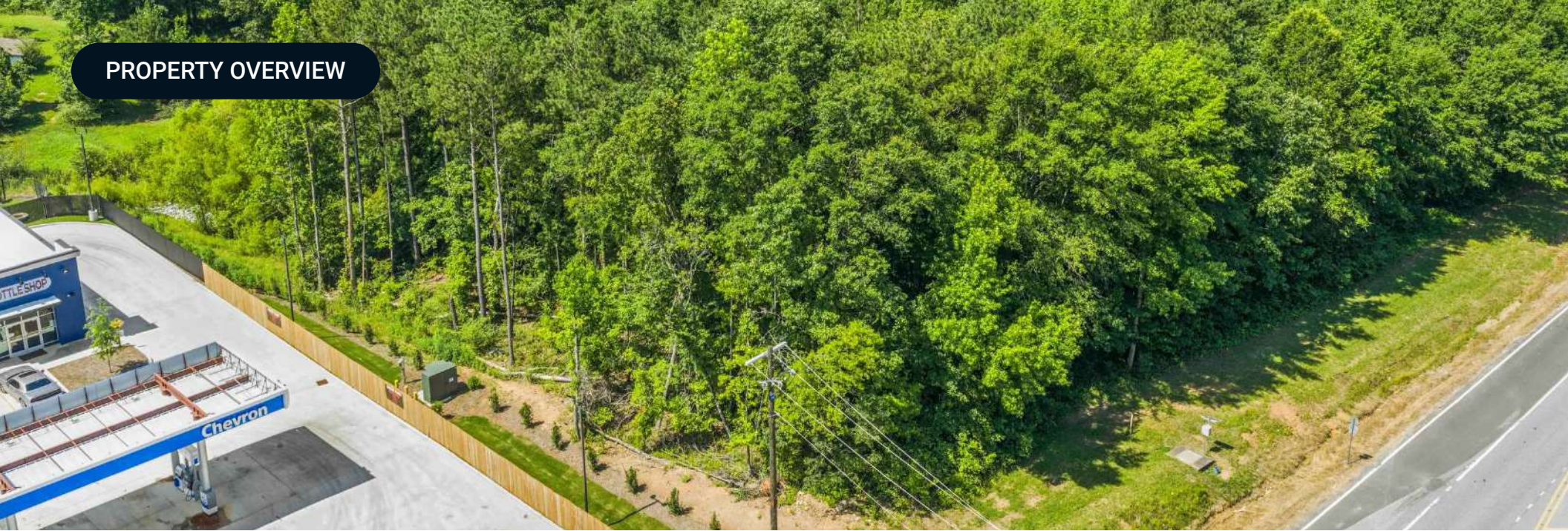
Tyler Davis, ALC
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PROPERTY OVERVIEW



Sale Price

\$1,400,000

Offering Summary

Total Acreage:	20.15 Acres
Usable Acreage:	12.14 Acres
Price / Usable Acre:	\$115,321
State:	Alabama
City:	Calera
County:	Shelby
Zoning	A-1
Property Type:	Development Land

Property Overview

Located in a growing area along Highway 70 in Calera, Alabama, this 20.15 acre property offers an exceptional development opportunity for a variety of uses. Located approximately 1.5 miles off I-65 with 12.14 usable acres, this property is situated in a highly desirable growth corridor with road frontage along both Highway 70 and County Road 42. The property is centrally located between major development projects including Calera Crossings anchored by Publix and the Waterford & Lancaster Place housing developments. Currently zoned A-1, this property is priced at \$1,400,000 or \$115,321 per usable acre.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands: 12.14 Acres Upland / 8.01 Acres Wetland

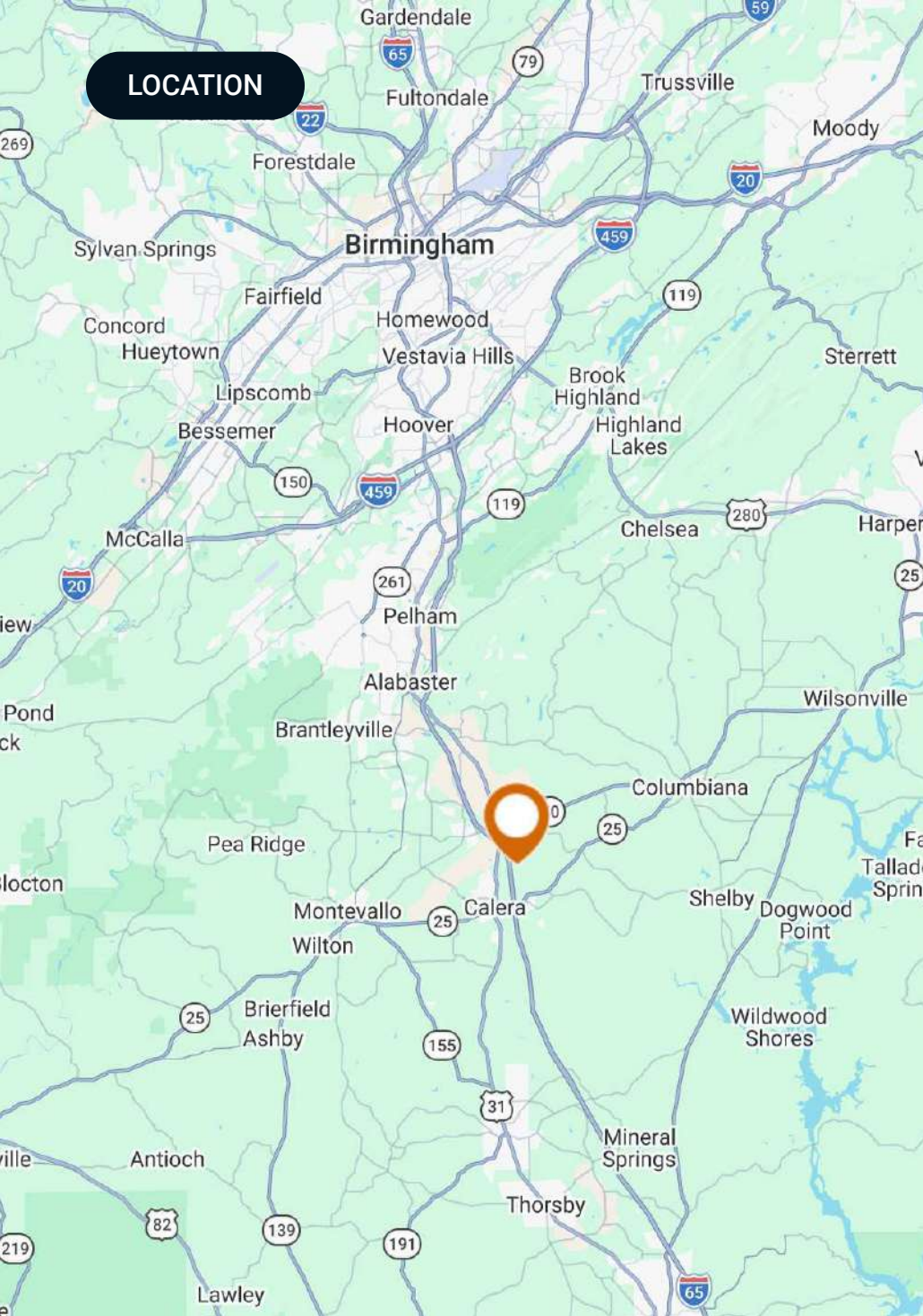
Taxes & Tax Year: 2025 - \$873.76

Zoning / FLU: A-1

Water Source & Utilities: Water (Calera Water Works), Sewer (City of Calera)

Road Frontage: 964' along Highway 70 & 444' along Hwy 42

Nearest Point of Interest:
< 500 feet from Lancaster Apartment Community
< 1/2 mile from Calera Crossings (Publix Anchor) Retail Development
< 1 mile from Waterford Single Family Subdivision
< 2 miles from I-65 Exit 231



LOCATION

Location & Driving Directions

Parcel: 228340000007000

GPS: 33.1555085, -86.73769159999999

- Driving Directions:**
- From I-65 Exit 231, travel 2 miles north on Highway 31, then turn right on Highway 70 for approximately 1/2 mile
 - Subject property will be on the right side of Highway 70.

Showing Instructions: Please contact listing agent.

DEMOGRAPHICS MAP & REPORT

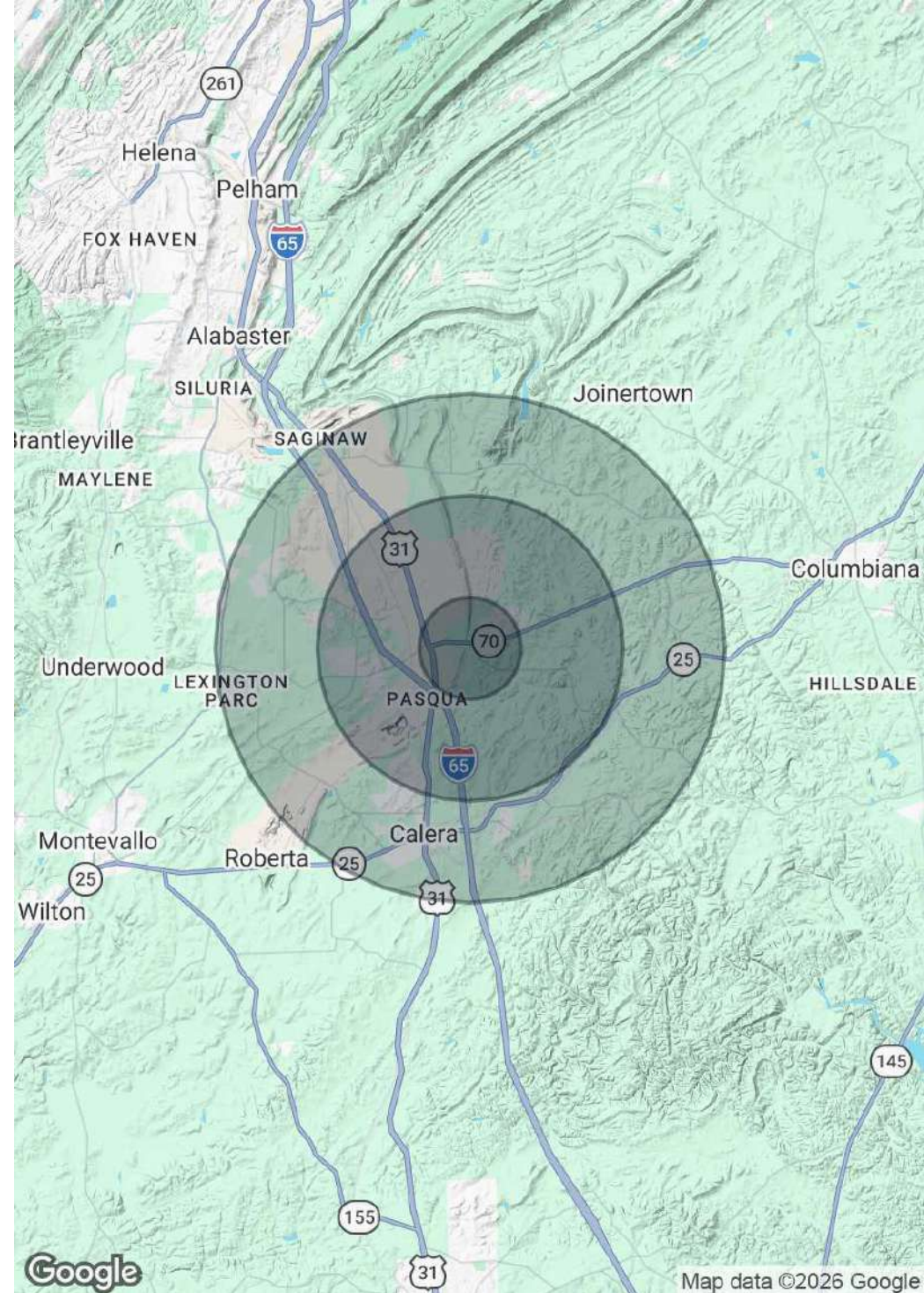
Population

	1 Mile	3 Miles	5 Miles
Total Population	688	8,383	21,835
Average Age	36.5	35	36.2
Average Age (Male)	37.4	35.7	36.3
Average Age (Female)	36	34.5	36.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	248	3,193	8,305
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$101,600	\$92,733	\$95,909
Average House Value	\$241,798	\$222,018	\$232,625

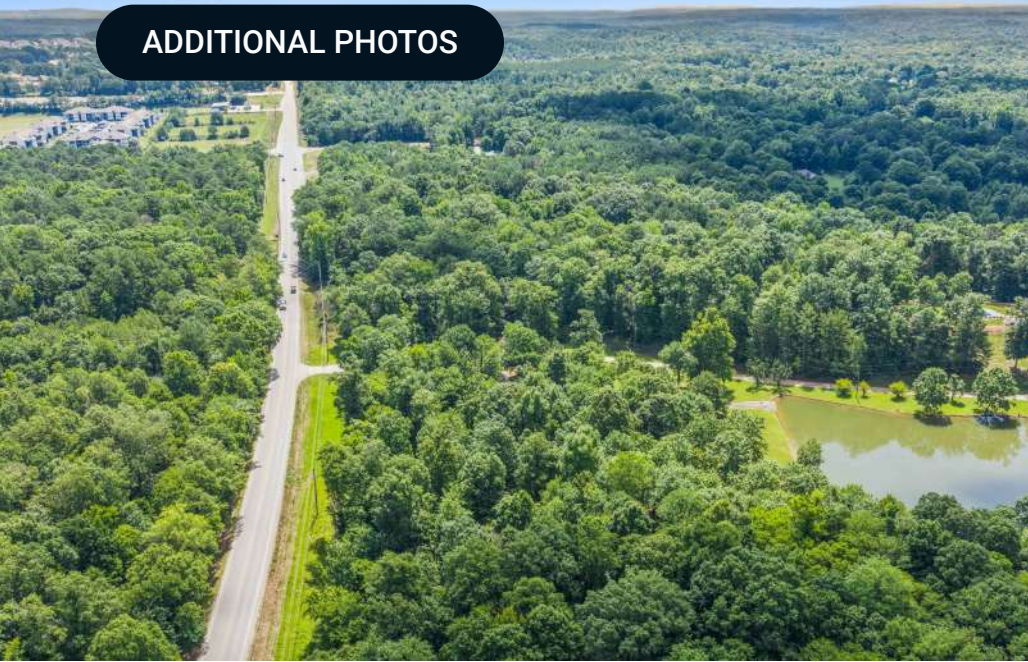
2023 American Community Survey (ACS)



RETAILER MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Jay Gilmer

Land Advisor

jay@saundersrealestate.com

Direct: **877-518-5263 x408** | Cell: **334-412-0654**

Professional Background

Jay Gilmer is an Advisor with Saunders Real Estate specializing in development, timberland, and recreational land transactions in Central Alabama. In addition, he plays an active role in his family's timber and land management business, focused on forest management planning, timber marketing, and business diversification.

Before joining the land industry full-time, Jay built a successful corporate sales career with IBM and later Kyndryl, where he led complex negotiations and managed high-value client relationships across the technology and infrastructure sectors. Jay holds a BSBA in Economics from Samford University and earned his MBA from the University of Alabama.

Jay remains deeply involved in his community, serving as President of the Board for ArtsRevive Community Development Corporation (2026), and as a board member for the Selma & Dallas County Economic Development Authority and the Blackbelt Benefit Group. He is also an active member of the Rotary Club of Selma and Cornerstone Presbyterian Church.

ADVISOR BIOGRAPHY



Tyler Davis, ALC

President, Senior Advisor

tyler@saundersrealestate.com

Direct: **877-518-5263 x308** | Cell: **205-441-8538**

Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

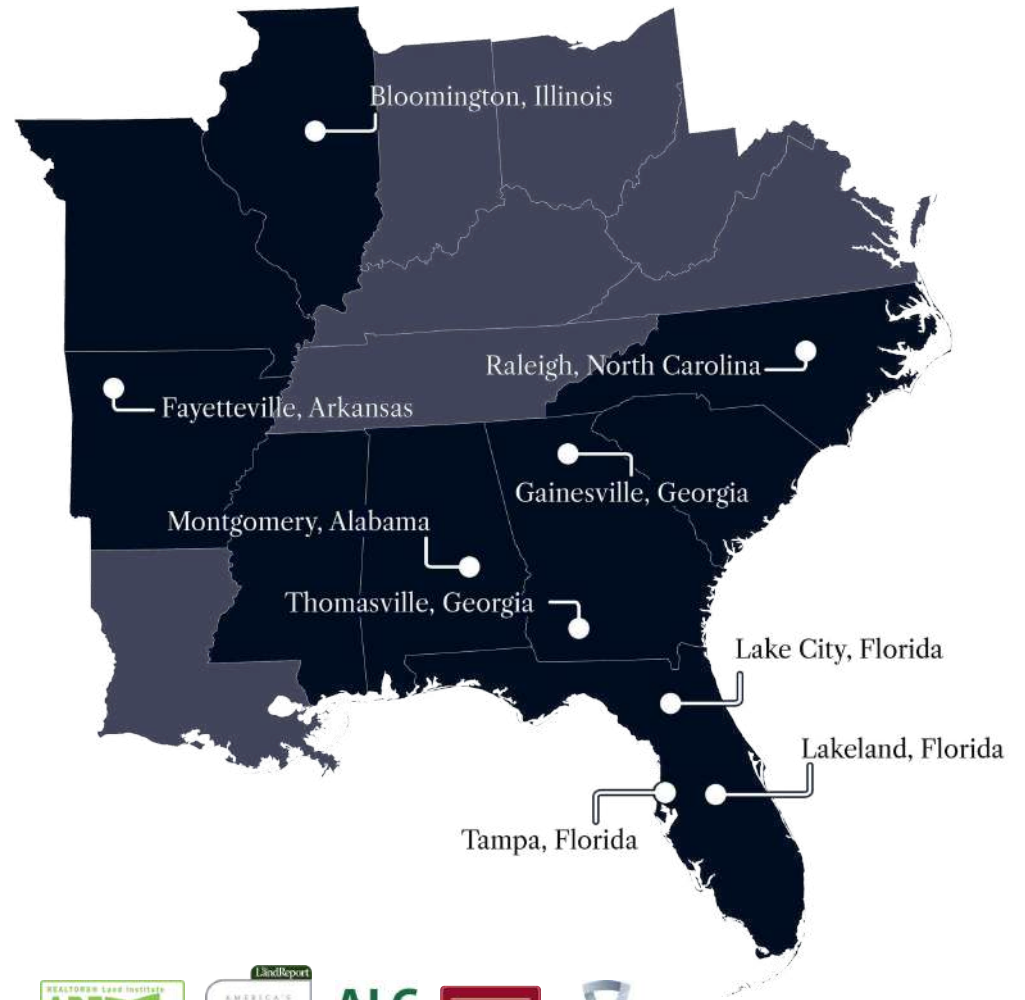
Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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