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COMMERCIAL REAL ESTATE

## Mountain Brook church property sells for \$7M ahead of planned development



A church property in a high-profile location has sold to a local multifamily real estate firm.

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A church property in a high-profile location has sold to a local multifamily real estate firm.

Ownership of Shades Valley Presbyterian Church property traded hands to Farris Properties in early September.

According to Jefferson County public records, Shades Valley Presbyterian Church sold the church property

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located at 2305 Montevallo Road in Mountain Brook to 2305 Montevallo Partners LLC. The property sold for \$7.15 million on Sept. 9.

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According to [Over The Mountain Journal](#), Shades Valley Presbyterian Church made the decision to sell the church after opting to merge with Southminster Presbyterian Church.

The selling entity on public record is Shades Valley Presbyterian Church. The buying entity, 2305 Montevallo Partners LLC, shares an address at 2400 Arlington Ave. S. with Farris Properties, indicating affiliation.

According to [Village Living Online](#), the newly acquired property is the site of a planned urban development. Located at 2305 Montevallo Road, the proposed development would include 32 flats with structured parking underneath and 14 detached single-family homes. The development is expected to span the 4.2 acres at the gateway of the Mountain Brook municipal boundary located off the U.S. 280 off-ramp onto Hollywood Boulevard.

According to Graham & Co. listing materials, the property is 67 years old and consists of three buildings with 100 surface parking spaces on campus. The main building spans 32,992 square feet and consists of a 400-seat sanctuary and administrative/education building, which includes a full kitchen, classrooms and a fellowship hall. A 1,350-square-foot ancillary building with a playground is also on-site.

Farris Properties did not respond to the BBJ's request for comment before press time.

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