



COMMERCIAL PROPERTY FOR SALE

1007 HIGHWAY 72, ATHENS



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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COMMERCIAL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Price:	\$1,063,500
# of Parcels:	1
Lot Size:	+/- 0.78 Acres
Building Size:	+/- 3,750 SF
Frontage:	253.29'
Zoning:	B2 - General Business
Market:	Athens

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of approximately 0.88 acres situated along US-72 in Limestone County.

The ground lease offering is comprised of an existing +/- 3,750 sf building with one right in, right out access point at a signalized intersection in front of Walmart on US-72 and across from the east/west US-72 ramp and south US-31 ramp. Previously Stovall Batteries, Inc., the site provides plentiful frontage of 253.29' and great visibility on US-72.

It is worth noting that the property is centrally located in a highly desirable location near major retailers with quick access to Decatur, Madison, and Huntsville.



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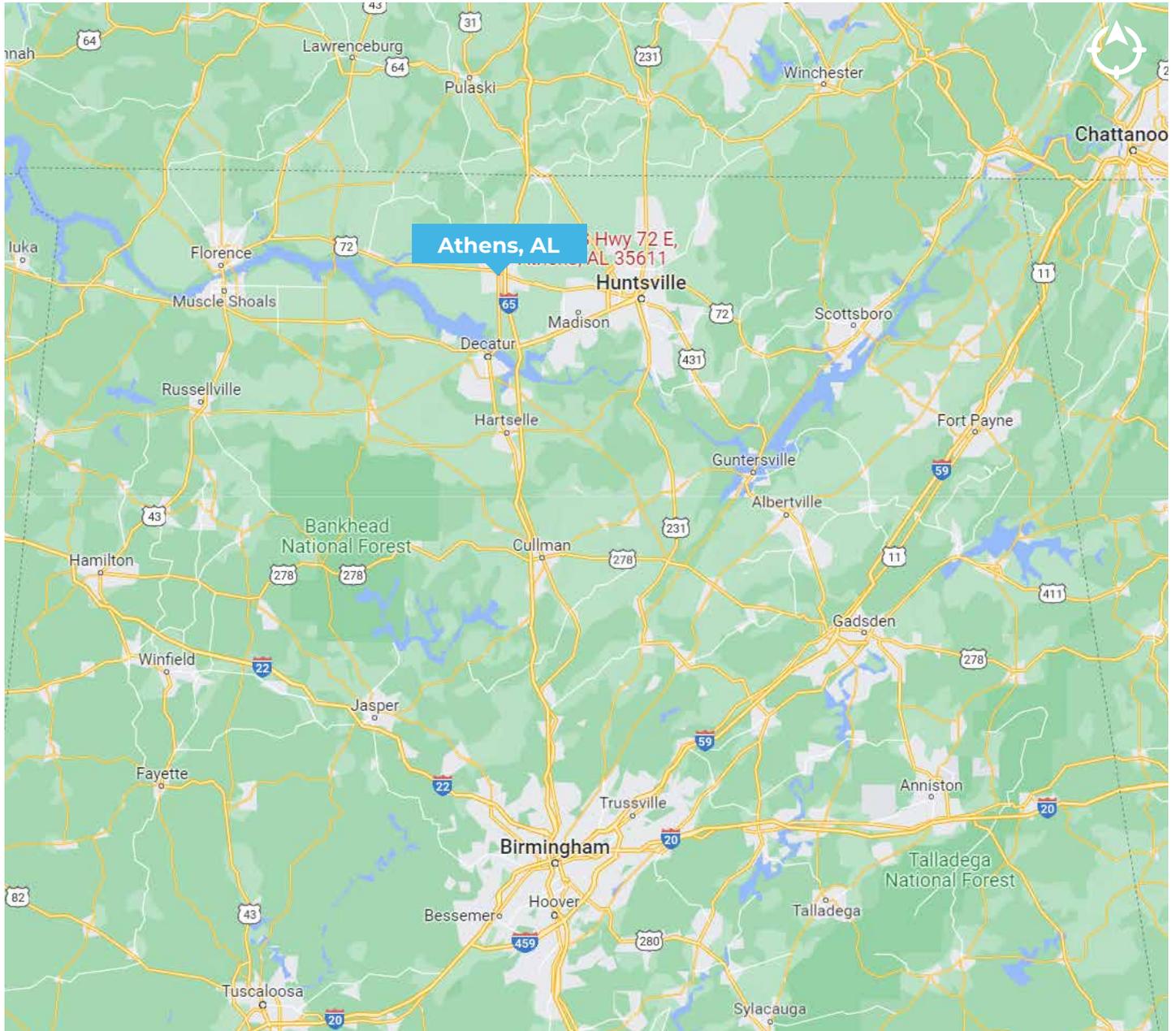
PROPERTY INFORMATION

1005 Highway 72 - Athens, AL

COMMERCIAL PROPERTY FOR SALE
PROPERTY AERIALS



REGIONAL MAP

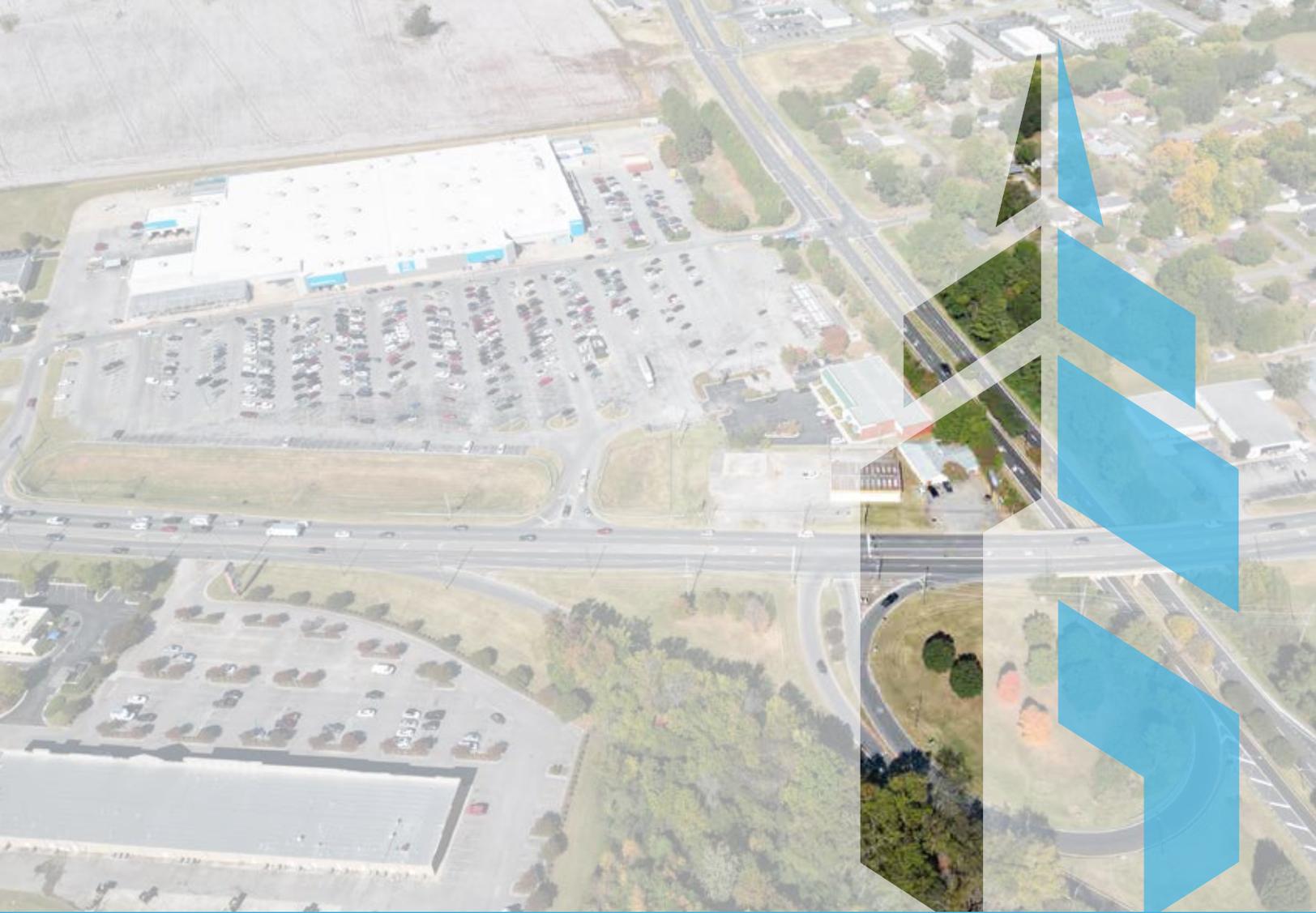


AERIAL MAP



RETAILER MAPS



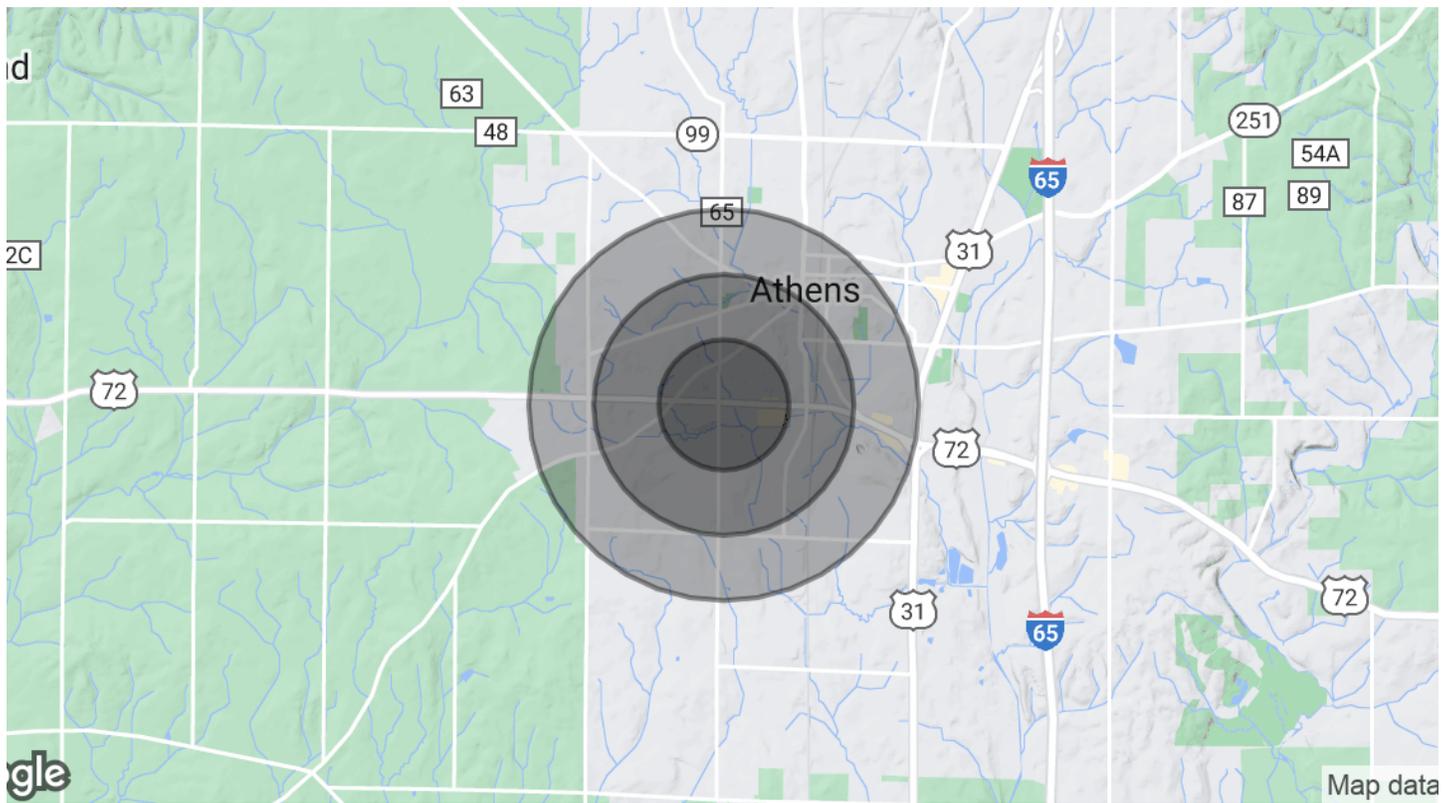


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DEMOGRAPHIC DATA

1005 Highway 72 - Athens, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,349	4,767	9,463
Average Age	38.6	40.0	39.5
Average Age (Male)	32.5	34.8	35.8
Average Age (Female)	45.5	47.3	44.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	485	1,845	3,755
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$49,060	\$46,619	\$51,669
Average House Value	\$108,326	\$115,523	\$133,845

* Demographic data derived from 2020 ACS - US Census



Executive Summary

1007 US Highway 72 E, Athens, Alabama, 35611
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.78631
Longitude: -86.95740

	1 mile	3 miles	5 miles
Population			
2010 Population	1,807	18,925	28,800
2020 Population	2,046	21,722	33,379
2022 Population	2,170	22,747	35,208
2027 Population	2,360	24,312	37,995
2010-2020 Annual Rate	1.25%	1.39%	1.49%
2020-2022 Annual Rate	2.65%	2.07%	2.40%
2022-2027 Annual Rate	1.69%	1.34%	1.54%
2022 Male Population	47.2%	48.2%	48.6%
2022 Female Population	52.8%	51.8%	51.4%
2022 Median Age	42.1	41.6	41.5

In the identified area, the current year population is 35,208. In 2020, the Census count in the area was 33,379. The rate of change since 2020 was 2.40% annually. The five-year projection for the population in the area is 37,995 representing a change of 1.54% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	71.9%	67.2%	69.8%
2022 Black Alone	15.1%	17.7%	15.4%
2022 American Indian/Alaska Native Alone	0.6%	0.9%	0.8%
2022 Asian Alone	1.6%	0.8%	0.8%
2022 Pacific Islander Alone	0.1%	0.2%	0.1%
2022 Other Race	2.9%	6.2%	6.2%
2022 Two or More Races	7.9%	6.9%	6.9%
2022 Hispanic Origin (Any Race)	6.2%	10.6%	10.2%

Persons of Hispanic origin represent 10.2% of the population in the identified area compared to 19.0% 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 57.6 in the identified area, compared to 71.6 for the U.S. as a whole.

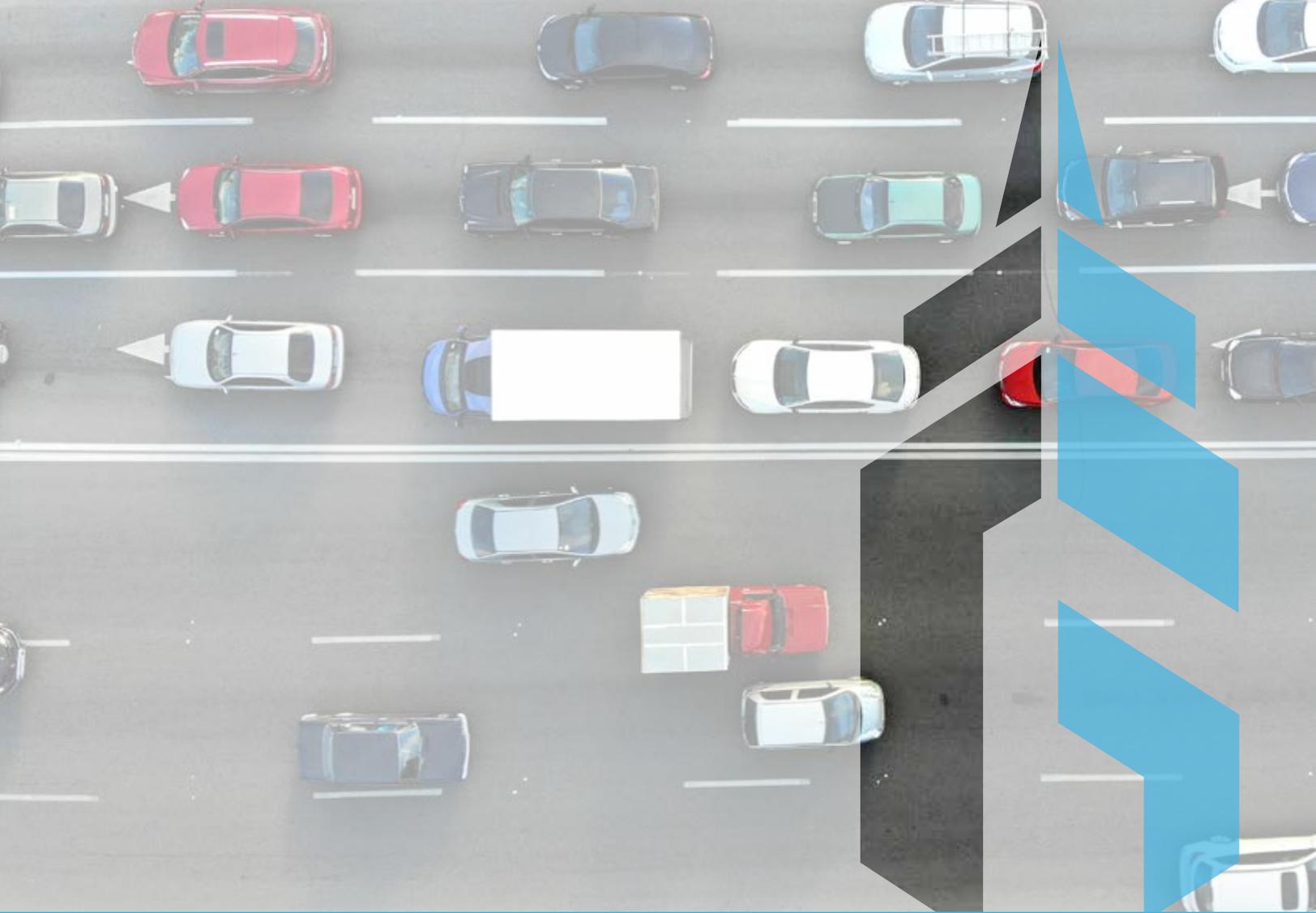
Households

2022 Wealth Index	104	81	85
2010 Households	869	7,892	11,826
2020 Households	952	8,893	13,602
2022 Households	1,008	9,367	14,401
2027 Households	1,095	10,016	15,548
2010-2020 Annual Rate	0.92%	1.20%	1.41%
2020-2022 Annual Rate	2.57%	2.33%	2.57%
2022-2027 Annual Rate	1.67%	1.35%	1.54%
2022 Average Household Size	2.14	2.35	2.40

The household count in this area has changed from 13,602 in 2020 to 14,401 in the current year, a change of 2.57% annually. The five-year projection of households is 15,548, a change of 1.54% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2020. The number of families in the current year is 9,426 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.

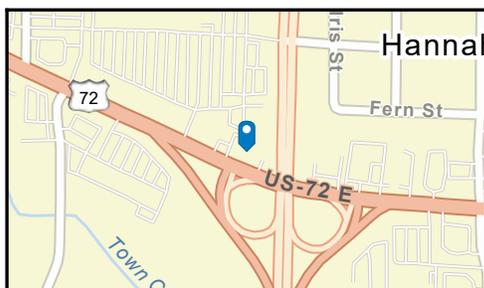
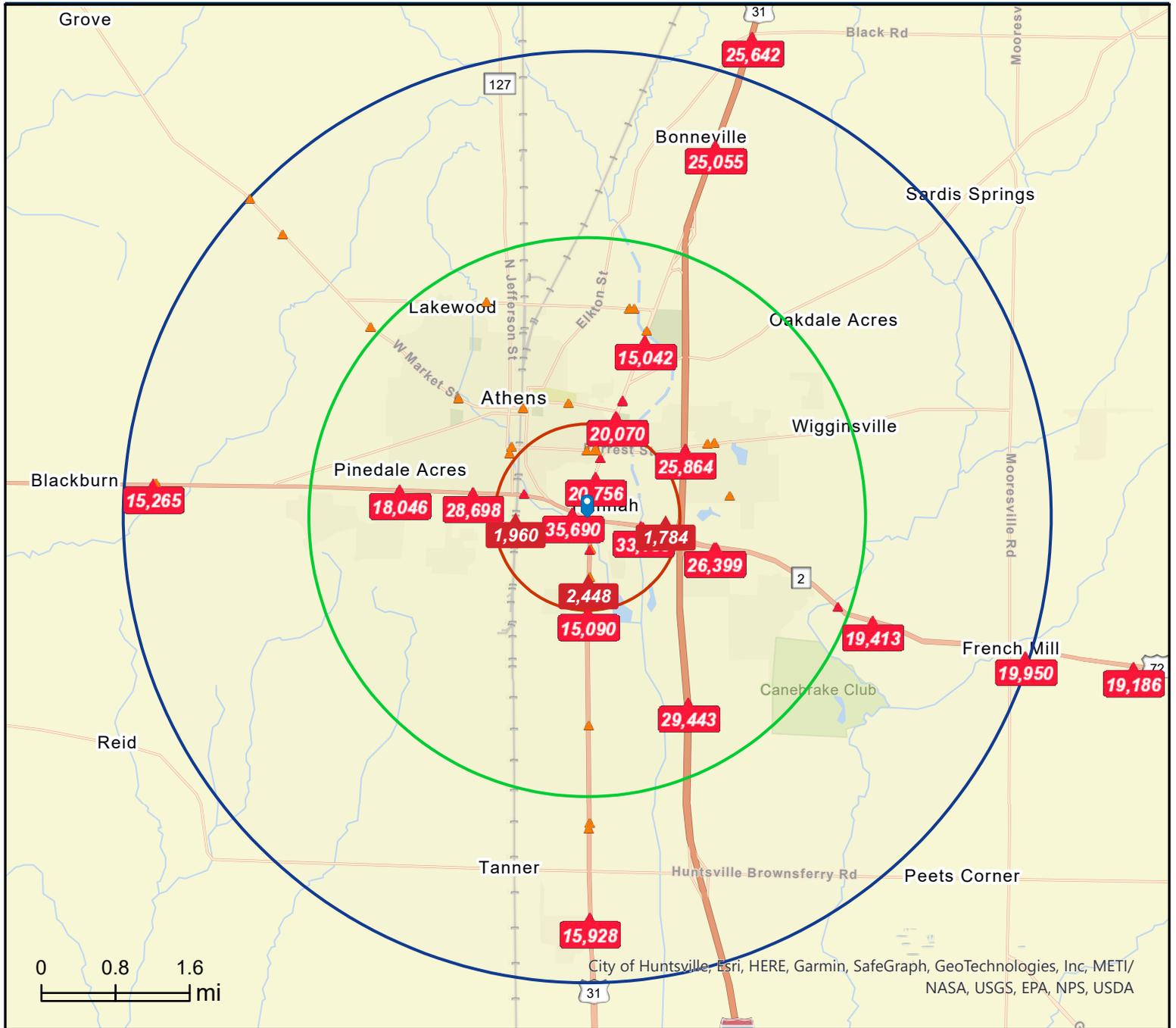
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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TRAFFIC DATA

1005 Highway 72 - Athens, AL



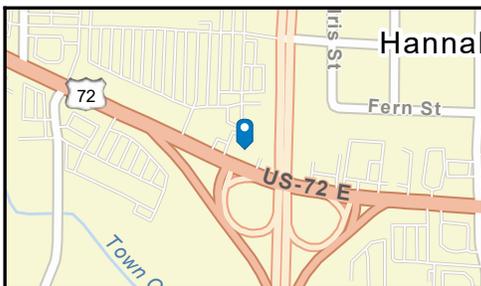
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



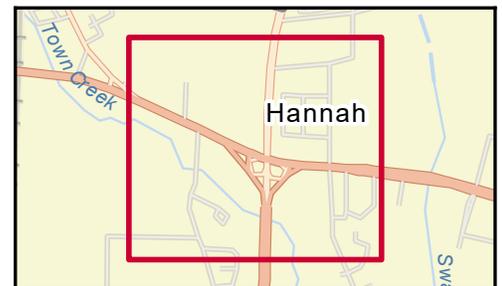
Source: ©2022 Kalibrate Technologies (Q1 2022).



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 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



COMMERCIAL PROPERTY FOR SALE

ADVISOR BIOS

1005 Highway 72 - Athens, AL



JARED DISON

Investor & Salesperson

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PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran



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