



FOR SALE BUILDING ON +/- 3 ACRES

24141 ALABAMA HWY 24 - LAWRENCE COUNTY



GATEWAY
COMMERCIAL BROKERAGE

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

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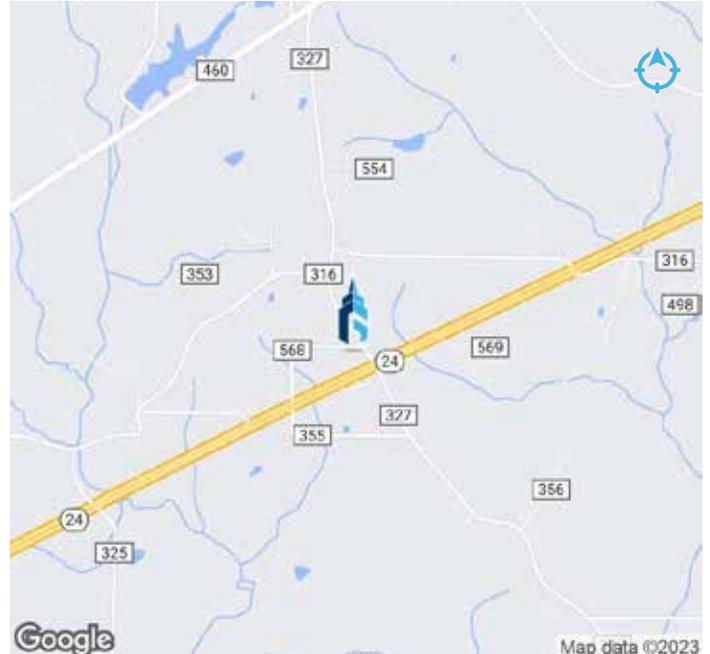
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$275,00.00
# of Parcels:	1
Building Size:	+/- 4,656 sf
Lot Size:	+/- 3 Acres
Zoning:	Manufacturing, Light
Market:	Trinity
Submarket:	Decatur/Moulton

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of approximately 3 acres along Alabama Hwy 24 in Lawrence County with an existing building on site. The building originally operated as a restaurant, however, it is currently occupied by G.A. Food Services. Site is not located in a flood zone. Property to be sold AS IS.

It is worth noting that the property is centrally located within minutes of Decatur and Moulton.

BUILDING HIGHLIGHTS

- Kitchen has tile flooring
- Dining room has concrete flooring
- HVAC cooling
- Drop panel ceiling in kitchen and dining room
- Gas hook-ups for oven and stove
- Insulated hood
- 5' x 10' exterior shed in back
- 40' x 17' exterior walk-in freezer

NOTE: Industrial hood and kitchen equipment serviced on October 16, 2023.

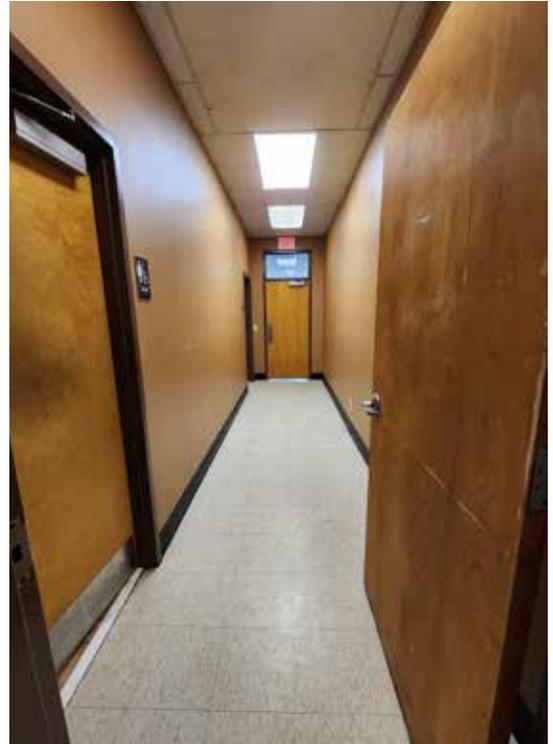


BUILDING ON +/- 3 ACRES

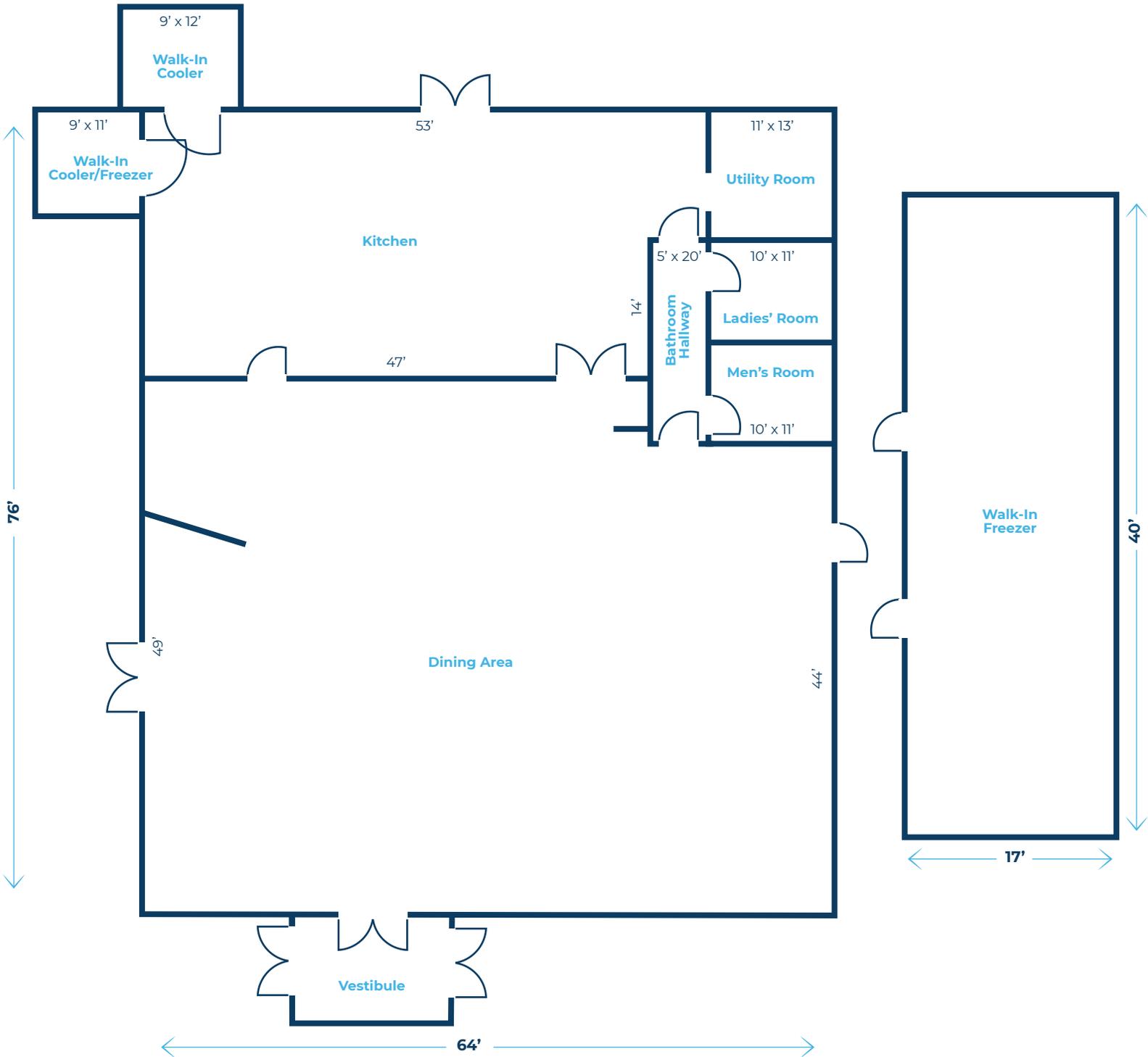
PROPERTY INFORMATION

24141 Alabama Hwy 24 - Lawrence County

INTERIOR PHOTOS



FLOOR PLAN



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

FLOOD ZONE DETERMINATION



The closest match to 24141 Hwy 24 Trinity, AL is 24141 AL HIGHWAY 24 TRINITY, AL 35673-5041

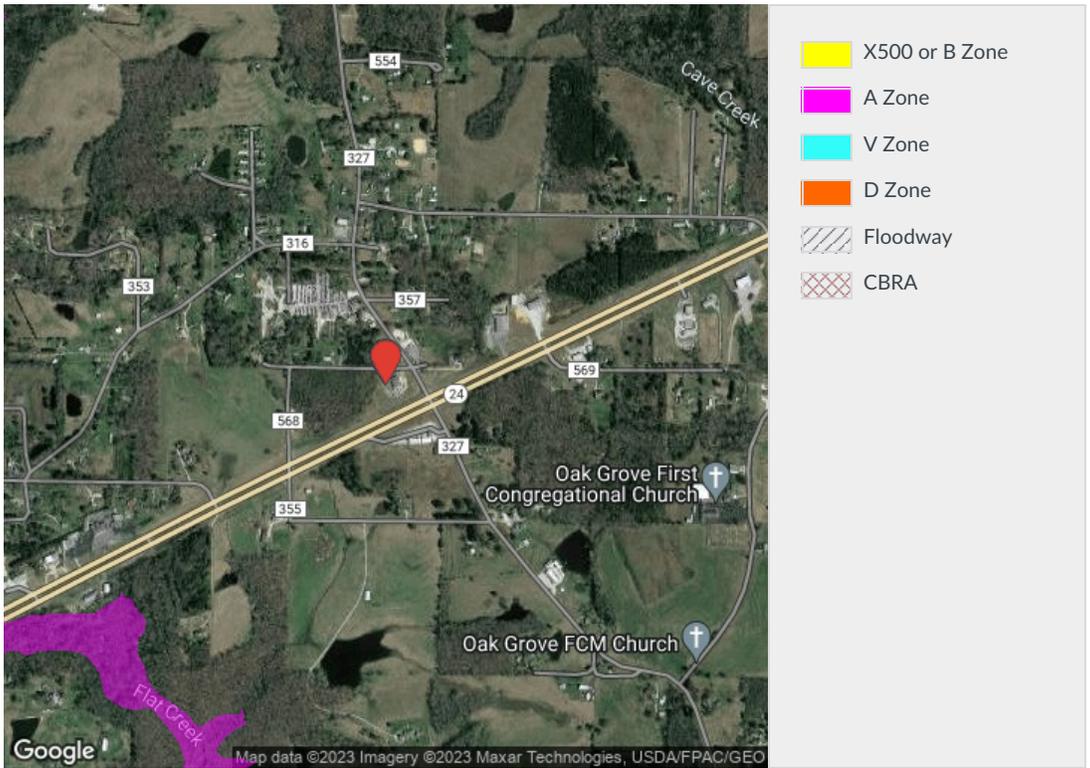
24141 AL HIGHWAY 24 TRINITY, AL 35673-5041

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010324	PANEL	0270D
PANEL DATE	August 02, 2018	MAP NUMBER	01079C0270D



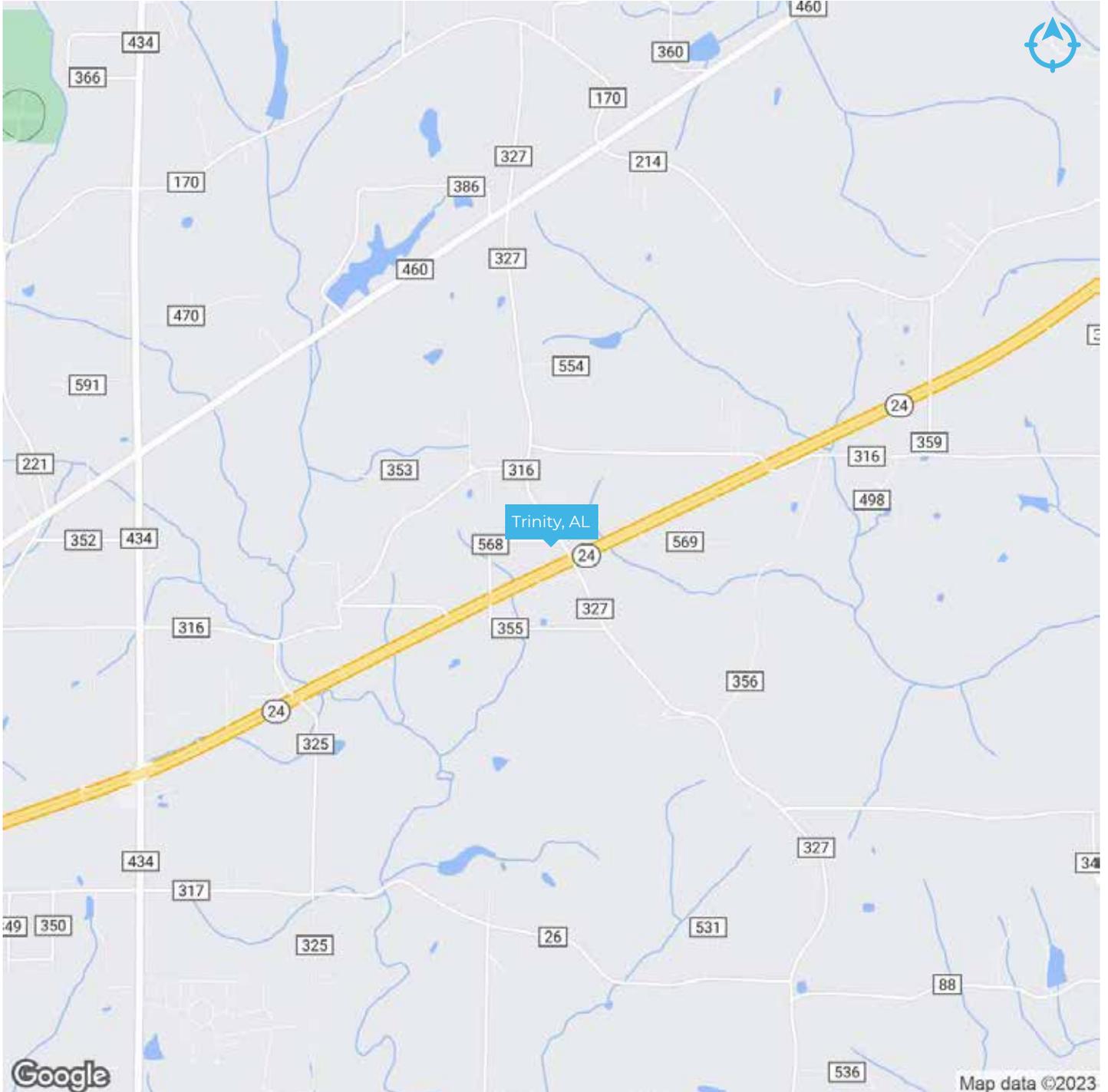


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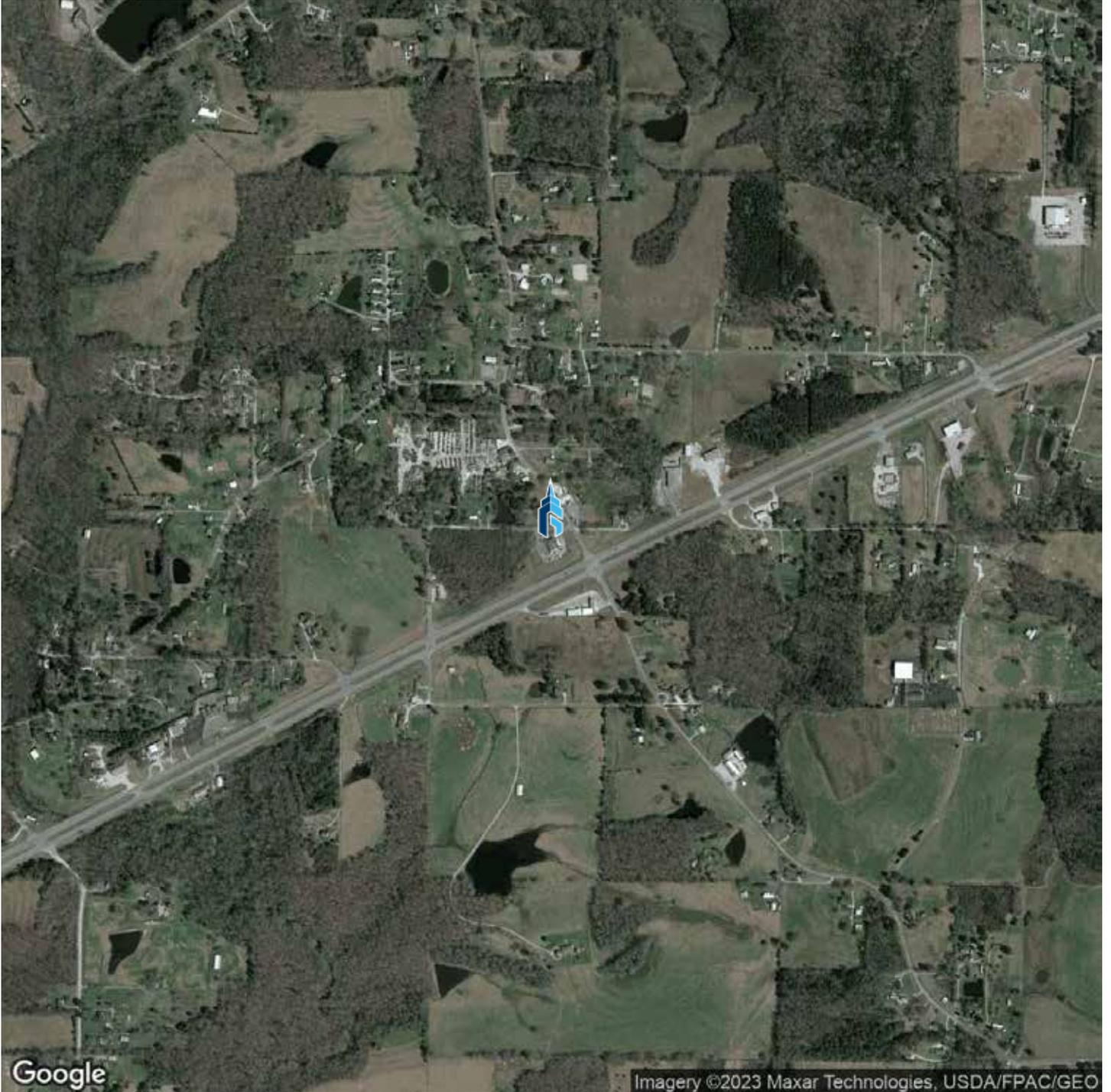
LOCATION INFORMATION

24141 Alabama Hwy 24 - Lawrence County

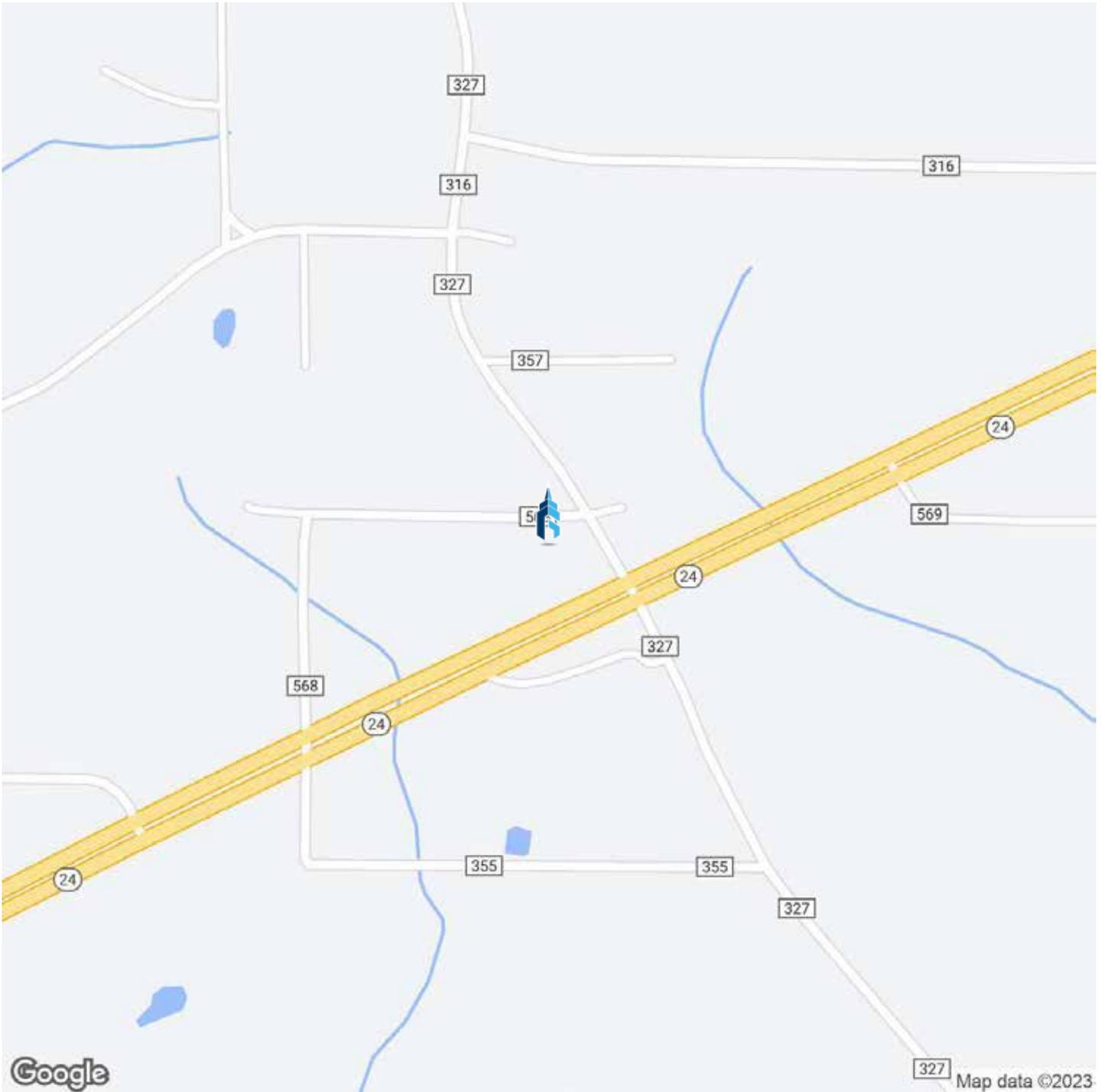
REGIONAL MAP



AERIAL MAP



LOCATION MAP



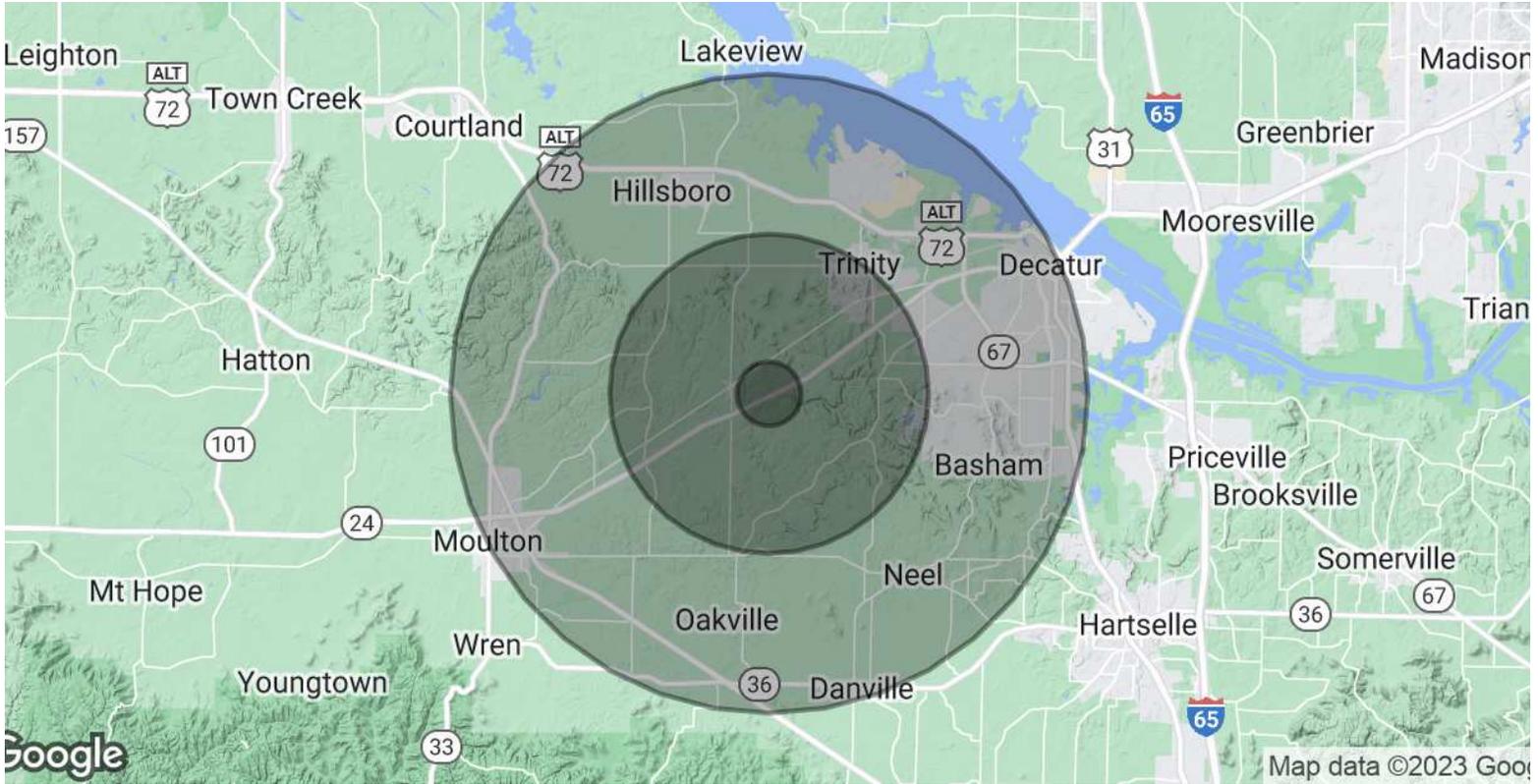


BUILDING ON +/- 3 ACRES

DEMOGRAPHIC DATA

24141 Alabama Hwy 24 - Lawrence County

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	687	13,024	72,276
Average Age	40.9	43.5	41.0
Average Age (Male)	48.0	43.9	39.3
Average Age (Female)	38.5	44.7	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	305	5,838	32,155
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$58,367	\$59,453	\$58,111
Average House Value	\$131,866	\$151,865	\$132,509

* Demographic data derived from 2020 ACS - US Census



Executive Summary

24141 AL Highway 24, Trinity, Alabama, 35673
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.54715
Longitude: -87.13882

	1 mile	3 miles	5 miles
Population			
2010 Population	738	5,508	13,576
2020 Population	726	5,456	13,580
2023 Population	722	5,460	13,638
2028 Population	716	5,441	13,658
2010-2020 Annual Rate	-0.16%	-0.09%	0.00%
2020-2023 Annual Rate	-0.17%	0.02%	0.13%
2023-2028 Annual Rate	-0.17%	-0.07%	0.03%
2023 Male Population	50.4%	50.9%	50.8%
2023 Female Population	49.6%	49.1%	49.2%
2023 Median Age	42.7	42.4	42.4

In the identified area, the current year population is 13,638. In 2020, the Census count in the area was 13,580. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 13,658 representing a change of 0.03% annually from 2023 to 2028. Currently, the population is 50.8% male and 49.2% female.

Median Age

The median age in this area is 42.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	85.6%	82.8%	80.4%
2023 Black Alone	1.2%	1.7%	3.3%
2023 American Indian/Alaska Native Alone	2.9%	2.9%	2.7%
2023 Asian Alone	0.3%	0.3%	0.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.8%	3.2%	4.2%
2023 Two or More Races	8.2%	9.1%	9.2%
2023 Hispanic Origin (Any Race)	3.2%	5.5%	7.3%

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 19.4% 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 43.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	62	56	64
2010 Households	297	2,117	5,178
2020 Households	300	2,145	5,281
2023 Households	299	2,151	5,317
2028 Households	299	2,163	5,375
2010-2020 Annual Rate	0.10%	0.13%	0.20%
2020-2023 Annual Rate	-0.10%	0.09%	0.21%
2023-2028 Annual Rate	0.00%	0.11%	0.22%
2023 Average Household Size	2.41	2.54	2.56

The household count in this area has changed from 5,281 in 2020 to 5,317 in the current year, a change of 0.21% annually. The five-year projection of households is 5,375, a change of 0.22% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 4,004 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

24141 AL Highway 24, Trinity, Alabama, 35673
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.54715
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	12.1%	17.3%	19.0%
Median Household Income			
2023 Median Household Income	\$69,338	\$54,374	\$55,186
2028 Median Household Income	\$77,725	\$59,961	\$61,598
2023-2028 Annual Rate	2.31%	1.98%	2.22%
Average Household Income			
2023 Average Household Income	\$78,774	\$70,966	\$75,818
2028 Average Household Income	\$88,966	\$80,522	\$86,835
2023-2028 Annual Rate	2.46%	2.56%	2.75%
Per Capita Income			
2023 Per Capita Income	\$31,204	\$27,841	\$29,726
2028 Per Capita Income	\$35,535	\$31,865	\$34,365
2023-2028 Annual Rate	2.63%	2.74%	2.94%
GINI Index			
2023 Gini Index	33.8	37.3	39.1

Households by Income

Current median household income is \$55,186 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,598 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$75,818 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$86,835 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,726 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,365 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	220	152	139
2010 Total Housing Units	322	2,298	5,592
2010 Owner Occupied Housing Units	253	1,803	4,408
2010 Renter Occupied Housing Units	44	314	770
2010 Vacant Housing Units	25	181	414
2020 Total Housing Units	331	2,367	5,791
2020 Vacant Housing Units	31	222	510
2023 Total Housing Units	332	2,385	5,877
2023 Owner Occupied Housing Units	257	1,868	4,624
2023 Renter Occupied Housing Units	42	283	693
2023 Vacant Housing Units	33	234	560
2028 Total Housing Units	332	2,382	5,915
2028 Owner Occupied Housing Units	258	1,884	4,695
2028 Renter Occupied Housing Units	41	280	680
2028 Vacant Housing Units	33	219	540
Socioeconomic Status Index			
2023 Socioeconomic Status Index	60.6	55.1	52.6

Currently, 78.7% of the 5,877 housing units in the area are owner occupied; 11.8%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 5,791 housing units in the area and 8.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.45%. Median home value in the area is \$174,184, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.11% annually to \$184,058.

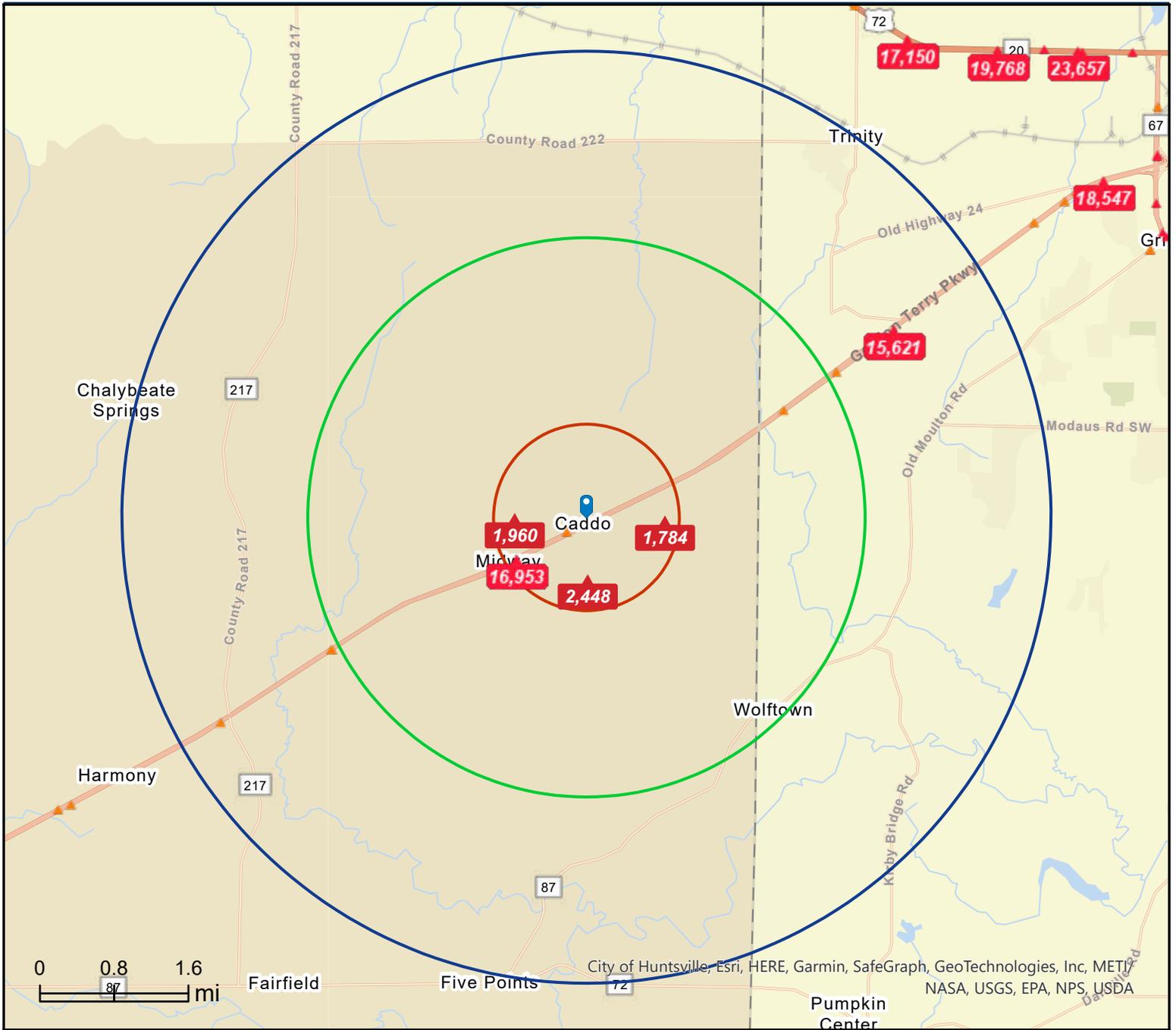
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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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TRAFFIC DATA

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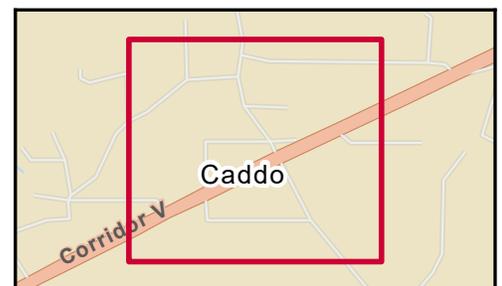
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

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 Latitude: 34.54715
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Source: ©2023 Kalibrate Technologies (Q2 2023).



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ADVISOR BIO

24141 Alabama Hwy 24 - Lawrence County



JARED DISON

Investor & Salesperson

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Direct: 256.431.0101 | Office: 256.355.0721

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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