

# FOR SALE +/- 5.9 ACRES

3012 HIGHWAY 31 S - DECATUR, AL



**GATEWAY**  
COMMERCIAL BROKERAGE



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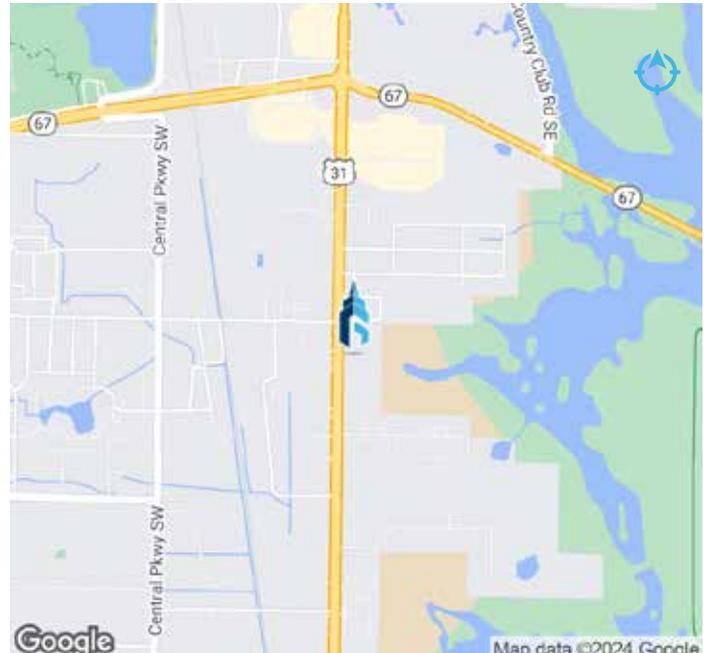
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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

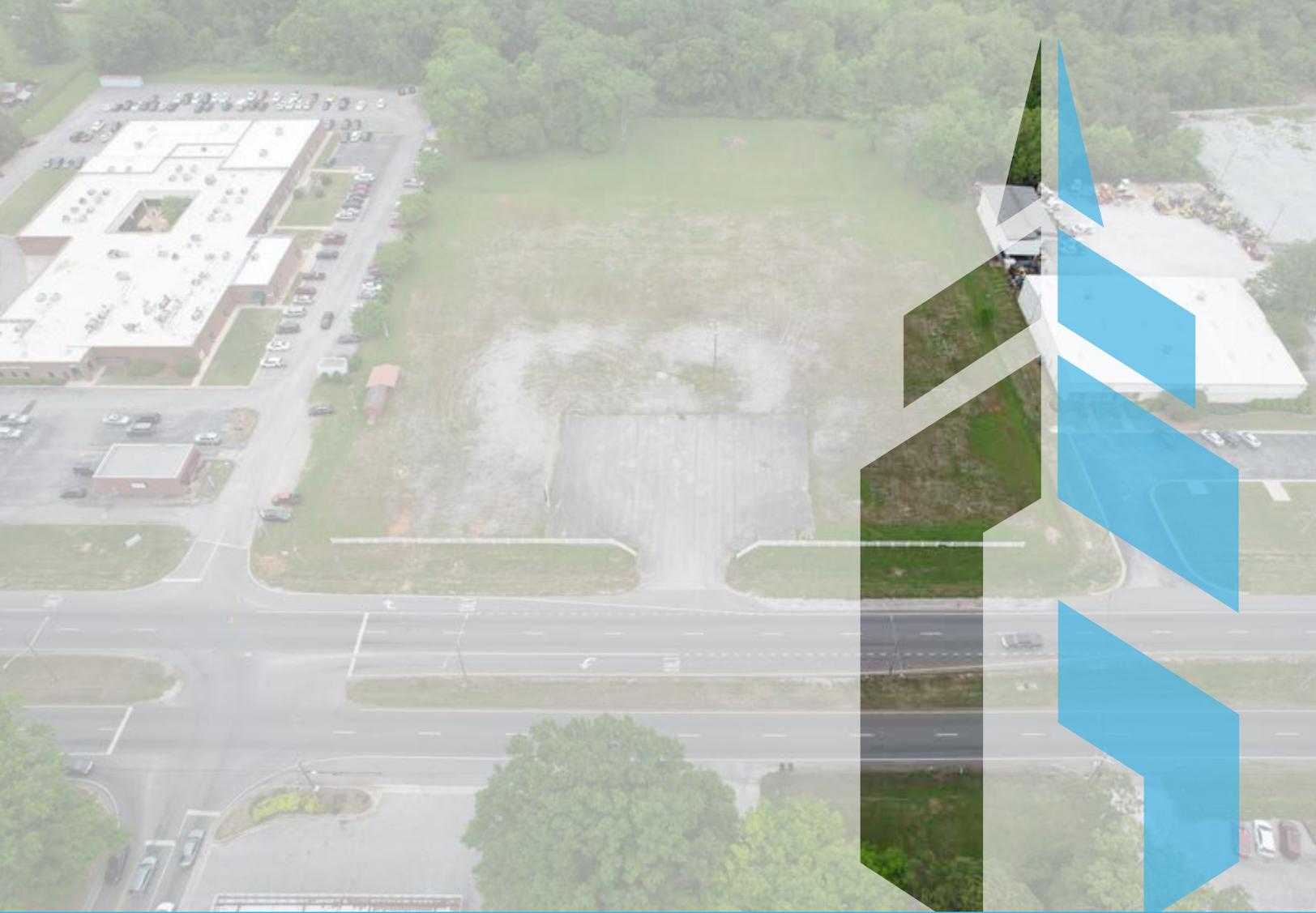


OFFERING SUMMARY	
Sale Price:	\$1,200,000.00
Parcel Number:	12-03-05-4-000-002.000
Lot Size:	+/- 5.9 Acres
Zoning:	M-1
Market:	Decatur
Utilities:	All utilities available
Frontage on Hwy 31:	+/- 453.5'

## PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering consisting of approximately 5.9 acres. Situated along high-traffic Hwy 31 S, the development lot is in the City of Decatur. The +/- 453.5' x 552.65' site is on a hard corner across from the Cedar Lake Rd/Hwy 31 intersection. Site is located between the Decatur Med-Surg Complex and LiftOne and offers potential for multiple ingress/egress points.

All utilities are available on site. Plus, its proximity to major interstates adds to its accessibility and convenience for logistics. And the fact that it's not in a flood zone is definitely a plus. At \$1,200,000.00 it seems like a reasonable investment for such a versatile property.

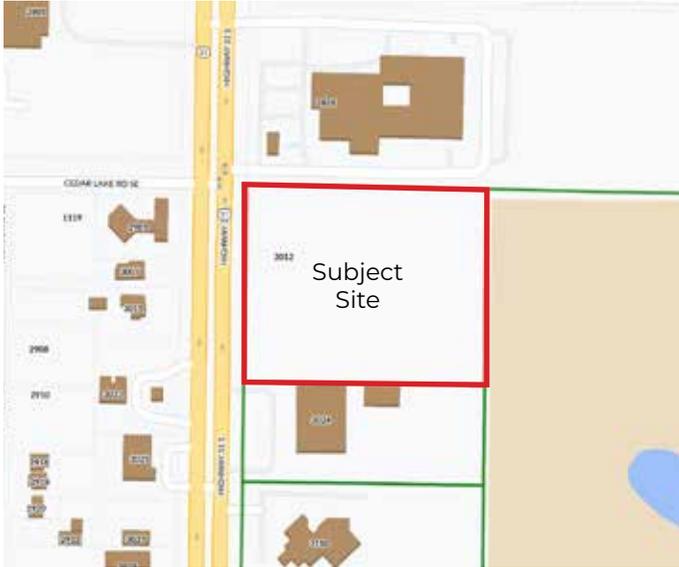


+/- 5.9 ACRES

## PROPERTY INFORMATION

3012 HIGHWAY 31 S - DECATUR, AL

# PARCEL INFORMATION





+/- 5.9 ACRES

## LOCATION INFORMATION

3012 HIGHWAY 31 S - DECATUR, AL



RiskMeter

CoreLogic

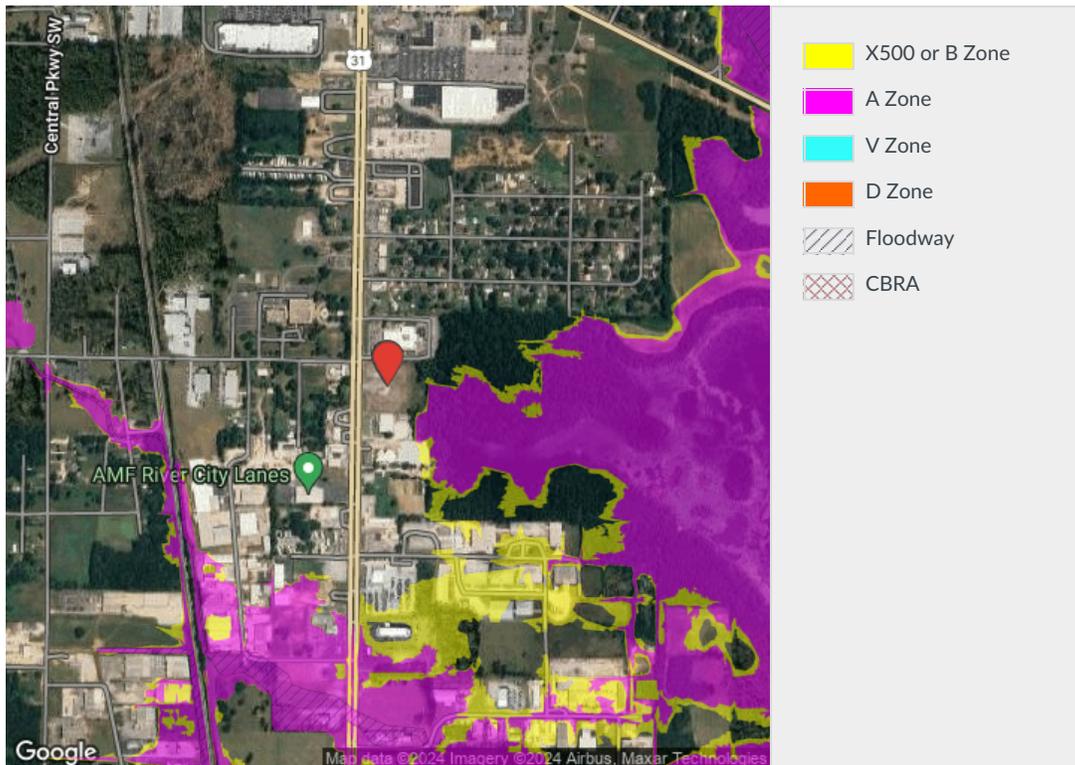
3012 HIGHWAY 31 S DECATUR, AL 35603-1404

LOCATION ACCURACY: *User-defined location*

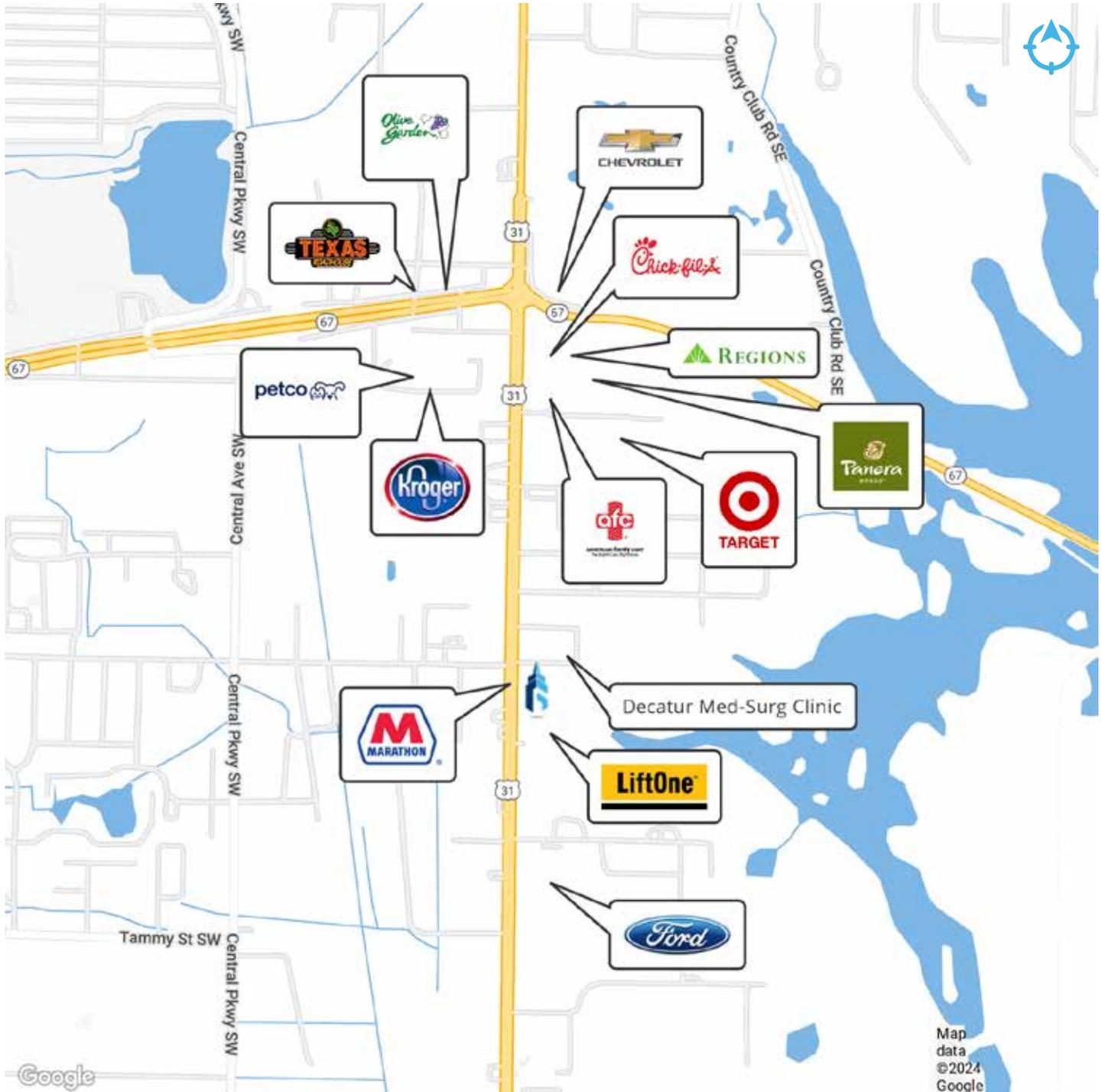
## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0086F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0086F

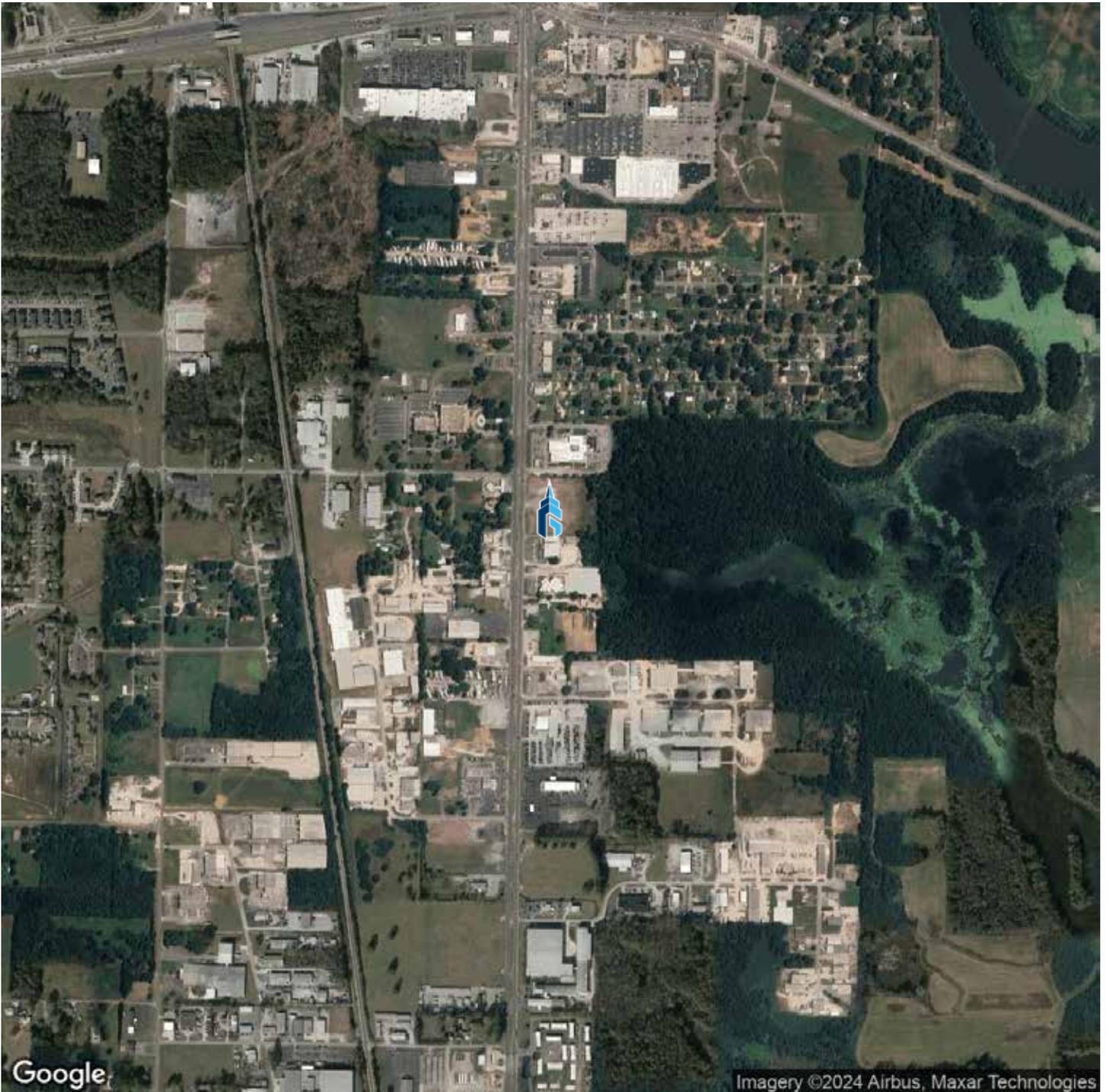


# RETAILER MAP

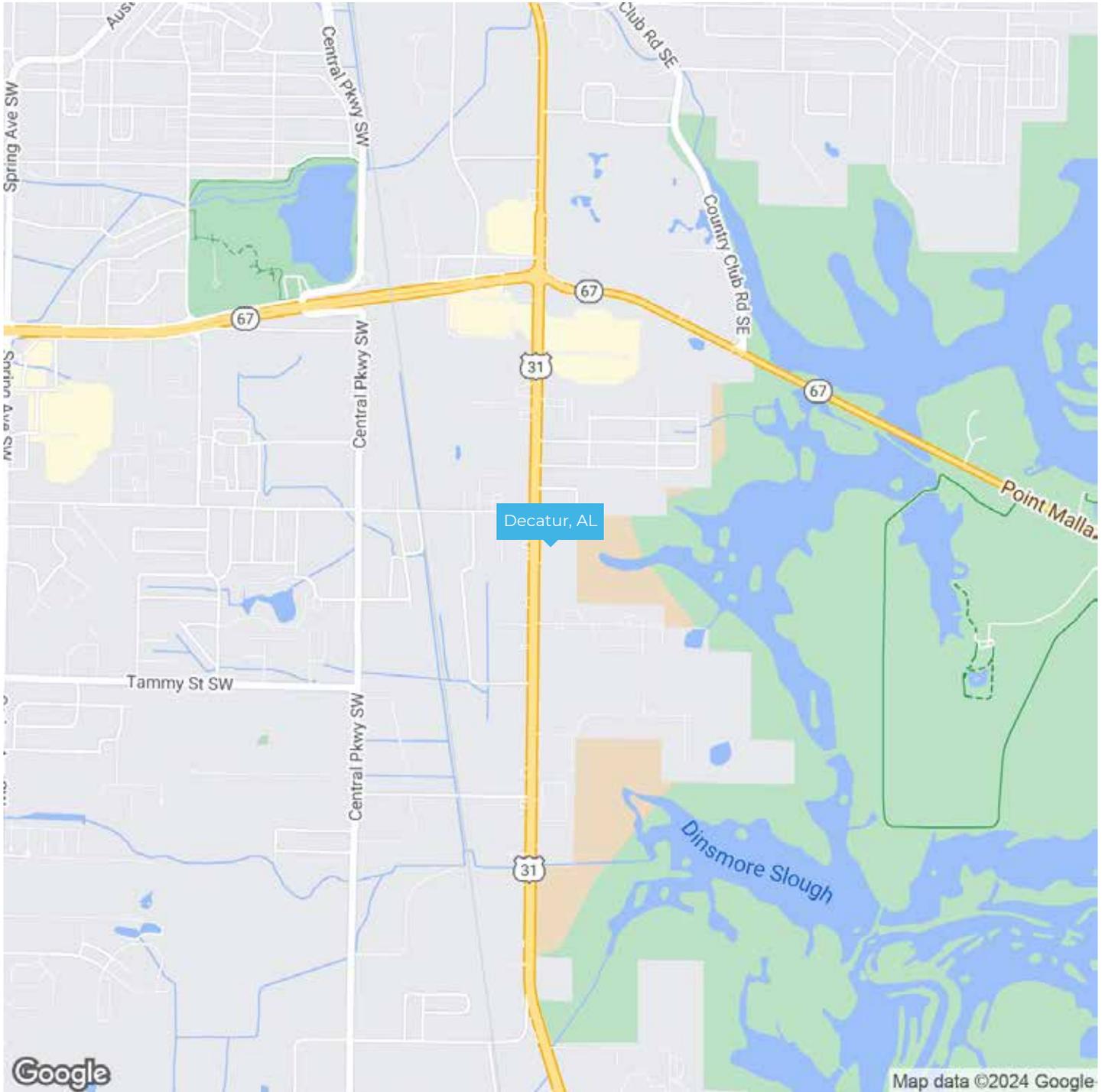


3012 HIGHWAY 31 S

# AERIAL MAP



# REGIONAL MAP



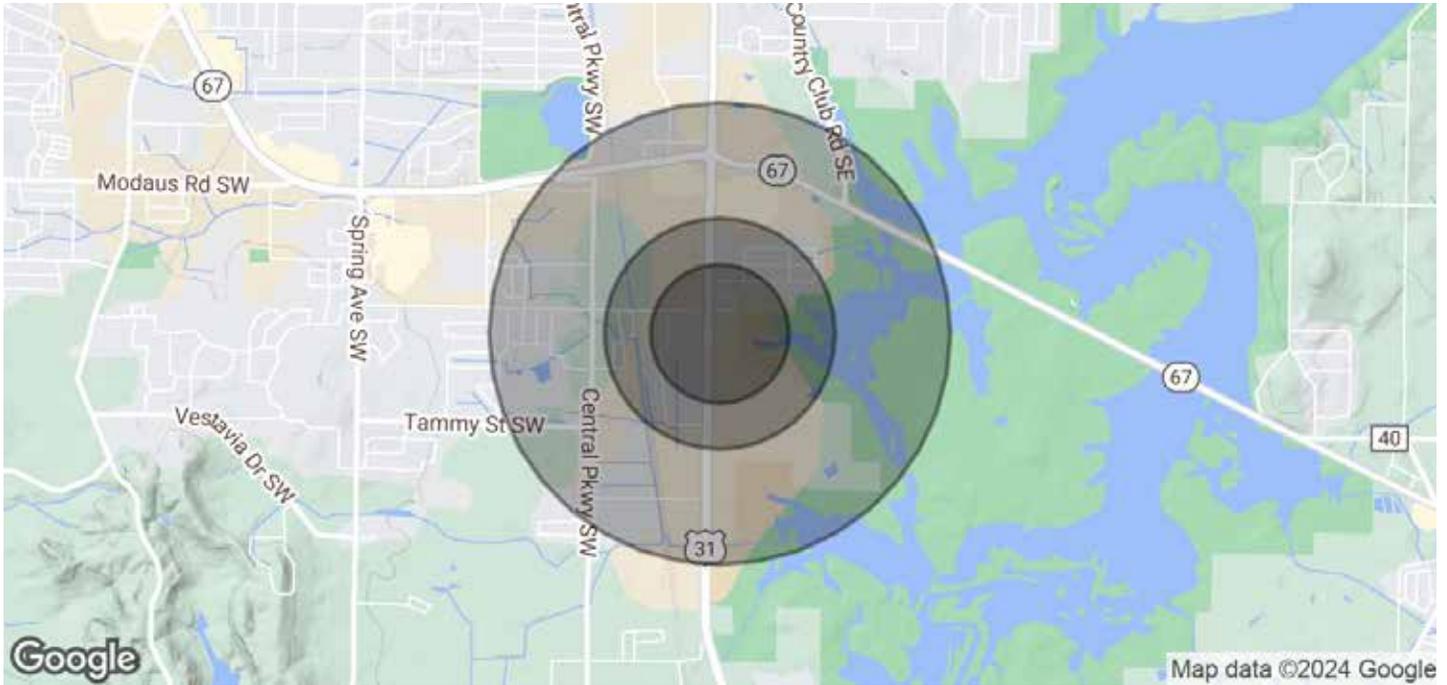


+/- 5.9 ACRES

# DEMOGRAPHIC DATA

3012 HIGHWAY 31 S - DECATUR, AL

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	91	364	2,956
Average Age	35	35	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	126	1,230
# of Persons per HH	2.8	2.9	2.4
Average HH Income	\$71,329	\$71,329	\$65,035
Average House Value	\$193,980	\$193,980	\$189,596

*Demographics data derived from AlphaMap*



# Executive Summary

2990-3058 Highway 31 S, Decatur, Alabama, 35603  
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 34.55185  
 Longitude: -86.97347

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	2,779	30,385	27,135
2020 Population	2,979	31,550	28,025
2023 Population	2,990	31,949	28,288
2028 Population	2,985	32,343	28,470
2010-2020 Annual Rate	0.70%	0.38%	0.32%
2020-2023 Annual Rate	0.11%	0.39%	0.29%
2023-2028 Annual Rate	-0.03%	0.25%	0.13%
2020 Male Population	45.8%	47.9%	50.0%
2020 Female Population	54.2%	52.1%	50.0%
2020 Median Age	33.4	39.4	41.0
2023 Male Population	45.1%	48.7%	50.2%
2023 Female Population	54.9%	51.3%	49.8%
2023 Median Age	32.9	40.2	40.4

In the identified area, the current year population is 28,288. In 2020, the Census count in the area was 28,025. The rate of change since 2020 was 0.29% annually. The five-year projection for the population in the area is 28,470 representing a change of 0.13% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	45.9%	59.0%	57.5%
2023 Black Alone	31.6%	17.9%	24.7%
2023 American Indian/Alaska Native Alone	0.8%	0.9%	0.7%
2023 Asian Alone	1.3%	0.9%	1.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	11.7%	12.7%	9.2%
2023 Two or More Races	8.5%	8.7%	6.9%
2023 Hispanic Origin (Any Race)	17.5%	19.1%	14.0%

Persons of Hispanic origin represent 14.0% 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 69.3 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	27	74	70
2010 Households	1,161	12,476	10,598
2020 Households	1,285	13,078	11,033
2023 Households	1,292	13,349	11,226
2028 Households	1,297	13,610	11,377
2010-2020 Annual Rate	1.02%	0.47%	0.40%
2020-2023 Annual Rate	0.17%	0.63%	0.54%
2023-2028 Annual Rate	0.08%	0.39%	0.27%
2023 Average Household Size	2.31	2.37	2.40

The household count in this area has changed from 11,033 in 2020 to 11,226 in the current year, a change of 0.54% annually. The five-year projection of households is 11,377, a change of 0.27% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 7,246 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 into 2020 geography and Census 2020 data.



# Executive Summary

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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	23.8%	19.1%	20.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$31,571	\$52,914	\$55,814
2028 Median Household Income	\$35,394	\$59,233	\$63,064
2023-2028 Annual Rate	2.31%	2.28%	2.47%
<b>Average Household Income</b>			
2023 Average Household Income	\$46,942	\$78,217	\$79,876
2028 Average Household Income	\$52,511	\$88,184	\$90,802
2023-2028 Annual Rate	2.27%	2.43%	2.60%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$20,122	\$32,243	\$32,502
2028 Per Capita Income	\$22,588	\$36,603	\$37,178
2023-2028 Annual Rate	2.34%	2.57%	2.72%
<b>GINI Index</b>			
2023 Gini Index	47.3	44.0	43.6

### Households by Income

Current median household income is \$55,814 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$63,064 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$79,876 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,802 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,502 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,178 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	110	137	130
2010 Total Housing Units	1,258	13,467	11,599
2010 Owner Occupied Housing Units	436	8,009	7,035
2010 Renter Occupied Housing Units	725	4,467	3,562
2010 Vacant Housing Units	97	991	1,001
2020 Total Housing Units	1,359	14,009	11,947
2020 Owner Occupied Housing Units	418	7,985	7,175
2020 Renter Occupied Housing Units	867	5,093	3,858
2020 Vacant Housing Units	72	984	874
2023 Total Housing Units	1,367	14,263	12,138
2023 Owner Occupied Housing Units	520	9,067	7,822
2023 Renter Occupied Housing Units	772	4,282	3,404
2023 Vacant Housing Units	75	914	912
2028 Total Housing Units	1,368	14,475	12,262
2028 Owner Occupied Housing Units	534	9,344	8,043
2028 Renter Occupied Housing Units	763	4,266	3,334
2028 Vacant Housing Units	71	865	885

### Socioeconomic Status Index

2023 Socioeconomic Status Index	44.9	45.2	45.7
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Currently, 64.4% of the 12,138 housing units in the area are owner occupied; 28.0%, renter occupied; and 7.5% 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 11,947 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is \$187,647, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.76% annually to \$194,853.

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



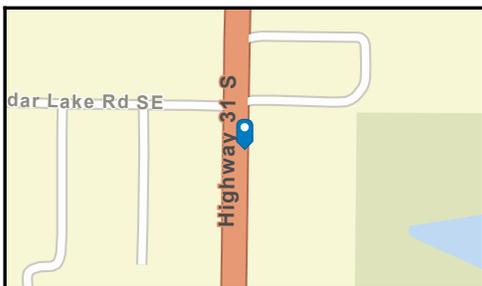
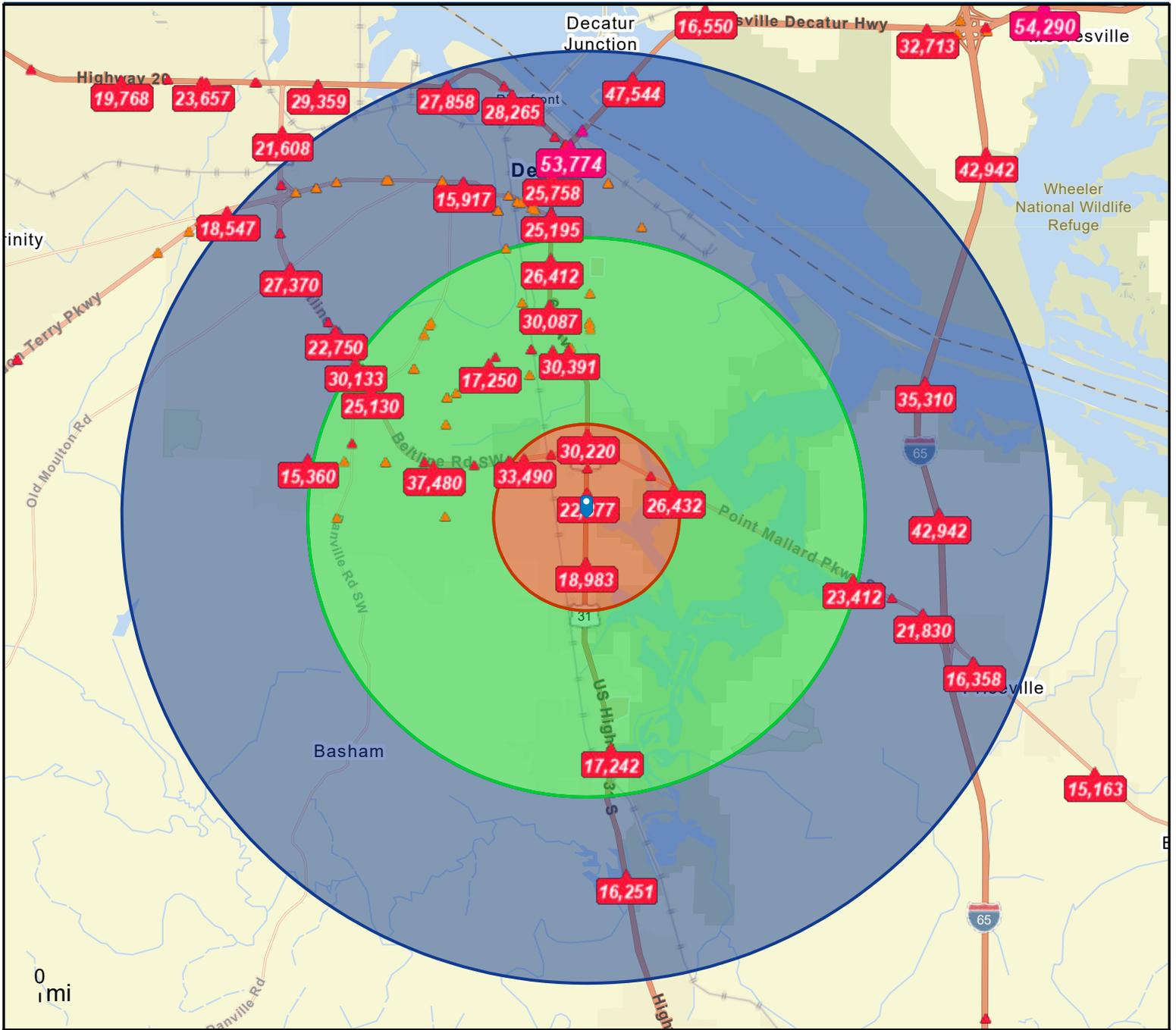
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# TRAFFIC DATA

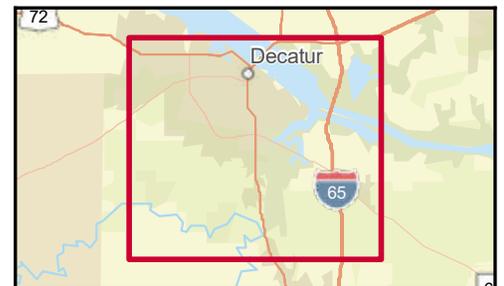
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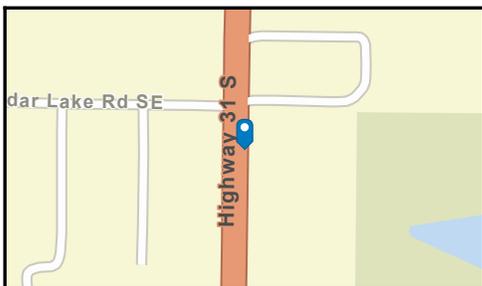
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



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