

SHANNON WALTCHACK

BIRMINGHAM OFFICE
SALES REPORT
JANUARY – JUNE 2025

JOHN HARDIN, SIOR, CCIM & ALEC HERSH
BUILDING SALE ADVISORS



Thank you for reading our semi-annual Building Sales Report for the Birmingham market, covering the first half of 2025. This report provides insights into market trends, pricing dynamics, and investment activity in key submarkets so you can make informed decisions about your property portfolio.

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KEY REPORT FINDINGS

- **Transaction Volume Declined by 35%:** The number of sales in the first half of 2025 (17) dropped by 35%, when compared with the first half of 2024 (26).
- **Hoover/Riverchase Dominated Market Activity:** The Hoover/ Riverchase submarket led all other areas with 6 transactions.
- **Mountain Brook/Homewood/Vestavia Goes Quiet:** For the first time since we started our report 6 years ago, this submarket had no sales to report.
- **Medical Office Strength:** The Brookwood building at Greystone sold for $866/SF, establishing a record price per square foot.

SUBMARKETS	SUM TOTAL	AVERAGE PRICE	AVERAGE PRICE PER SF	AVERAGE BUILDING SIZE	# OF TRANSACTIONS
CBD	$7,325,000.00	$2,441,666.67	$104.17	27,267	3
Eastside/Trussville	—	—	—	—	—
Mountain Brook/ Homewood/ Vestavia	—	—	—	—	—
Hoover/Riverchase	$32,065,000.00	$5,344,166.67	$189.90	40,825	6
Highway 280	$27,050,000.00	$9,016,666.67	$470.52	16,052	3
I-65 South	$1,250,000.00	$1,250,000.00	$219.38	5,698	1
Southside	$1,925,000.00	$962,500.00	$157.64	5,988	2
Vulcan/Oxmoor	$9,270,000.00	$4,635,000.00	$132.09	31,321	2
OVERALL	**$78,885,000.00**				**17**
AVERAGE		**$3,941,667**	**$212.28**	**21,192**	

CENTRAL BUSINESS DISTRICT

115 RICHARD ARRINGTON JR BLVD N | 35203



PROPERTY DETAILS

SALE DATE	5/5/25
SALE PRICE	$1,600,000.00
PSF	$148.15
SF	10,800
SELLER	RW PROPERTIES BIRMINGHAM, LLC
BUYER	HOME PERFECTION INVESTMENTS

COMMENTS

Sold to a local investor for its income potential

600 20TH STREET N | 35203



PROPERTY DETAILS

SALE DATE	3/3/25
SALE PRICE	$2,925,000.00
PSF	$94.35
SF	31,000
SELLER	LAND TITLE BUILDING, LLC
BUYER	LAND TITLE PARTNERS, LLC

COMMENTS

A Tennessee-based investor bought this property, which has changed hands 4 times in the past 7-8 years

2129 2ND AVENUE N | 35203



PROPERTY DETAILS

SALE DATE	1/15/25
SALE PRICE	$2,800,000.00
PSF	$70.00
SF	40,000
SELLER	GKOS, LLC
BUYER	GLADSTONE EQUITY PARTNERS, LLC

COMMENTS

A local developer purchased to convert to multi-family

SOUTHSIDE

2908 CLAIRMONT AVENUE S | 35205



PROPERTY DETAILS

SALE DATE	4/4/25
SALE PRICE	$1,250,000.00
PSF	$190.96
SF	6,546
SELLER	2908 CLAIRMONT AVENUE ASSOCIATES
BUYER	2908 CLAIRMONT AVENUE LLC

COMMENTS

Purchased by a local CPA firm for its offices

1100 23RD STREET S | 35205



PROPERTY DETAILS

SALE DATE	6/4/25
SALE PRICE	$675,000.00
PSF	$124.33
SF	5,429
SELLER	ALEXANDER SHUNNARAH, LLC
BUYER	APIL CORE, LLC

COMMENTS

A Dothan-based plaintiff attorney purchased for its offices; sale included FF & E; seller held the mortgage

VULCAN/OXMOOR

110 OXMOOR COURT | 35209



PROPERTY DETAILS

SALE DATE	6/30/25
SALE PRICE	$670,000.00
PSF	$112.45
SF	5,958
SELLER	THE STONEWALL CORP
BUYER	HT&EM LLC

COMMENTS

An insurance agent purchased for its office

201 LONDON PARKWAY | 35211



PROPERTY DETAILS

SALE DATE	2/14/25
SALE PRICE	$8,600,000.00
PSF	$151.72
SF	56,684
SELLER	ARCIS INVESTMENTS
BUYER	BARBER COMPANIES

COMMENTS

Barber Companies purchased for income purposes

HIGHWAY 280

7131 CAHABA VALLEY ROAD | 35242



PROPERTY DETAILS

SALE DATE	6/30/25
SALE PRICE	$20,000,000.00
PSF	$866.40
SF	23,084
SELLER	CAPITAL GROWTH MEDVEST
BUYER	PRIVATE INVESTOR

COMMENTS

Brookwood Baptist emergency room and doctors' offices sold to a private investor in a 1031 Exchange

5410 HIGHWAY 280 | 35242



PROPERTY DETAILS

SALE DATE	2/6/25
SALE PRICE	$4,850,000.00
PSF	$346.43
SF	14,000
SELLER	DBI PROPERTIES-GREYSTONE, LLC
BUYER	JBH2 HOLDINGS, LLC

COMMENTS

A local dentist purchased for its offices; property included a long-term lease to American Family Care

4505 PINE TREE CIRCLE | 35243



PROPERTY DETAILS

SALE DATE	1/3/25
SALE PRICE	$2,200,000.00
PSF	$198.72
SF	11,071
SELLER	MACON LAND COMPANY, LLC
BUYER	LEE SHIN, LLC

COMMENTS

A local investor purchased this 100%-leased office building for income purposes

HOOVER/RIVERCHASE

5391 MAGNOLIA TRACE | 35244



PROPERTY DETAILS

SALE DATE	6/24/25
SALE PRICE	$4,160,000.00
PSF	$557.87
SF	7,457
SELLER	PGAJO PROPERTIES, LLC
BUYER	5391 MAGNOLIA TRACE, LLC

COMMENTS

An orthodontist purchased for its offices

3141 LORNA ROAD | 35216



PROPERTY DETAILS

SALE DATE	6/2/25
SALE PRICE	$1,300,000.00
PSF	$107.05
SF	12,144
SELLER	VALOR PROPERTIES, INC
BUYER	NEXTWAVE CAPITAL, LLC

COMMENTS

An Atlanta investor purchased for its income potential

2195 PARKWAY LAKE DRIVE | 35244



PROPERTY DETAILS

SALE DATE	5/31/25
SALE PRICE	$3,300,000.00
PSF	$154.00
SF	21,428
SELLER	KEY 7 MANAGEMENT SERVICES, LLC
BUYER	HOOVER CITY BOARD OF EDUCATION

COMMENTS

Hoover School Board purchased for offices and warehouse use

2189 PARKWAY LAKE DRIVE | 35244



PROPERTY DETAILS

SALE DATE	5/1/25
SALE PRICE	$1,865,000.00
PSF	$150.49
SF	12,393
SELLER	RIVERCHASE OFFICE ROAD LLC
BUYER	JLB HOLDINGS 5, LLC

COMMENTS

A Huntsville investor purchased in a sale/leaseback from an accounting firm

HOOVER/RIVERCHASE

RIVERCHASE BUSINESS PARK | 35244



PROPERTY DETAILS

SALE DATE	4/21/25
SALE PRICE	$20,740,000.00
PSF	$116.17
SF	178,526
SELLER	AL HOOVER RIVERCHASE, LLC
BUYER	AL RIVERCHASE PARK, LLC

COMMENTS

A South Florida-based investor purchased for income purposes

1560 MONTGOMERY HIGHWAY | 35216



PROPERTY DETAILS

SALE DATE	2/4/25
SALE PRICE	$700,000.00
PSF	$53.85
SF	13,000
SELLER	EDWIN B. LUMPKIN, JR.
BUYER	FIRST FINANCIAL BANK

COMMENTS

A local investor, in a three-way transaction, purchased this building to trade it for land owned by First Financial Bank

I-65 SOUTH

2491 PELHAM PARKWAY | 35124



PROPERTY DETAILS

SALE DATE	4/1/25
SALE PRICE	$1,250,000.00
PSF	$219.38
SF	5,698
SELLER	H&H LEASING, LLC
BUYER	CLARITY INVESTMENTS, LLC

COMMENTS

Purchased by a local investor who is believed to be a tenant in the building

BUILDING SALE ADVISORS

WE POSITION ASSETS FOR SALE SO THE MARKET
CAN RECOGNIZE THEIR HIGHEST VALUE.

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