



I understand I can't do it by myself and don't want to do it by myself. I want more committed neighbors because we have so much work to do. I will gladly sell, partner or work with a philanthropist on any of the 8 historic properties I have in Downtown Ensley to move forward. With the \$15-20+ million Ramsay McCormack Development moving forward less than 400ft away, the property value will go up 100%+ before long. If you want to purchase a building, submit your highest and best offer for that building or buildings, planned business use and I will review all local and out of state offers and choose the best one to help move this community forward. Brian K. Rice, www.briankrice.com, email info@countwilliams.com

If you are familiar with urban revitalization across the Southeast in Nashville, Chattanooga, Knoxville, Atlanta, Charlotte, Montgomery, Huntsville and other areas of Birmingham like Avondale, Woodlawn and all over Downtown Birmingham just a few miles away then you know this is a great opportunity.

Before



www.briankrice.com

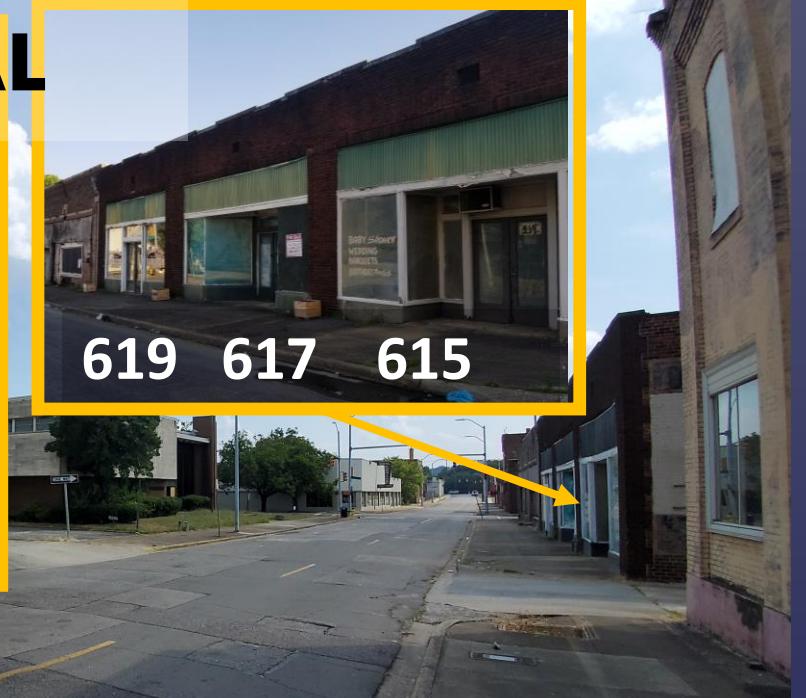
First Renovated Space
602 19th St Ensley unit

Historic Downtown Ensley, Birmingham, AL



Only 400ft away from
\$15-20+ million development

www.briankrice.com



Total Size +/- 33,625 SF

600 Building: +/- 17500sf

604/606/608 Buildings: +/- 1250sf each

610 Building: +/- 6000sf

615, 617, 619 Buildings: +/- 2125sf each



Owner will partner on any or sell up to 7 of 8 buildings individually or all together. Submit your highest and best offer, partnership opportunity, and planned business use. Out of town or local investors and entrepreneurs please email offers or request for information to info@countwilliams.com



615-619 19th St Ensley
Imagine the Possibilities

www.briankrice.com



Imagine the Possibilities

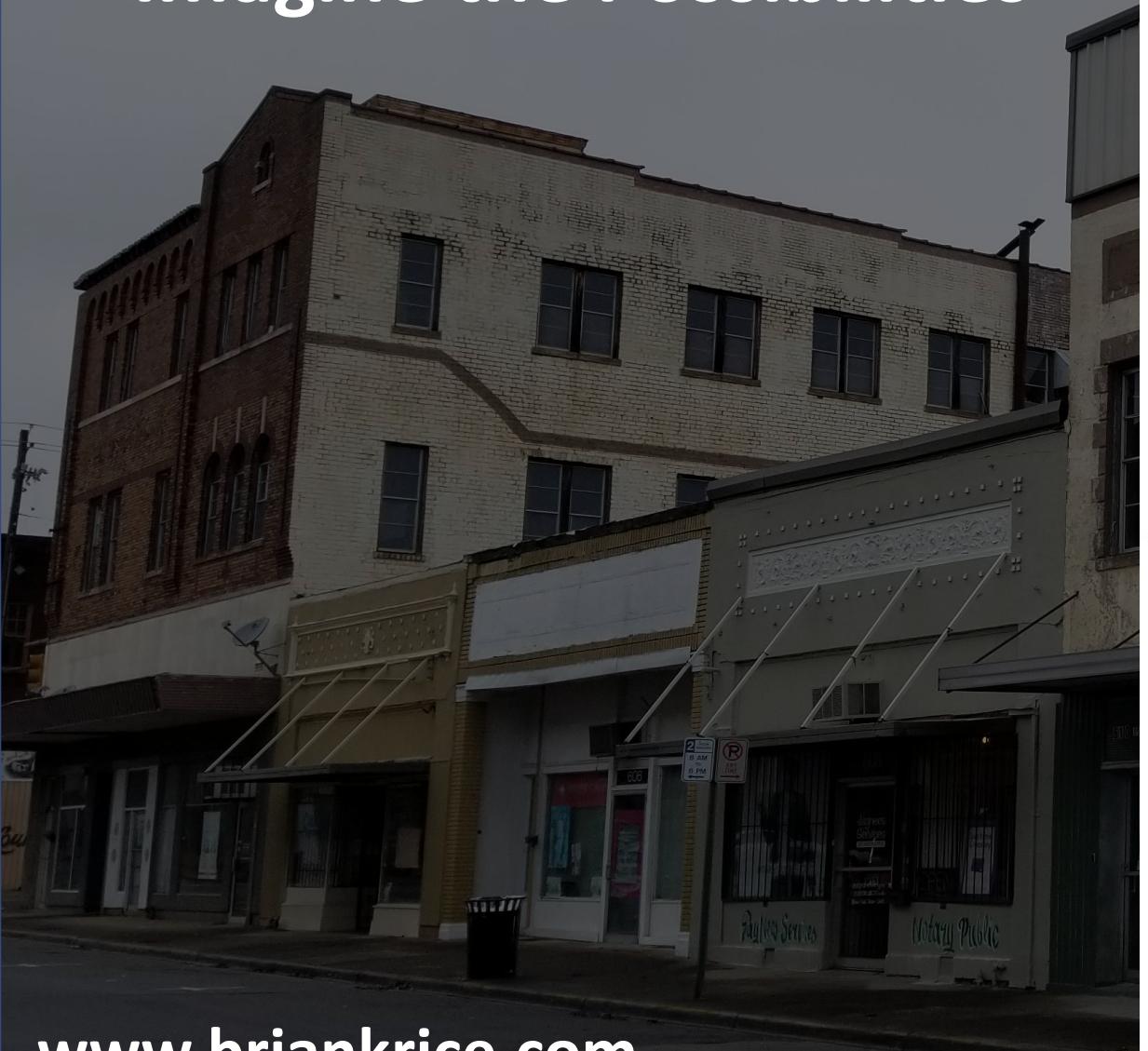
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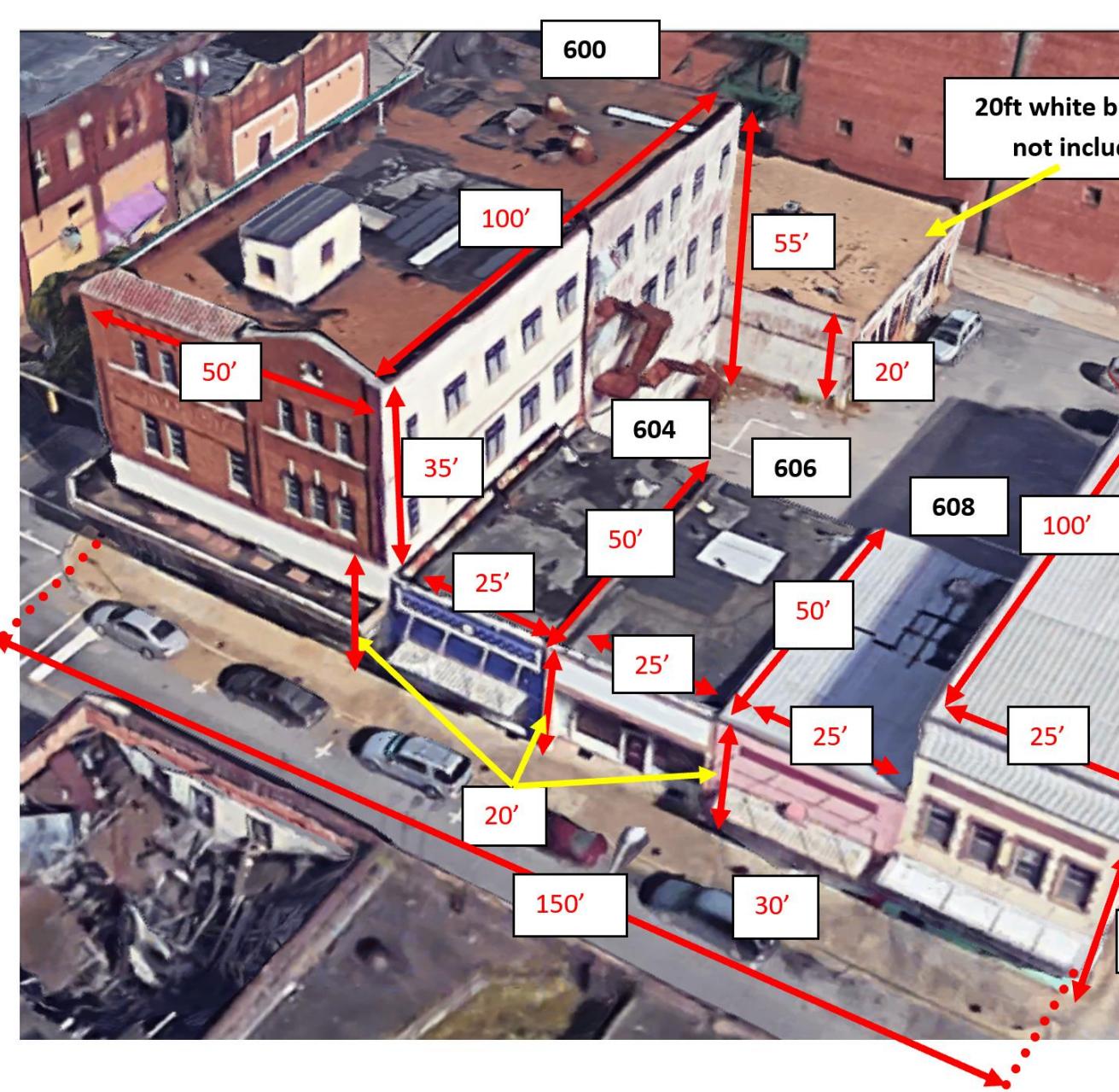
Mix Used Development



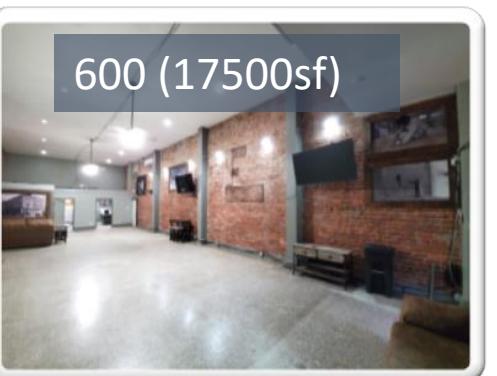
600-610 19th St Ensley Imagine the Possibilities



610 Parcel Block 600, 604, 606, 608, and 610) External Information



600-610 19th St Ensley



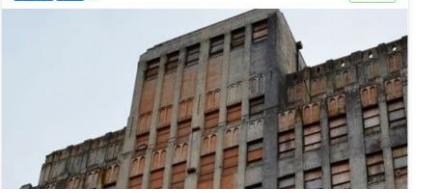
Developers Chosen For Ramsay-McCormack Project

The Birmingham City Council approved the developers for the redevelopment of Ensley's Ramsay-McCormack building.

By Michael Sease, Picnic Staff

Oct 22, 2019 10:57 am ET

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LOCAL NEWS

Birmingham council approves developer for Ramsay-McCormack building project

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City Council approves funds to redevelop historic Ramsay-McCormack Building

By Birmingham Times • October 23, 2019 495 0

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Bham Now

Jobs Business Civic

Ensley's Ramsay-McCormack Building is about to get some major TLC from the City of Birmingham.

By Sharon Mendelsohn
October 23, 2019



600 604 606 608 610 615 617 619

www.briankrice.com

\$15-20+ Million Development Approved for Developer by City of Birmingham less than 400ft away 10-22-2019. Mayor Woodfin has stated the development may reach \$40 million.



City of Birmingham Official Website: Press Release

PUTTING PEOPLE FIRST ▾

Press Releases

“Revitalizing it now attracts the commercial jobs that create foot traffic for the retail and commerce around it,” said Josh Carpenter, director of the Department of Innovation and Economic Opportunity in a written statement. “It’s a huge stimulus and a testament to the city’s commitment to invest in Ensley.” CBS42 News

Council approves, mayor signs contract to spearhead revitalization of Ensley’s Ramsay-McCormack building

The Birmingham City Council today approved Ensley District Developers, LLC, to spearhead revitalization of downtown Ensley’s Ramsay-McCormack Building.

Under the agreement, the city will pay up to \$200,000 to Ensley District Developers to develop a preliminary plan for redevelopment of the historic Ramsay-McCormack Building. Once reviewed and approved, the city will convey the property to Ensley District Developers and provide an additional \$1,300,000 to be applied to pre-development work expenses, related to securing funding for the project, retention of a Birmingham based project manager, development of detailed plans and specifications, and retention of an architect and contractor. Another \$2,500,000 would be provided by the city for construction related costs on the property or infrastructure costs related to the project. The agreement outlines a multi-phase development timeline and dedicates city resources to restoration of the property.

“We’re excited about it. This is a big deal,” Mayor Randall Woodfin said following the vote. “We want to be the catalyst for seeing Ensley business owners be successful. This building represents a catalyst for the business owners in Ensley.”

Recent News Links from October 2019 for more information listed below:

- <https://www.al.com/opinion/2019/10/johnson-restoring-ramsay-mccormack-and-ensley-a-must.html>
- <https://www.al.com/news/2019/10/council-approves-ramsay-mccormack-building-redevelopment-agreement.html>
- <https://www.birminghamtimes.com/2019/10/city-council-approves-funds-to-redevelop-ramsay-mccormack-building/>
- <https://www.cbs42.com/news/local/birmingham-council-approves-developer-for-ramsay-mccormack-building-project/>
- And more...

Additional Information

(all items below are additional efforts led by Brian K. Rice over the last year for downtown Ensley with no outside resources and he is willing to share his efforts and successes with you to move the area forward)

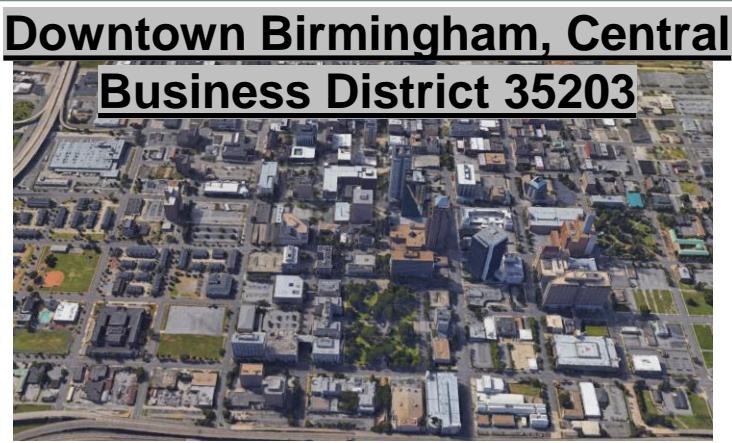
1. Owner is willing to assist buyer with designated Façade Grants (\$25k to \$50k per building) for Downtown Ensley. Owner has personally been in talks with the office of community development and other city leaders for over a year now regarding façade grants. (expected release: Dec 2019)
2. Any buyers having trouble connecting to local banks; Owner is willing to connect buyer to out of town brokers/banks who have reached out to him since announcing area redlining concerns.
3. Owner have secured grant writing resources for 2020 to help with future revitalization efforts under the City of Birmingham BOLD Grant. We will start grant writing workshops for area owners and volunteers willing to help build up this community January 2020. We will have grant writing teams for grants related to revitalization efforts, entrepreneurship development, art and historical development
4. Owner have secured lease incentives for 2020 for any buyer/partner interested in creating an art studio or gallery in Downtown Ensley
5. Owner is working on additional lease incentive resources for any new owner looking to recruit new businesses in Downtown Ensley. Goal is May/June 2020.
6. Owner helped relaunch the Ensley Merchants Association after being dormant for years. We are currently restructuring the format to make sure we have the best format for future develop. We are going to build this community. Come partner with us as we move forward.

Continued on next page

Additional Information

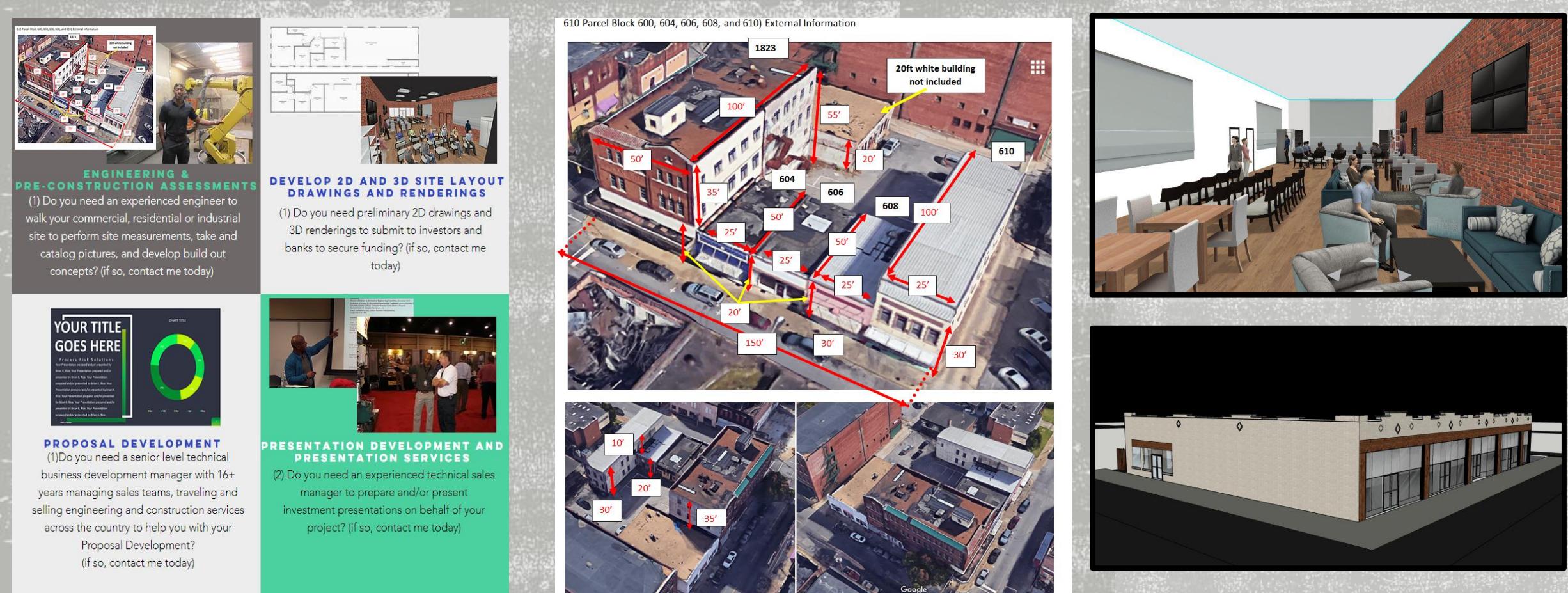
7. Owner can assist with the creation of construction renderings
8. City of Birmingham has committed to allowing use of parking spaces behind city owned 616 19th St Property for all surrounding owners which is adjacent to my 610 building (led by other area owner)
9. City of Birmingham is working on parking variance for historic area to go from 1 parking space for 100sf to 1 space for 500sf because streets were designed prior to wide use of cars
10. Owner will assist with Wallace Property Relief Constitutional Amendment for Historic Properties. All properties are eligible for Historic Tax reductions which means properties will be assessed at 10% of the assessed value. Owner has a passion for history and will help research needed information.
11. Owner will assist in requesting similar incentives used in the development of other areas of Birmingham from the City of Birmingham Community Development and Innovation & Economic Opportunity Department.

Brian K. Rice, [www.briankrice](http://www.briankrice.com)



Other areas in Birmingham experiencing revitalization similar to Ensley where “as is” buildings are selling over \$30sf and completed buildings are selling over \$200sf to \$250sf in many cases.





- **My background is 17 years of mechanical engineering, construction engineering, and business development**
- **10+ years of k-12 & collegiate development through professional speaking on workforce development**

Contact:

- ▶ Brian K. Rice
- ▶ info@countwilliams.com
- ▶ www.briankrice.com

