



Gas Station and Land

5985 US-31 and Sandy Rd - Limestone Co

PRESENTED BY

PAULA PRESTWOOD

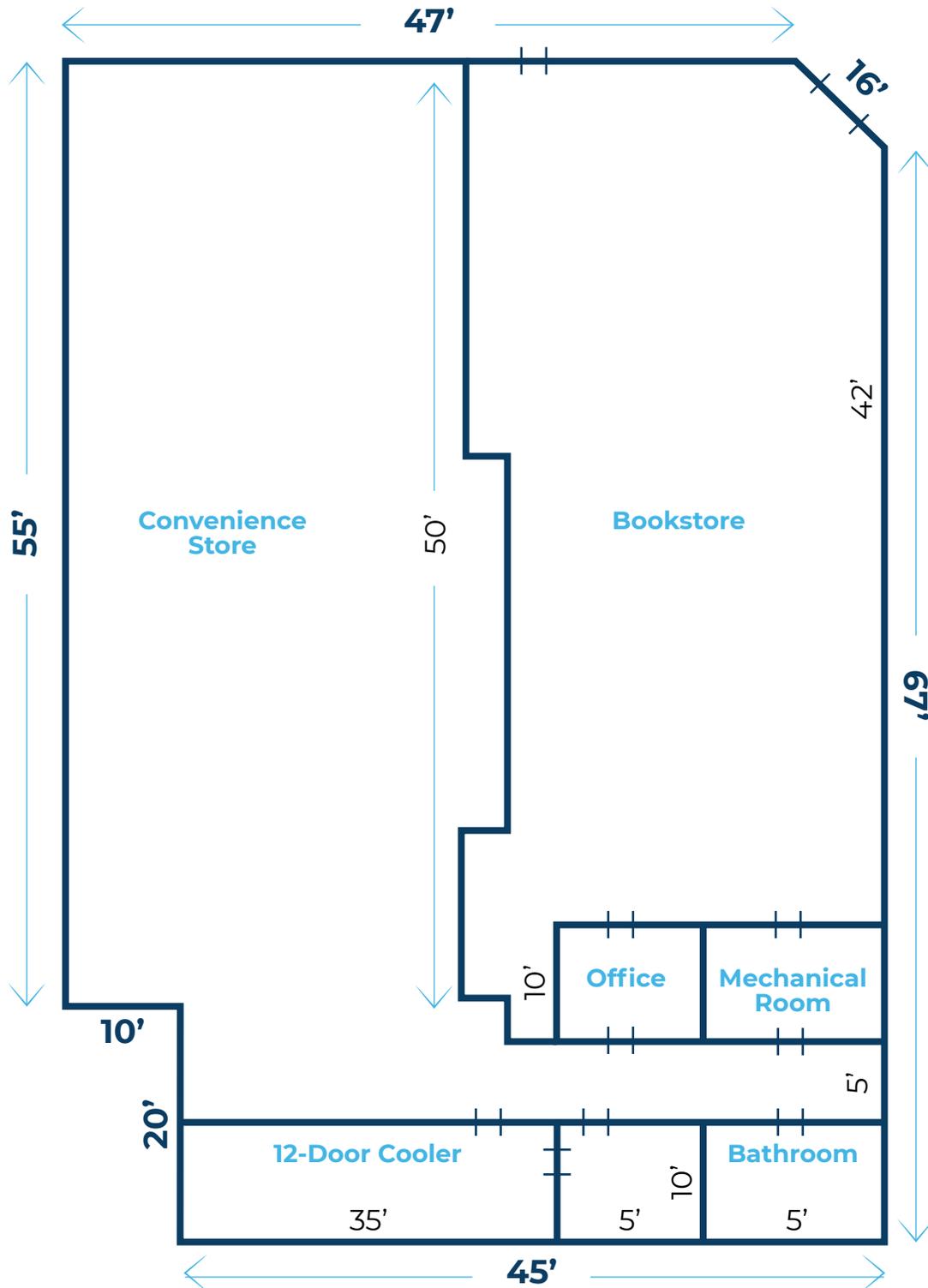
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GATEWAY
COMMERCIAL BROKERAGE



FLOOR PLAN



NOTE: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



EXECUTIVE SUMMARY



OVERVIEW

This unique convenience / service offering in Tanner, Alabama is available For Sale or Lease. The property consists of two parcels that total +/- 2 acres at the traffic signal on the corner of US-31 and Sandy Rd.

The building consists of +/- 3,014 sf and was built in approximately 1991. Although the convenience store is not currently in use, the three in-ground fuel tanks that hold 10,000 gallons each are certified and in compliance with ADEM regulations. The current bookstore is on a month-to-month lease.

SALE SUMMARY	
Parcel One:	+/- 1.2 Acres
Price:	\$1,100,000
Parcel Two:	160' x 217.8'
Price:	\$200,000
Zoning:	M-1
Market:	Limestone Co

LEASE SUMMARY	
Lot Size:	+/- 2 Acres
Building Size:	+/- 3,014 sf
Price:	\$6,500 per month NNN
Year Built:	1991
Building Use:	Gas Station



PROPERTY INFORMATION

5985 US-31 and Sandy Rd - Limestone Co

PROPERTY DESCRIPTION



SITE DESCRIPTION

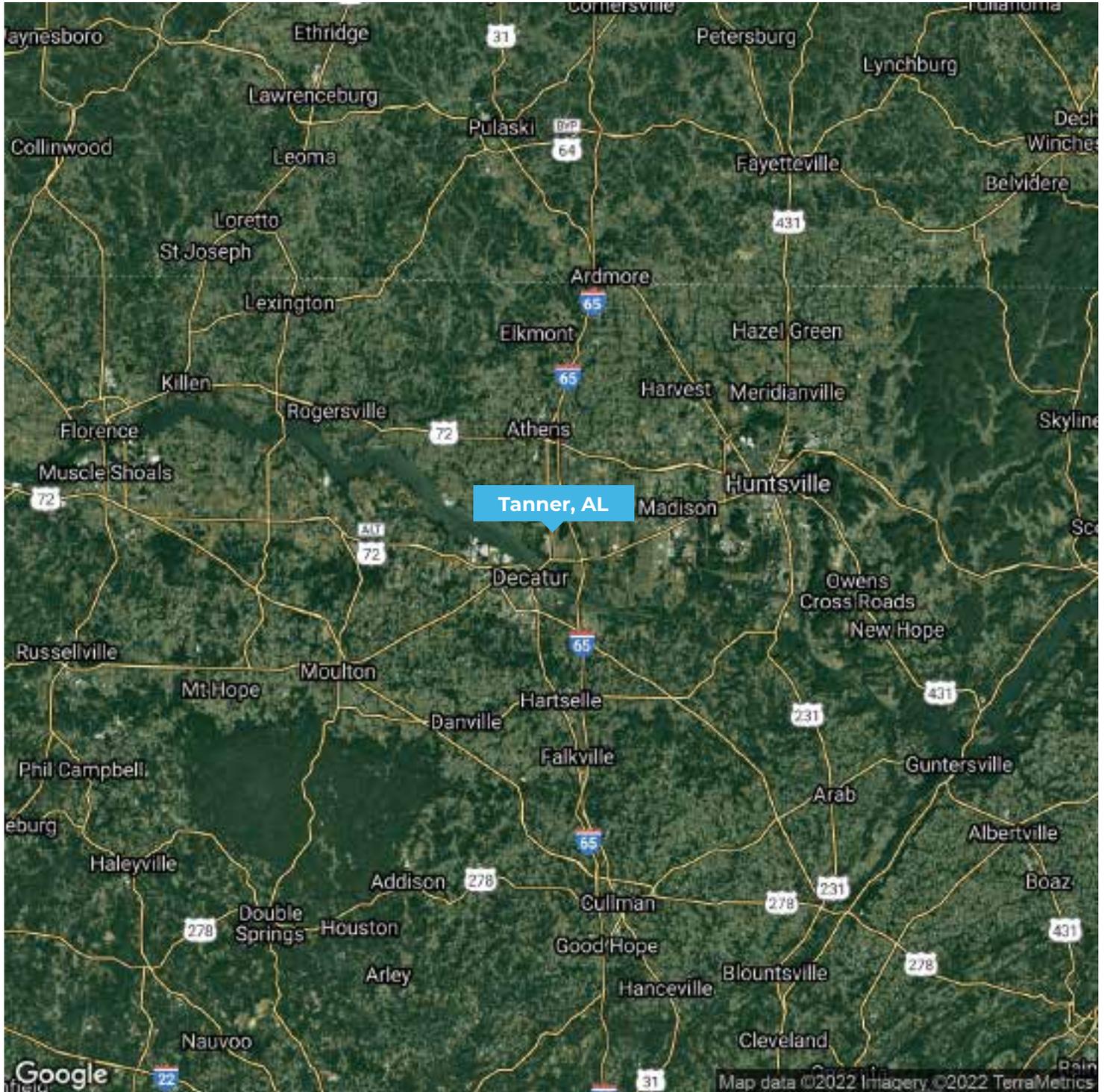
Situated at the corner of US-31 and Sandy Rd, the +/- 3,014 sf building is currently operating solely as a book store. The building features office space, a spacious retail sales floor, a 12-door cooler, and ample parking. Traffic counts range from 15,000 to 30,000 per day, so it is no surprise that at one time during its operation, the convenience store was the highest grossing liquor sales store in the state.

The property is adjacent to Claborn South Limestone Industrial Park (Claborn SLIP) and Calhoun Community College. Claborn SLIP is currently on Phase 3 of renovating the former Delphi plant across from the property for their manufacturing complex. In Fall of 2020, Calhoun published "*Just the Facts*" and revealed the institution employs 388 full-time employees, 345 part-time employees, and had 8,278 students enrolled.

Carpenter Technologies, which is located nearby, employs more than 200 people.

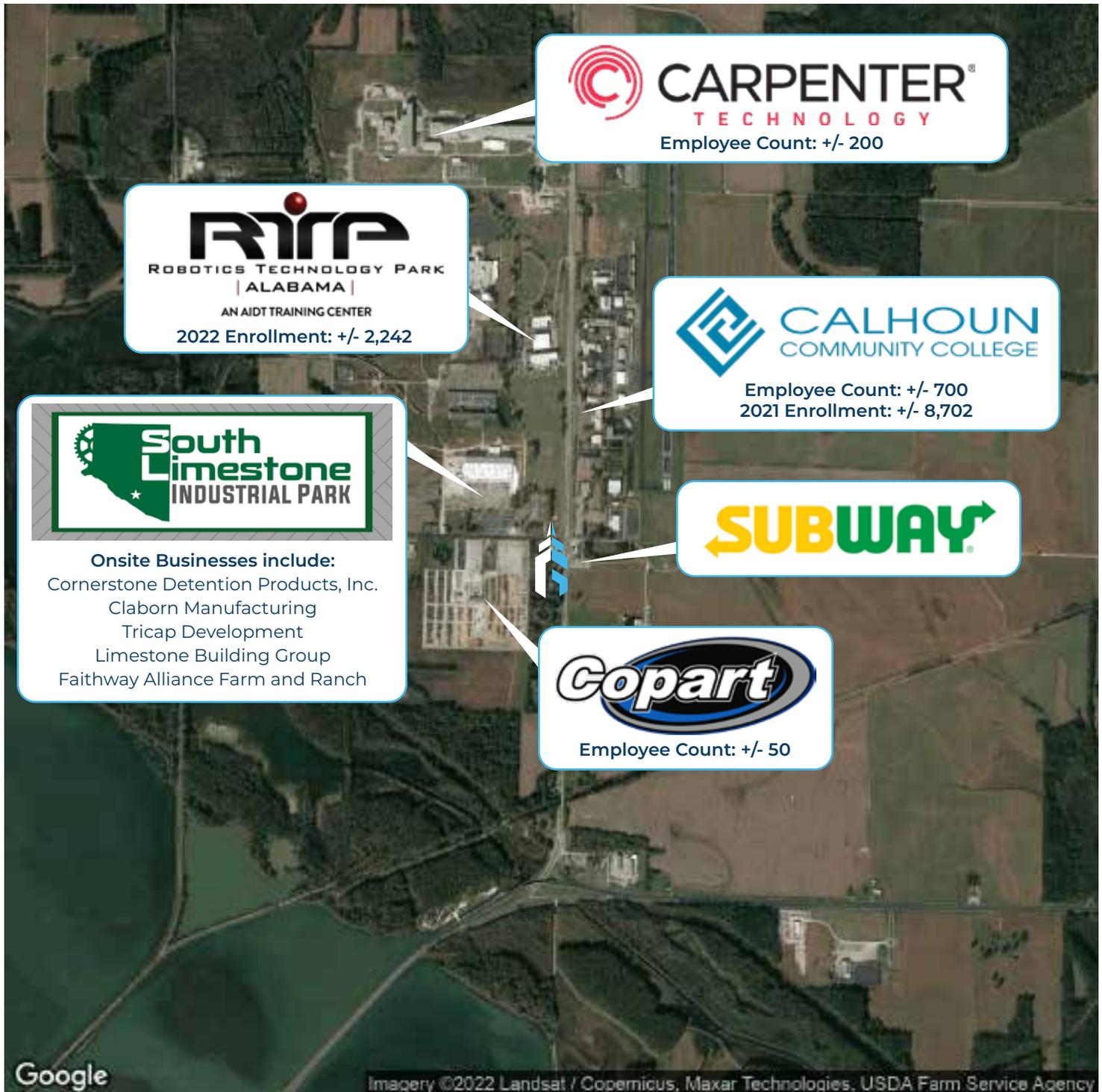


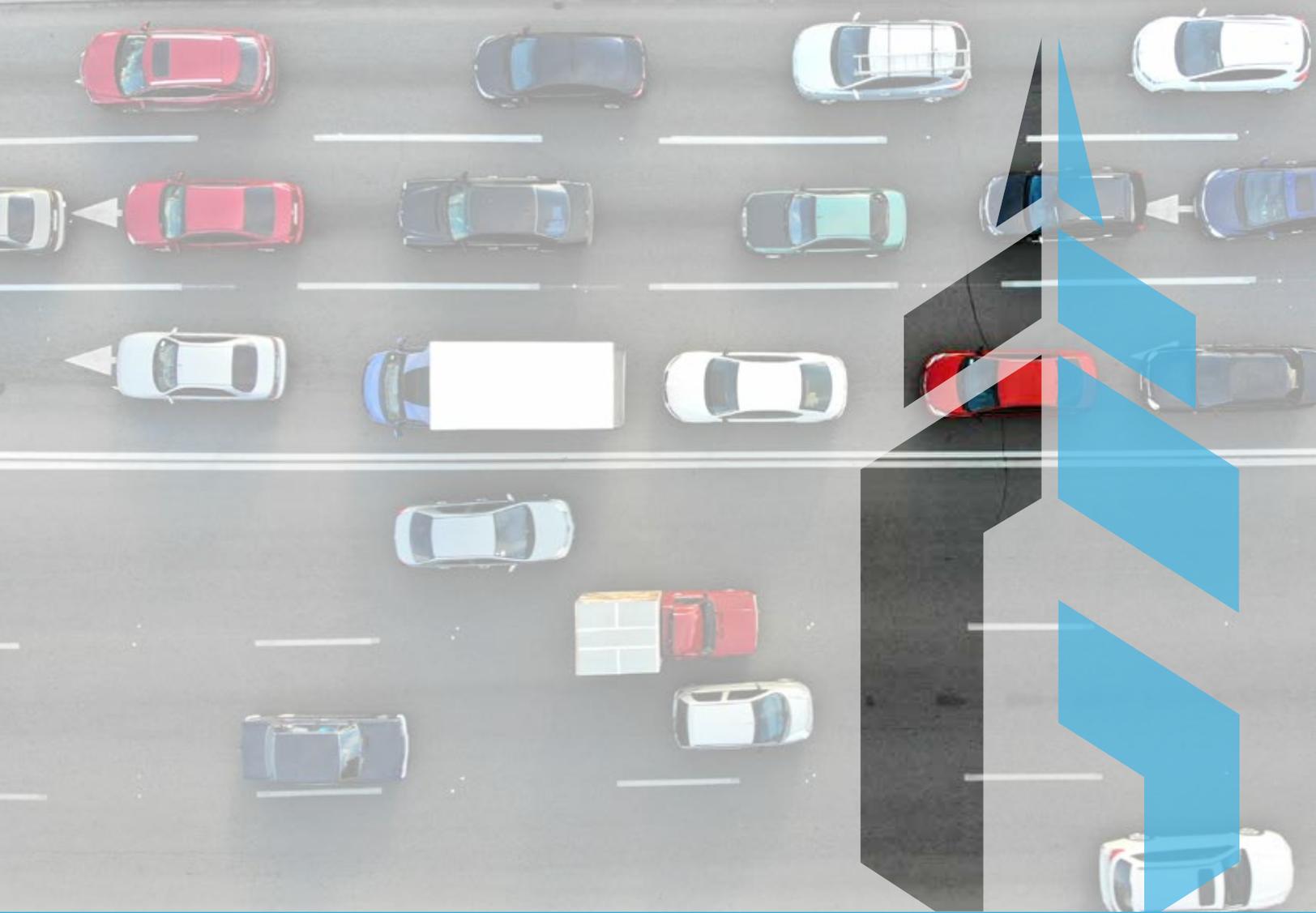
REGIONAL MAP





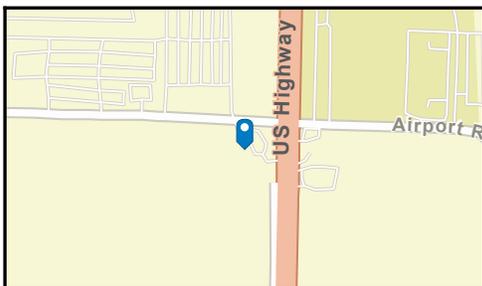
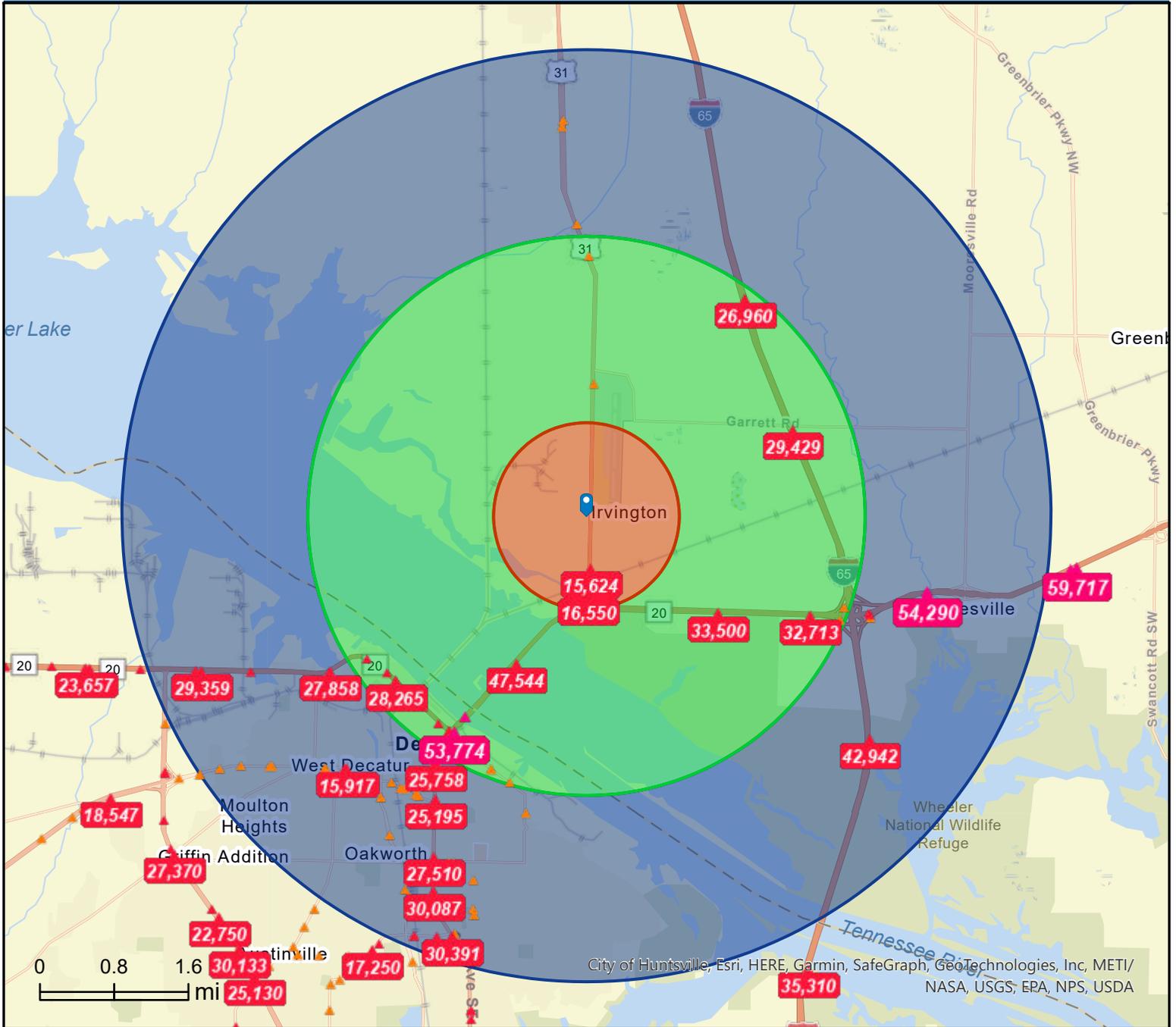
MAP OF NEARBY BUSINESSES



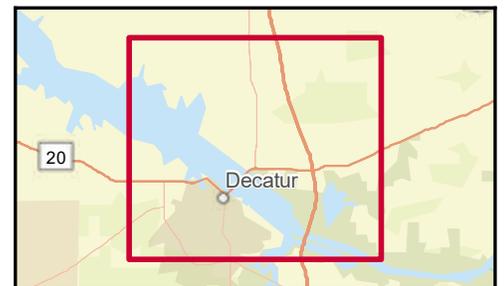


TRAFFIC DATA

5985 US-31 and Sandy Rd - Limestone Co



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



DEMOGRAPHIC DATA

5985 US-31 and Sandy Rd - Limestone Co



Executive Summary

5985 US Highway 31, Tanner, Alabama, 35671
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 34.64328
 Longitude: -86.95140

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	1,404	19,692	42,780
2010 Population	1,252	19,800	48,817
2021 Population	1,364	20,063	53,812
2026 Population	1,404	20,259	55,730
2000-2010 Annual Rate	-1.14%	0.05%	1.33%
2010-2021 Annual Rate	0.76%	0.12%	0.87%
2021-2026 Annual Rate	0.58%	0.19%	0.70%
2021 Male Population	49.6%	50.1%	48.2%
2021 Female Population	50.5%	49.9%	51.8%
2021 Median Age	48.7	38.2	39.4

In the identified area, the current year population is 53,812. In 2010, the Census count in the area was 48,817. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 55,730 representing a change of 0.70% annually from 2021 to 2026. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 48.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	76.2%	53.7%	63.7%
2021 Black Alone	15.9%	29.2%	23.2%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2021 Asian Alone	1.2%	0.5%	1.8%
2021 Pacific Islander Alone	0.0%	0.2%	0.1%
2021 Other Race	4.0%	12.5%	7.8%
2021 Two or More Races	1.8%	3.2%	2.8%
2021 Hispanic Origin (Any Race)	10.4%	17.9%	12.3%

Persons of Hispanic origin represent 12.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	71	70	81
2000 Households	762	7,666	17,522
2010 Households	753	7,395	19,991
2021 Total Households	817	7,481	21,993
2026 Total Households	840	7,548	22,770
2000-2010 Annual Rate	-0.12%	-0.36%	1.33%
2010-2021 Annual Rate	0.73%	0.10%	0.85%
2021-2026 Annual Rate	0.56%	0.18%	0.70%
2021 Average Household Size	1.49	2.54	2.42

The household count in this area has changed from 19,991 in 2010 to 21,993 in the current year, a change of 0.85% annually. The five-year projection of households is 22,770, a change of 0.70% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 14,562 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

5985 US Highway 31, Tanner, Alabama, 35671
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2021 Percent of Income for Mortgage	20.8%	12.4%	12.8%
Median Household Income			
2021 Median Household Income	\$46,633	\$43,364	\$54,465
2026 Median Household Income	\$51,304	\$47,725	\$58,610
2021-2026 Annual Rate	1.93%	1.93%	1.48%
Average Household Income			
2021 Average Household Income	\$74,394	\$66,426	\$76,130
2026 Average Household Income	\$83,030	\$73,407	\$84,649
2021-2026 Annual Rate	2.22%	2.02%	2.14%
Per Capita Income			
2021 Per Capita Income	\$38,575	\$25,150	\$30,810
2026 Per Capita Income	\$43,003	\$27,758	\$34,259
2021-2026 Annual Rate	2.20%	1.99%	2.14%

Households by Income

Current median household income is \$54,465 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,610 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$76,130 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,649 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,810 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,259 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	122	204	200
2000 Total Housing Units	914	8,585	19,130
2000 Owner Occupied Housing Units	309	4,881	12,007
2000 Renter Occupied Housing Units	453	2,786	5,515
2000 Vacant Housing Units	152	918	1,608
2010 Total Housing Units	889	8,330	21,561
2010 Owner Occupied Housing Units	339	4,531	12,843
2010 Renter Occupied Housing Units	414	2,864	7,148
2010 Vacant Housing Units	136	935	1,570
2021 Total Housing Units	945	8,500	23,794
2021 Owner Occupied Housing Units	398	4,803	14,519
2021 Renter Occupied Housing Units	419	2,678	7,474
2021 Vacant Housing Units	128	1,019	1,801
2026 Total Housing Units	975	8,639	24,728
2026 Owner Occupied Housing Units	418	4,909	15,218
2026 Renter Occupied Housing Units	422	2,639	7,552
2026 Vacant Housing Units	135	1,091	1,958

Currently, 61.0% of the 23,794 housing units in the area are owner occupied; 31.4%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 21,561 housing units in the area - 59.6% owner occupied, 33.2% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 4.48%. Median home value in the area is \$165,587, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.41% annually to \$186,502.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Key Facts

5985 US Highway 31, Tanner, Alabama, 35671 (0 - 5 minutes)

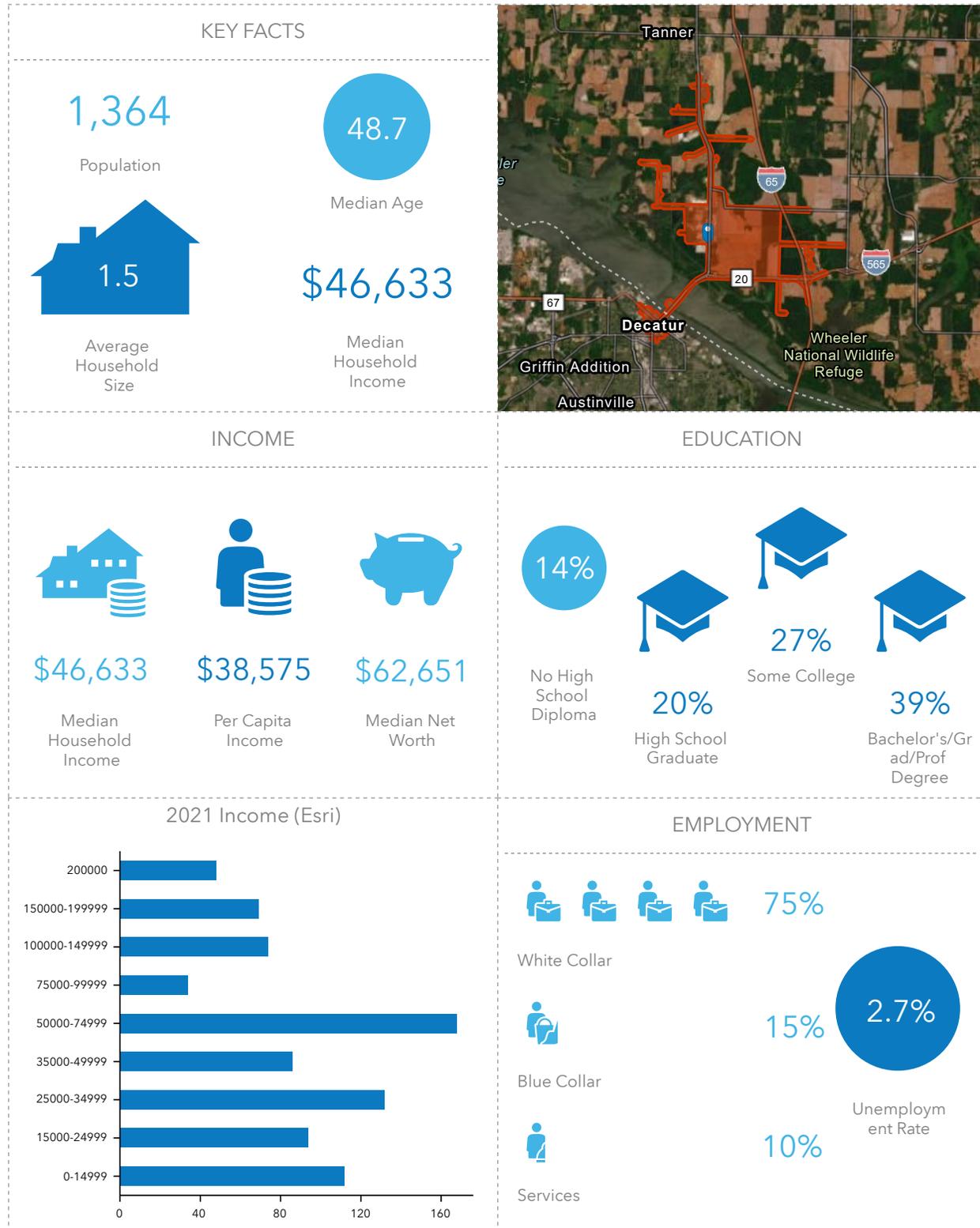
5985 US Highway 31, Tanner, Alabama, 35671

Drive time band of 0 - 5 minutes

Prepared by Esri

Latitude: 34.64328

Longitude: -86.95140



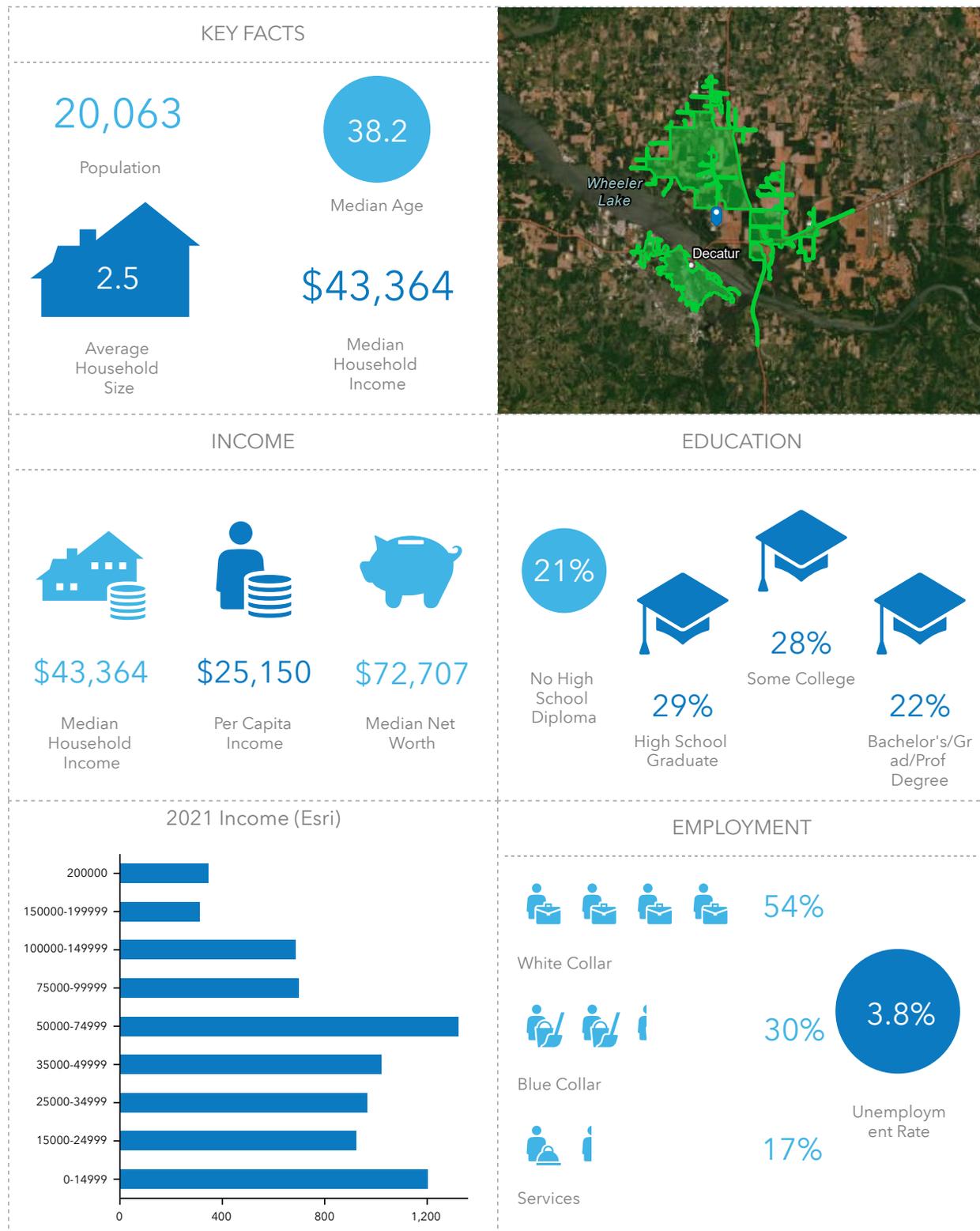
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026.

Key Facts

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 5985 US Highway 31, Tanner, Alabama, 35671
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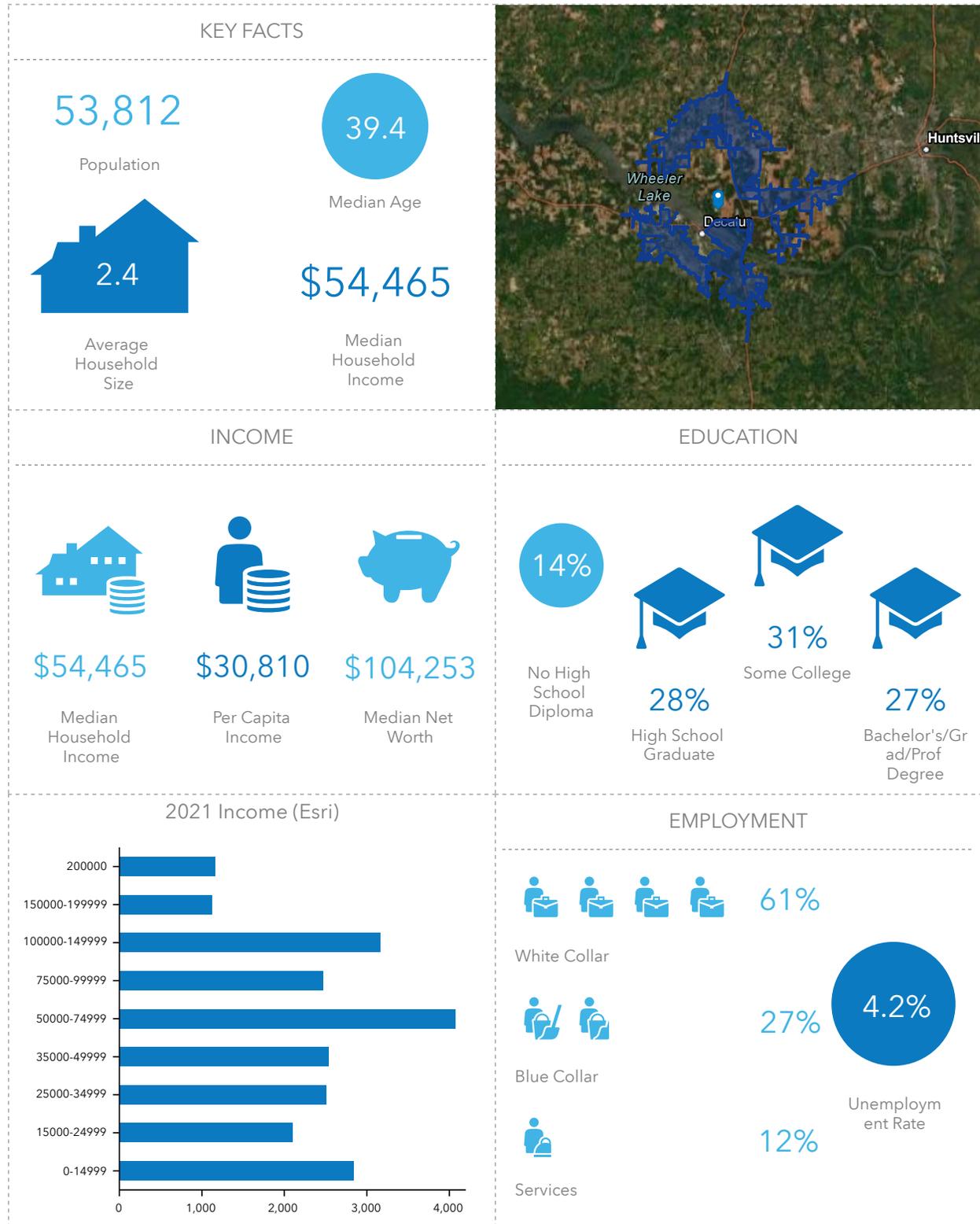
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Key Facts

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Population Trends - 5985 US-31 Tanner

5985 US Highway 31, Tanner, Alabama, 35671 (0 - 5 minutes)
 5985 US Highway 31, Tanner, Alabama, 35671
 Drive time band of 0 - 5 minutes

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POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

71 Wealth Index
122 Housing Affordability
51 Diversity Index

MORTGAGE INDICATORS



\$7,760

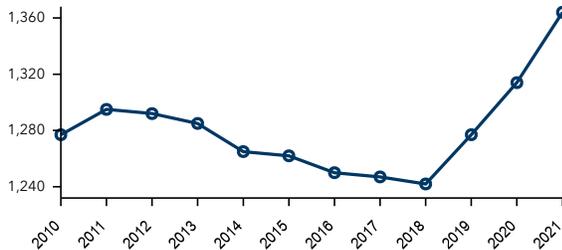
Avg Spent on Mortgage & Basics



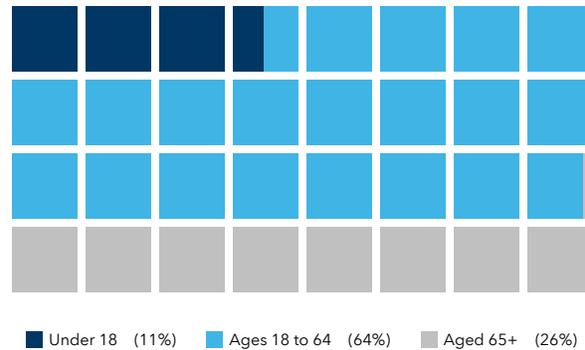
20.8%

Percent of Income for Mortgage

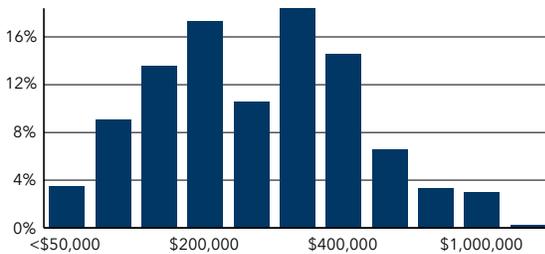
Historical Trends: Population



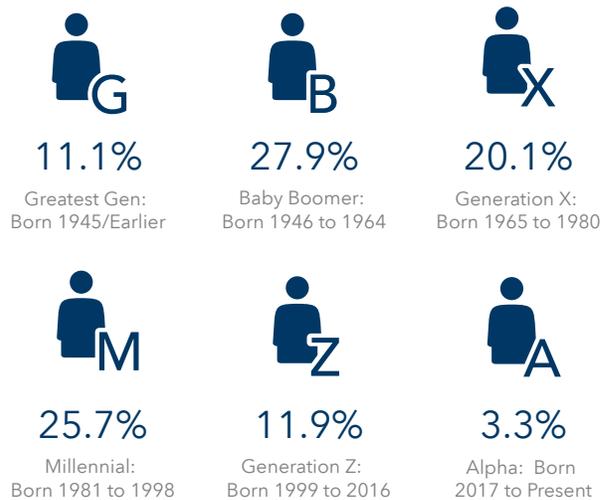
POPULATION BY AGE



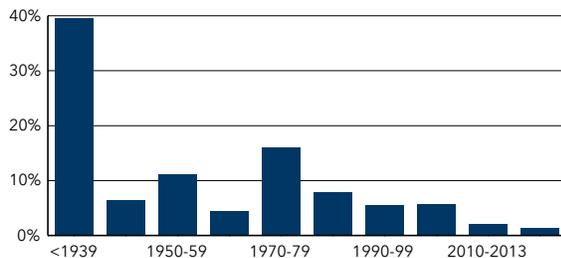
Home Value



POPULATION BY GENERATION



Housing: Year Built



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Population Trends - 5985 US-31 Tanner

5985 US Highway 31, Tanner, Alabama, 35671 (5 - 10 minutes)
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POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

MORTGAGE INDICATORS

70 Wealth Index
204 Housing Affordability
74 Diversity Index



\$7,250

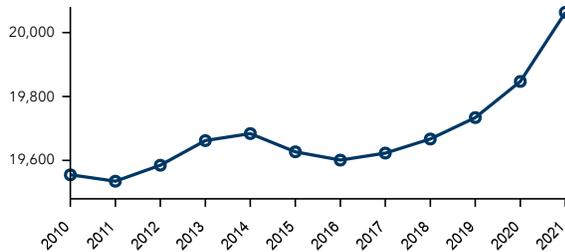
Avg Spent on Mortgage & Basics



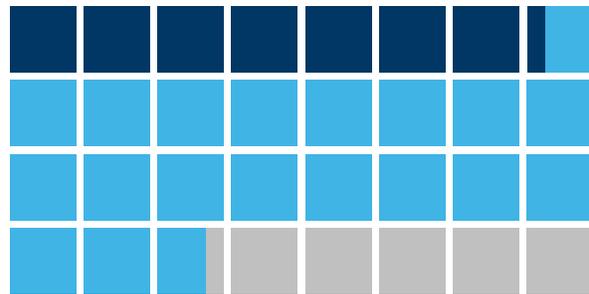
12.4%

Percent of Income for Mortgage

Historical Trends: Population

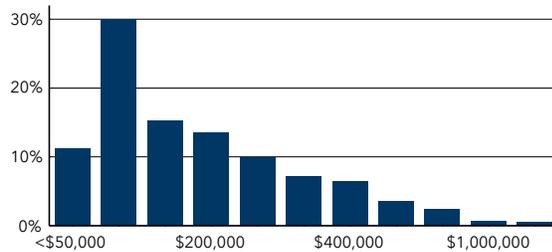


POPULATION BY AGE

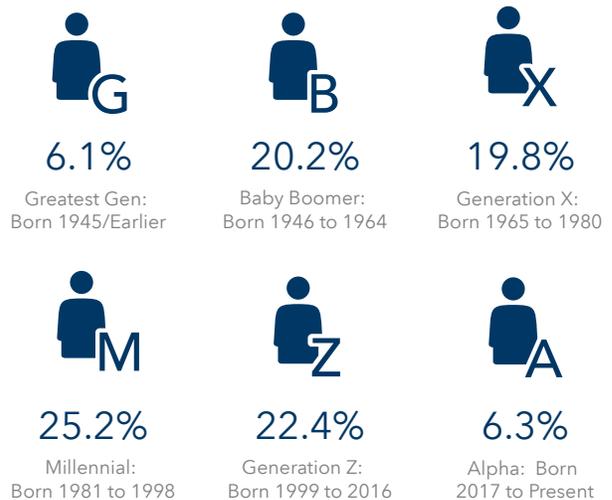


■ Under 18 (23%) ■ Ages 18 to 64 (61%) ■ Aged 65+ (16%)

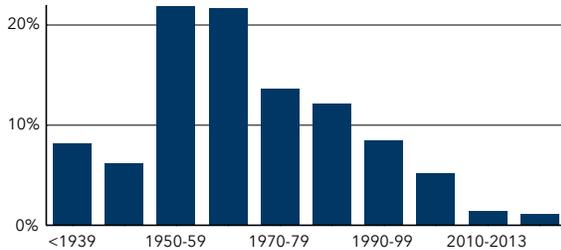
Home Value



POPULATION BY GENERATION



Housing: Year Built



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POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

MORTGAGE INDICATORS

81 Wealth Index
200 Housing Affordability
64 Diversity Index



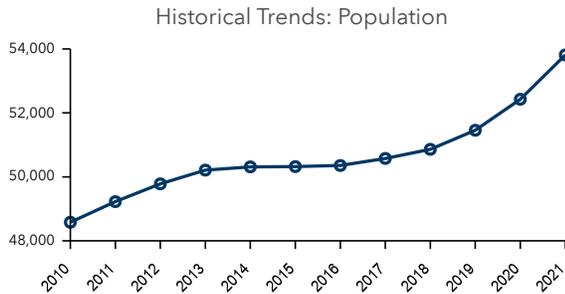
\$8,547

Avg Spent on Mortgage & Basics

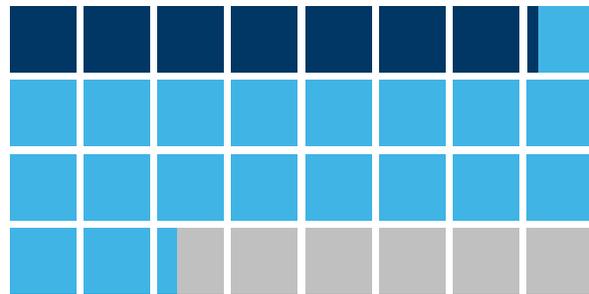


12.8%

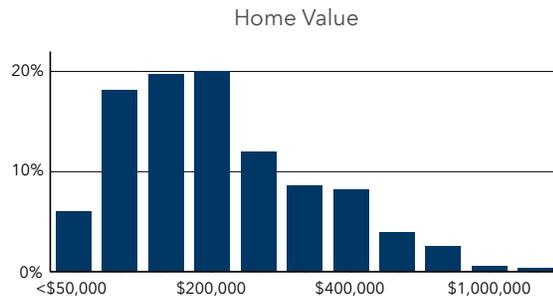
Percent of Income for Mortgage



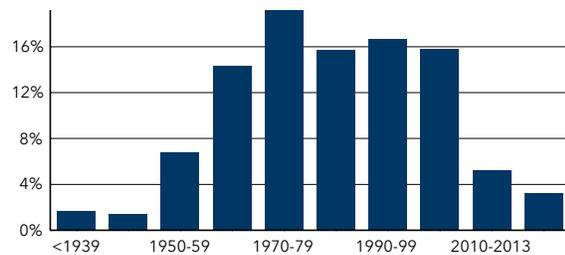
POPULATION BY AGE



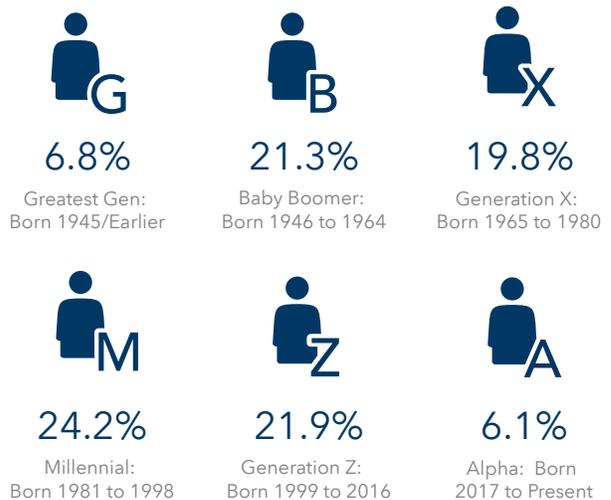
■ Under 18 (22%) ■ Ages 18 to 64 (60%) ■ Aged 65+ (18%)



Housing: Year Built



POPULATION BY GENERATION



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ADVISOR BIO

5985 US-31 and Sandy Rd - Limestone Co



ADVISOR BIO



PAULA PRESTWOOD

Investor & Salesperson

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PROFESSIONAL BACKGROUND

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama. Owned and managed Paul C. Davis Ace Hardware.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House -Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco - The Shriner's Club.

EDUCATION

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

MEMBERSHIPS

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Habitat for Humanity Board

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