

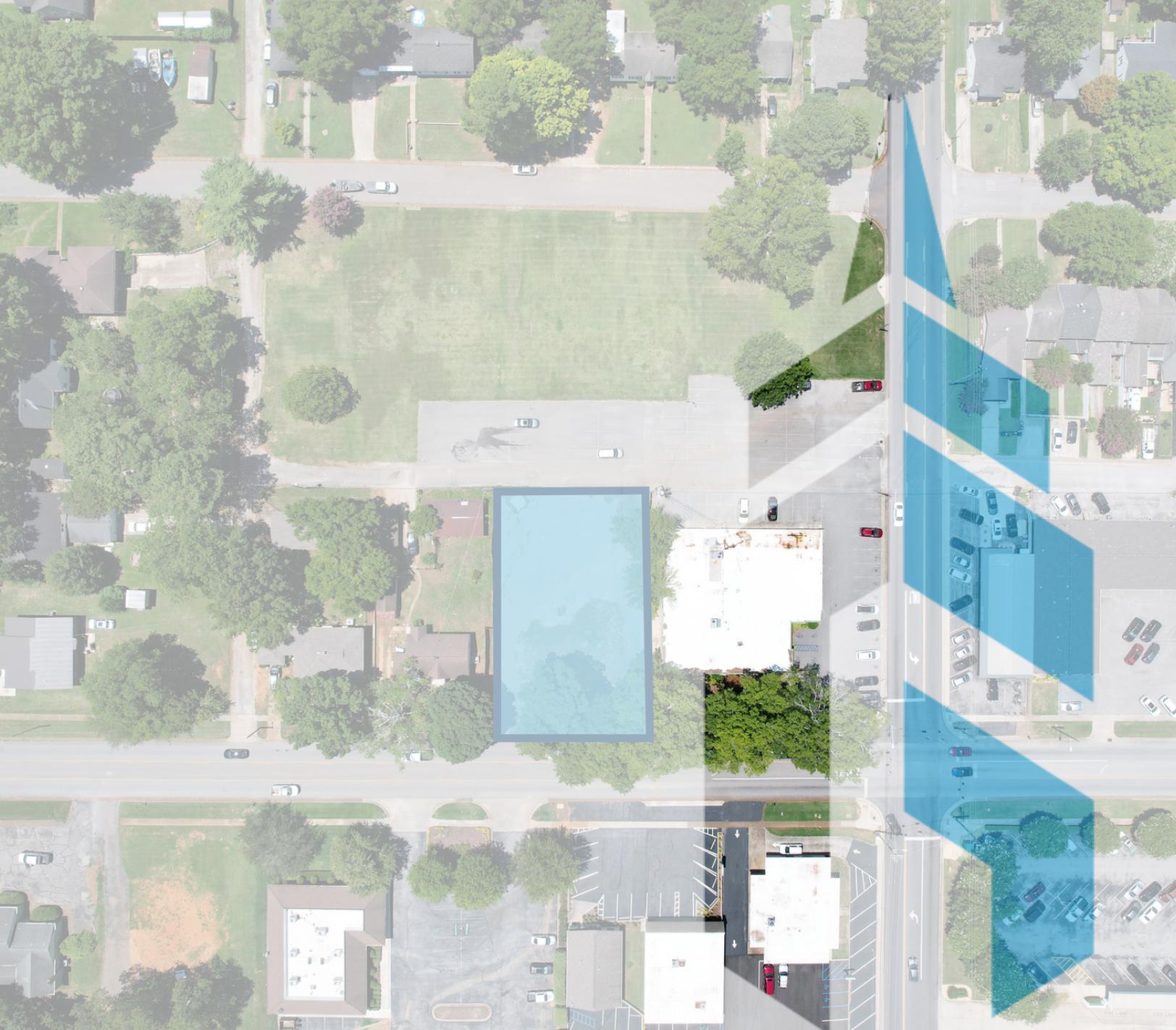
# MEDICAL DEVELOPMENT LOT

1207 Somerville Rd SE, Decatur, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St, NE Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



# PROPERTY INFORMATION

1207 Somerville Rd SE, Decatur, AL 35601



OFFERING SUMMARY	
Sale Price:	\$168,000
Available SF:	14,000 SF
Lot Size:	100' x 140'
Zoning:	M-C
Market:	Decatur
Traffic Count:	7,726 in 2021

### PROPERTY OVERVIEW

Prime development lot adjacent to Decatur-Morgan Hospital at 1207 Somerville Rd SE. The 100' x 140' lot totals approximately 14,000 sf with 100' of frontage along busy Somerville Rd in Decatur's medical district. The property is zoned M-C and not in a flood zone with all utilities available.

### PROPERTY HIGHLIGHTS

- Development Lot
- Zoned Medical
- High Traffic Area



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## Confidentiality & Disclaimer

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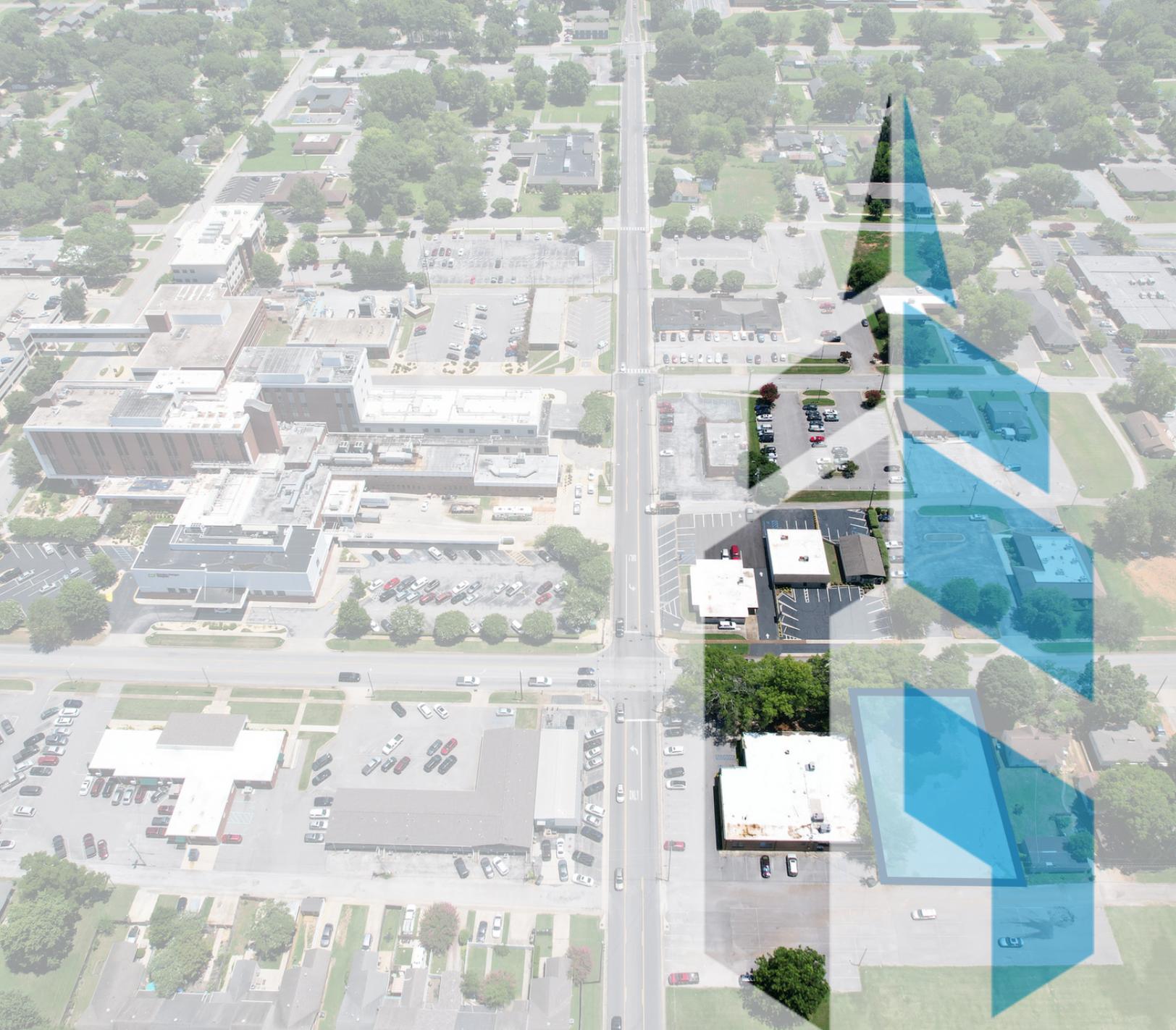
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

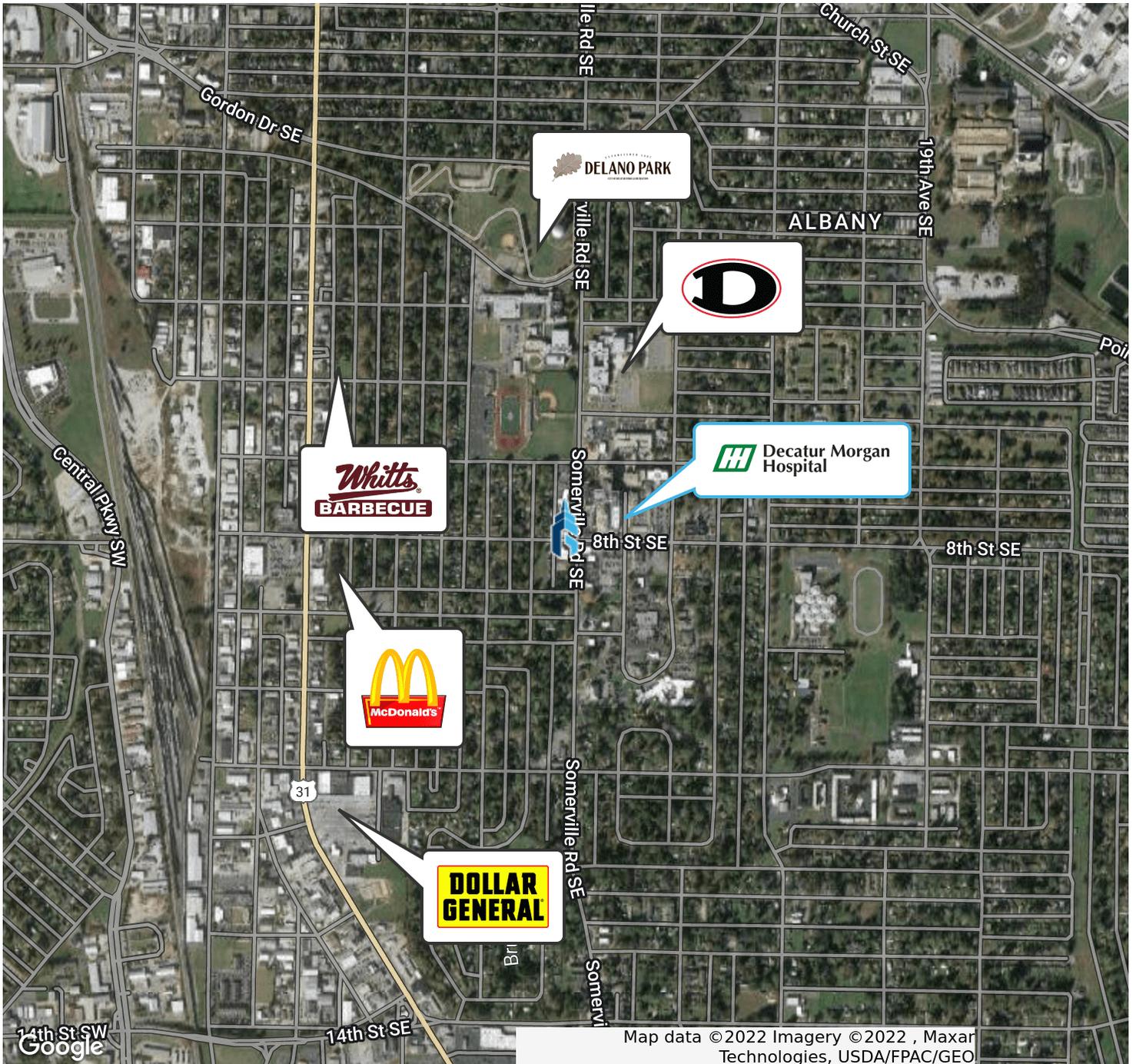
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

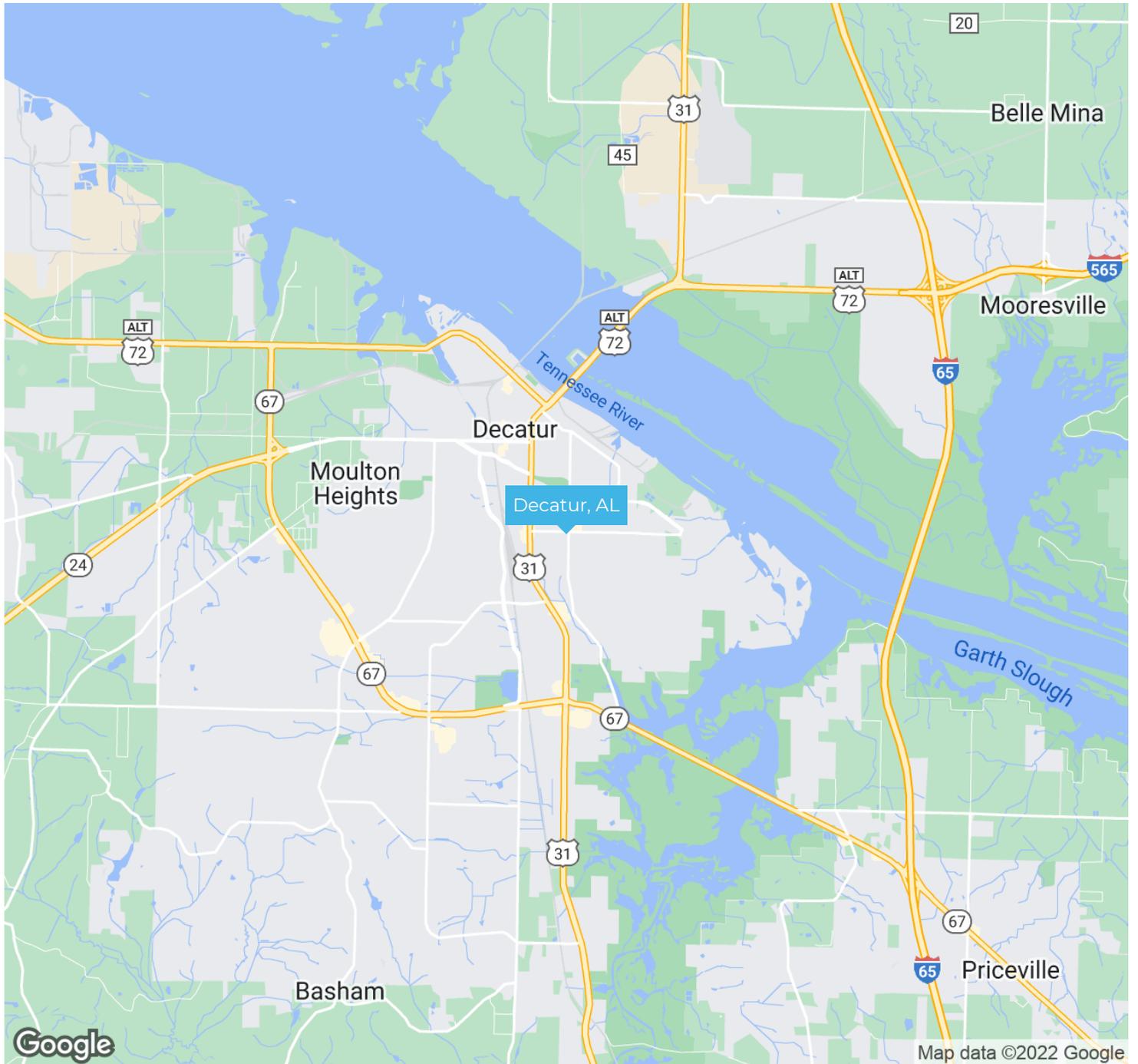


# LOCATION INFORMATION

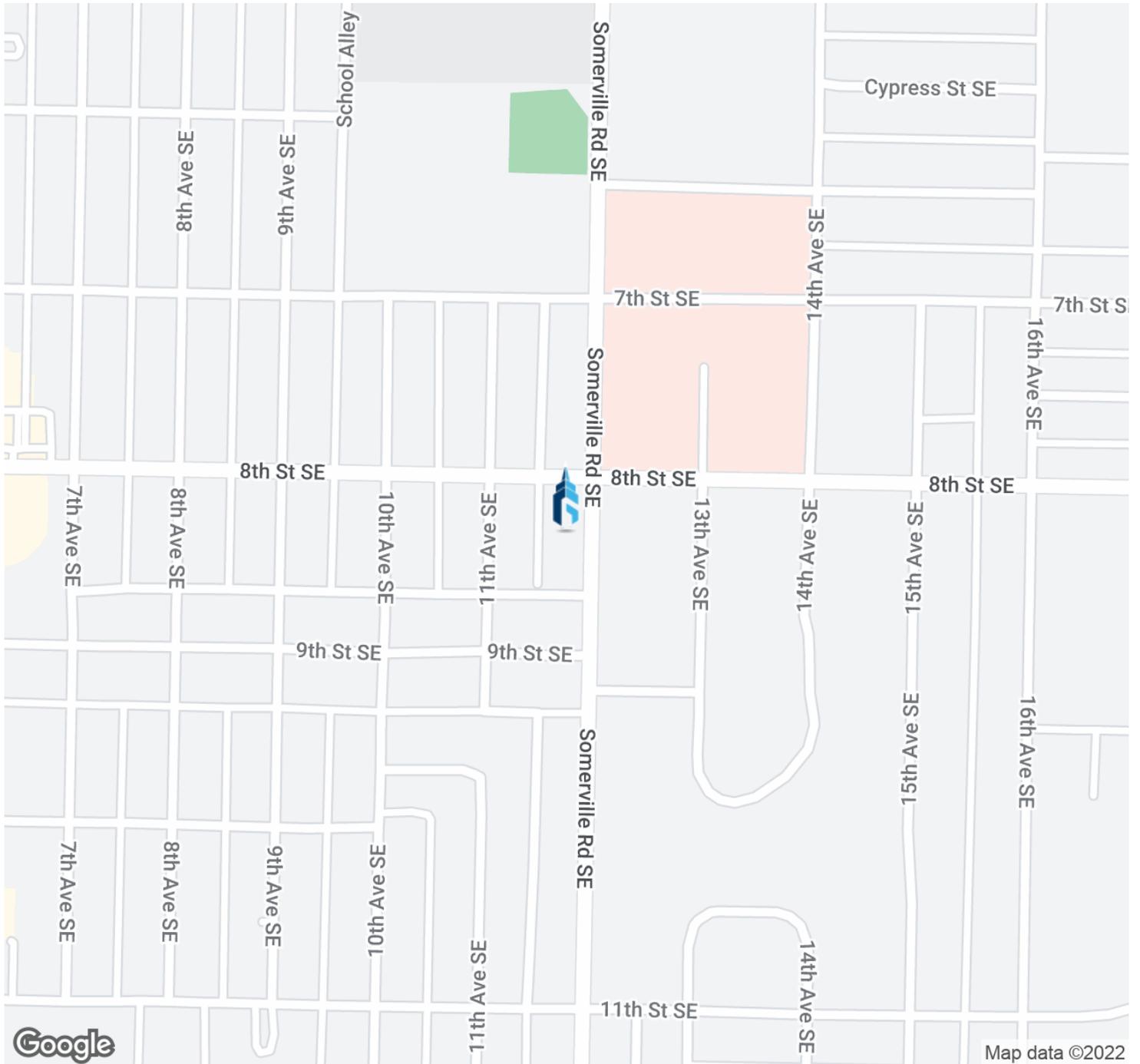
1207 Somerville Rd SE, Decatur, AL 35601



# REGIONAL MAP



# LOCATION MAP



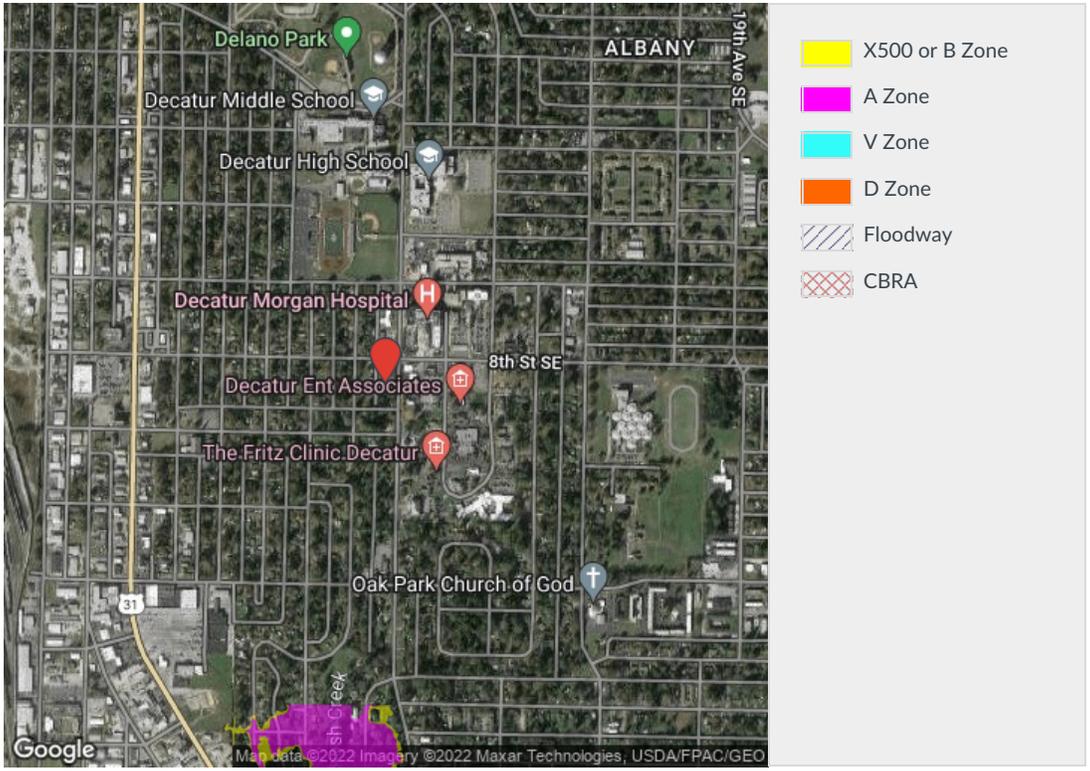
1207 SOMERVILLE RD SE DECATUR, AL 35601-4334

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

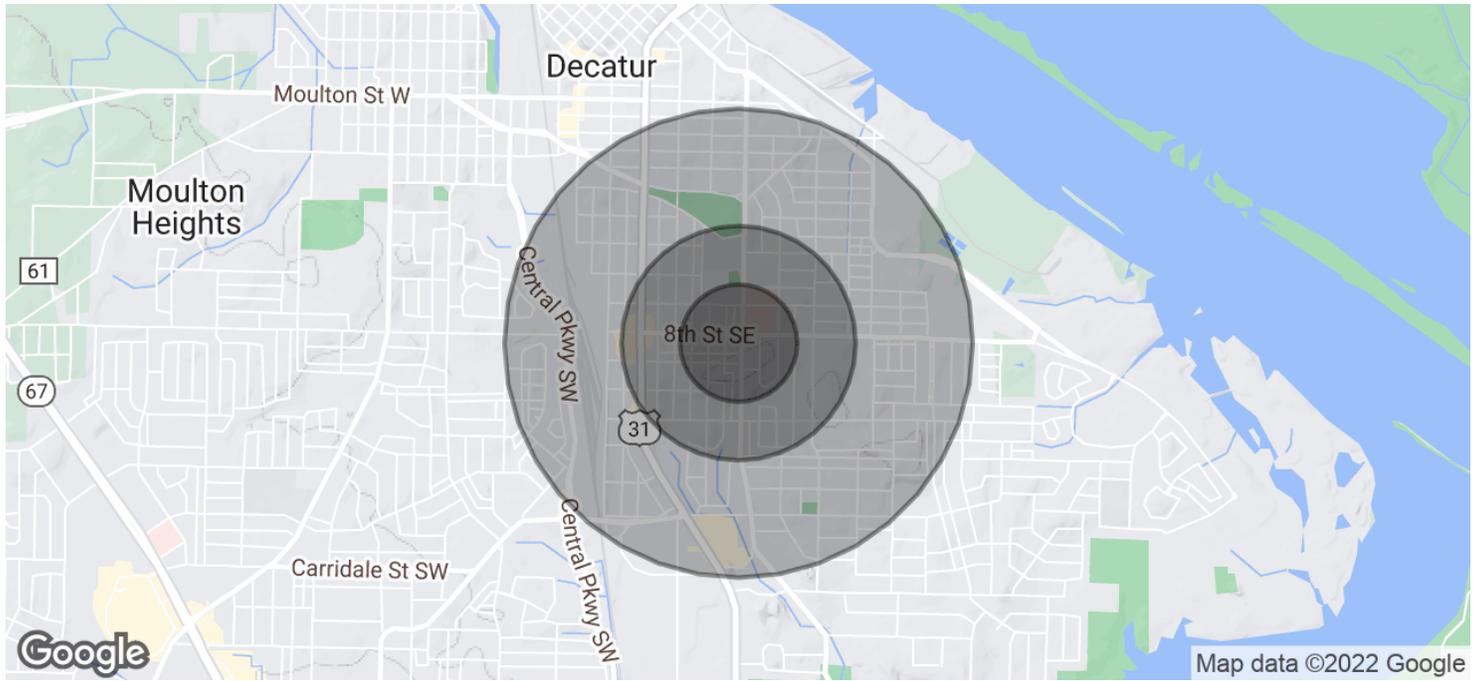
COMMUNITY	010176	PANEL	0078F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0078F





# DEMOGRAPHICS

1207 Somerville Rd SE, Decatur, AL 35601



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	606	1,875	6,441
Average Age	30.2	33.4	35.4
Average Age (Male)	30.8	33.5	34.3
Average Age (Female)	32.0	35.4	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	787	2,704
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$45,059	\$45,614	\$50,288
Average House Value	\$827,442	\$488,198	\$230,028

*\* Demographic data derived from 2020 ACS - US Census*



# Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 34.58878  
 Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	8,514	8,528	8,616	8,776
Households	3,561	3,600	3,654	3,727
Families	2,214	-	2,211	2,246
Average Household Size	2.27	2.23	2.22	2.22
Owner Occupied Housing Units	2,013	-	2,192	2,280
Renter Occupied Housing Units	1,548	-	1,462	1,447
Median Age	36.2	-	38.1	38.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.37%	0.21%	0.25%
Households	0.40%	0.28%	0.31%
Families	0.31%	0.22%	0.28%
Owner HHs	0.79%	0.47%	0.53%
Median Household Income	2.37%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	436	11.9%	374	10.0%
\$15,000 - \$24,999	437	12.0%	363	9.7%
\$25,000 - \$34,999	417	11.4%	340	9.1%
\$35,000 - \$49,999	511	14.0%	413	11.1%
\$50,000 - \$74,999	821	22.5%	990	26.6%
\$75,000 - \$99,999	350	9.6%	417	11.2%
\$100,000 - \$149,999	452	12.4%	553	14.8%
\$150,000 - \$199,999	107	2.9%	140	3.8%
\$200,000+	123	3.4%	138	3.7%
Median Household Income	\$50,492		\$56,768	
Average Household Income	\$69,551		\$79,690	
Per Capita Income	\$27,954		\$32,177	

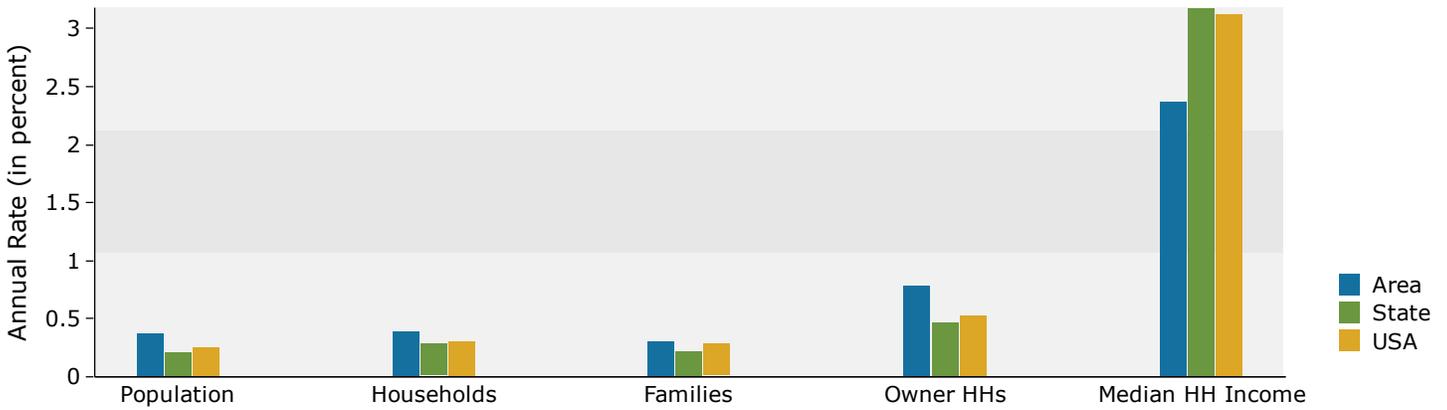
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	629	7.4%	563	6.5%	567	6.5%
5 - 9	584	6.9%	548	6.4%	559	6.4%
10 - 14	548	6.4%	539	6.3%	549	6.3%
15 - 19	535	6.3%	520	6.0%	544	6.2%
20 - 24	550	6.5%	542	6.3%	580	6.6%
25 - 34	1,277	15.0%	1,212	14.1%	1,166	13.3%
35 - 44	1,062	12.5%	1,199	13.9%	1,154	13.1%
45 - 54	1,136	13.3%	972	11.3%	1,049	12.0%
55 - 64	934	11.0%	998	11.6%	972	11.1%
65 - 74	645	7.6%	813	9.4%	862	9.8%
75 - 84	428	5.0%	478	5.5%	540	6.2%
85+	185	2.2%	232	2.7%	235	2.7%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,742	67.4%	4,931	57.8%	4,898	56.9%	4,803	54.7%
Black Alone	1,412	16.6%	1,550	18.2%	1,603	18.6%	1,668	19.0%
American Indian Alone	102	1.2%	77	0.9%	76	0.9%	82	0.9%
Asian Alone	45	0.5%	61	0.7%	66	0.8%	70	0.8%
Pacific Islander Alone	21	0.2%	10	0.1%	10	0.1%	10	0.1%
Some Other Race Alone	947	11.1%	1,236	14.5%	1,269	14.7%	1,374	15.7%
Two or More Races	244	2.9%	662	7.8%	693	8.0%	768	8.8%
Hispanic Origin (Any Race)	1,394	16.4%	1,737	20.4%	1,772	20.6%	1,881	21.4%

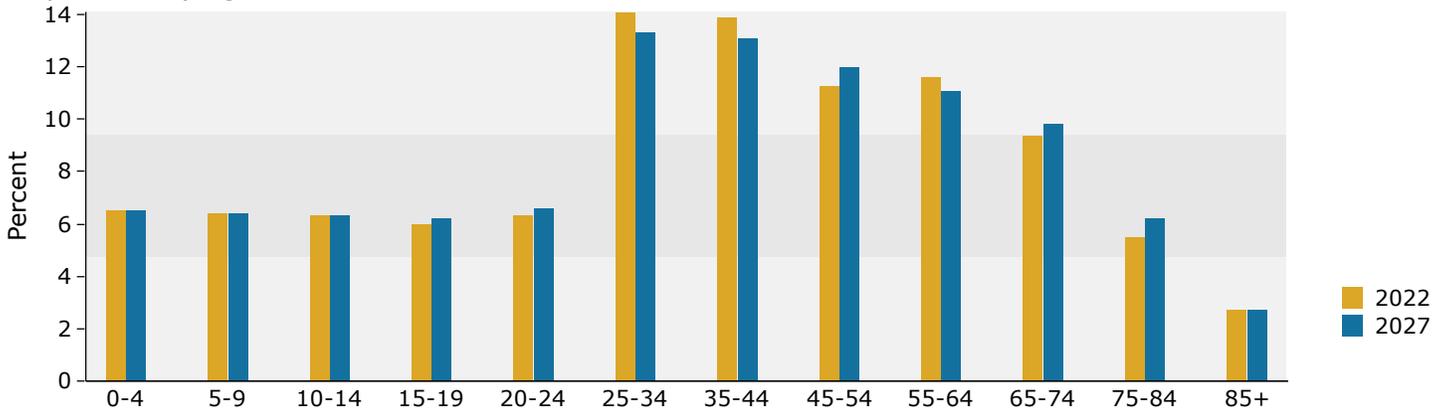
**Data Note:** Income is expressed in current dollars.

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

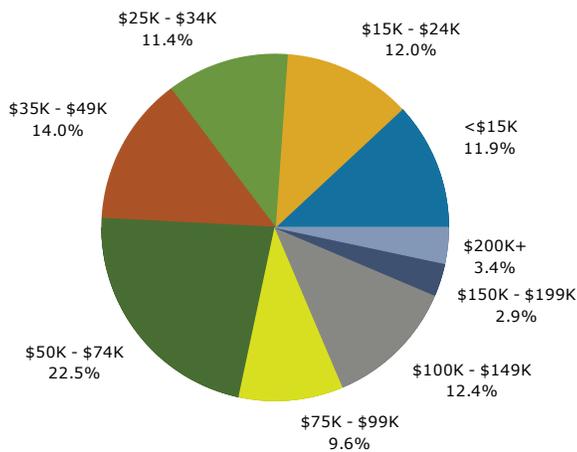
## Trends 2022-2027



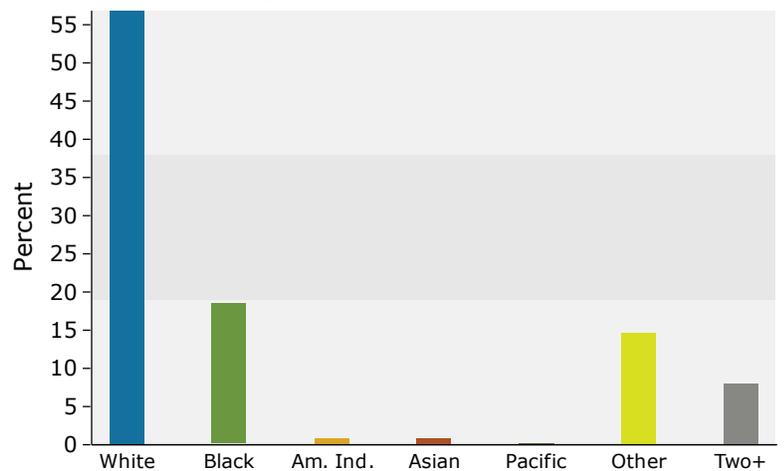
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 20.6%

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



# Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601  
 Ring Band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 34.58878  
 Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	29,538	30,481	30,426	30,500
Households	11,625	12,080	12,136	12,185
Families	7,342	-	7,430	7,440
Average Household Size	2.46	2.43	2.41	2.41
Owner Occupied Housing Units	6,568	-	7,317	7,479
Renter Occupied Housing Units	5,058	-	4,819	4,706
Median Age	35.5	-	37.6	38.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.05%	0.21%	0.25%
Households	0.08%	0.28%	0.31%
Families	0.03%	0.22%	0.28%
Owner HHs	0.44%	0.47%	0.53%
Median Household Income	2.97%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,040	16.8%	1,787	14.7%
\$15,000 - \$24,999	1,372	11.3%	1,212	9.9%
\$25,000 - \$34,999	1,544	12.7%	1,417	11.6%
\$35,000 - \$49,999	1,574	13.0%	1,442	11.8%
\$50,000 - \$74,999	2,209	18.2%	2,395	19.7%
\$75,000 - \$99,999	1,484	12.2%	1,518	12.5%
\$100,000 - \$149,999	1,116	9.2%	1,453	11.9%
\$150,000 - \$199,999	416	3.4%	527	4.3%
\$200,000+	381	3.1%	433	3.6%
Median Household Income	\$44,607		\$51,632	
Average Household Income	\$65,532		\$74,532	
Per Capita Income	\$26,514		\$30,168	

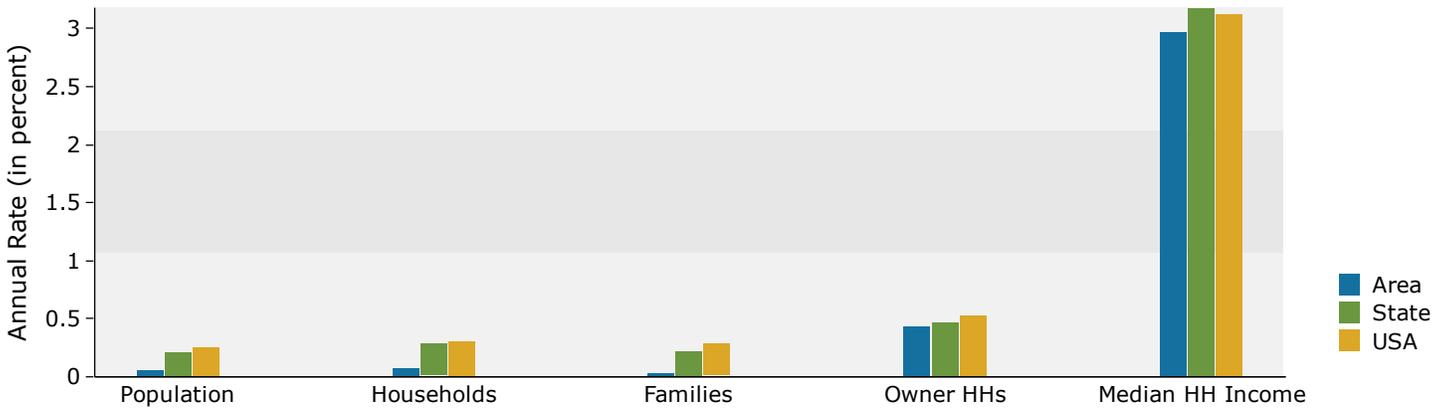
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,151	7.3%	1,978	6.5%	1,971	6.5%
5 - 9	2,015	6.8%	1,974	6.5%	1,968	6.5%
10 - 14	1,886	6.4%	1,952	6.4%	1,940	6.4%
15 - 19	1,947	6.6%	1,833	6.0%	1,894	6.2%
20 - 24	2,150	7.3%	1,898	6.2%	1,923	6.3%
25 - 34	4,422	15.0%	4,419	14.5%	3,950	13.0%
35 - 44	3,781	12.8%	4,167	13.7%	4,249	13.9%
45 - 54	3,833	13.0%	3,402	11.2%	3,578	11.7%
55 - 64	3,200	10.8%	3,533	11.6%	3,365	11.0%
65 - 74	2,138	7.2%	2,888	9.5%	3,011	9.9%
75 - 84	1,440	4.9%	1,673	5.5%	1,912	6.3%
85+	575	1.9%	708	2.3%	738	2.4%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,697	56.5%	14,555	47.8%	14,317	47.1%	13,804	45.3%
Black Alone	8,362	28.3%	8,542	28.0%	8,578	28.2%	8,725	28.6%
American Indian Alone	170	0.6%	284	0.9%	286	0.9%	296	1.0%
Asian Alone	174	0.6%	195	0.6%	198	0.7%	207	0.7%
Pacific Islander Alone	67	0.2%	40	0.1%	40	0.1%	40	0.1%
Some Other Race Alone	3,375	11.4%	4,427	14.5%	4,479	14.7%	4,707	15.4%
Two or More Races	692	2.3%	2,439	8.0%	2,528	8.3%	2,720	8.9%
Hispanic Origin (Any Race)	5,153	17.4%	6,481	21.3%	6,544	21.5%	6,755	22.1%

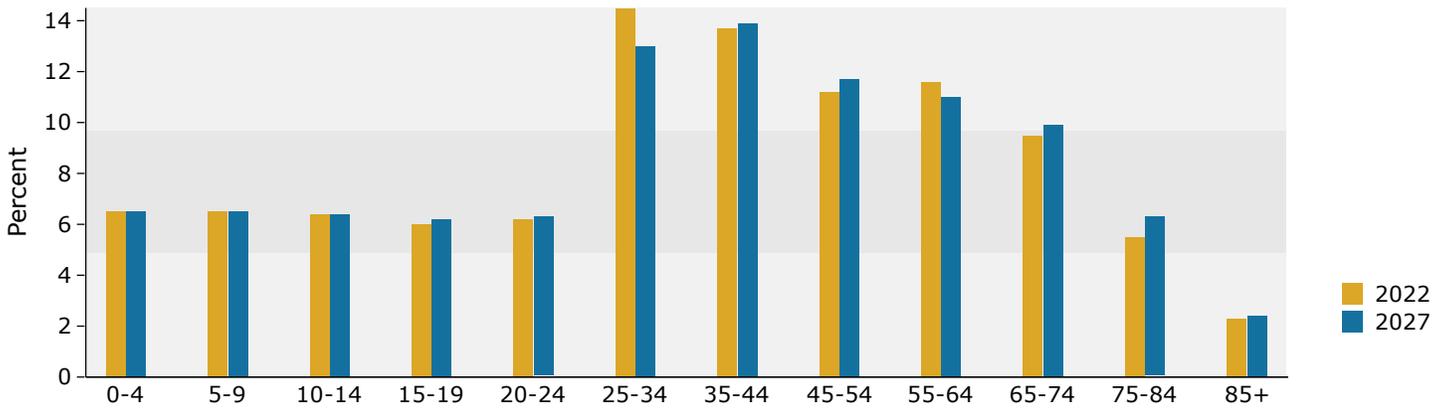
Data Note: Income is expressed in current dollars.

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

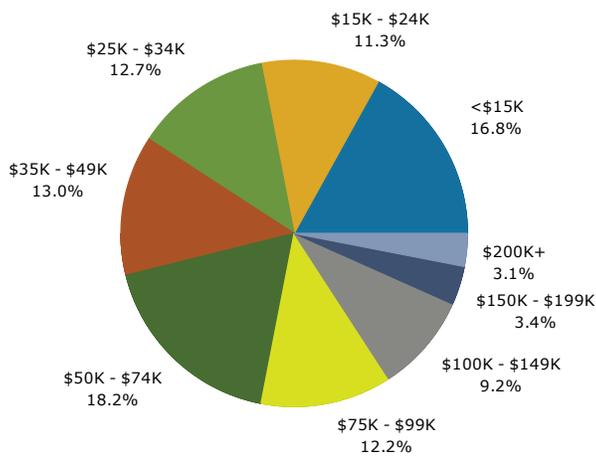
## Trends 2022-2027



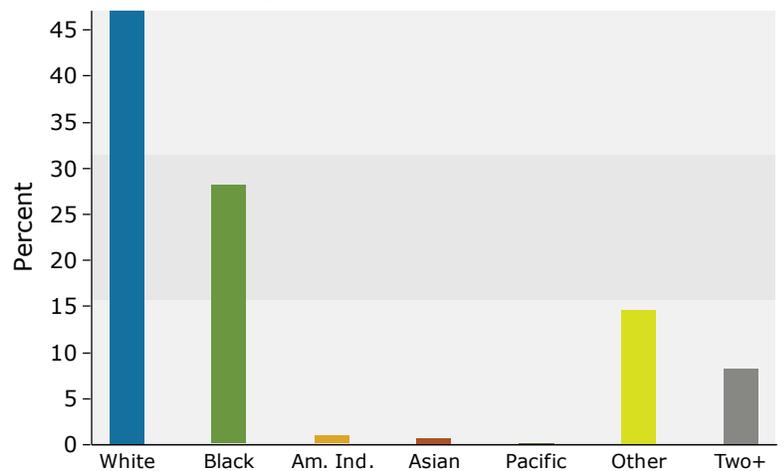
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 21.5%

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



# Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601  
 Ring Band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 34.58878  
 Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	18,146	18,626	18,681	18,646
Households	7,301	7,737	7,760	7,767
Families	5,185	-	5,387	5,371
Average Household Size	2.45	2.39	2.39	2.39
Owner Occupied Housing Units	5,237	-	5,708	5,790
Renter Occupied Housing Units	2,064	-	2,053	1,977
Median Age	39.4	-	42.1	42.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.04%	0.21%	0.25%
Households	0.02%	0.28%	0.31%
Families	-0.06%	0.22%	0.28%
Owner HHs	0.29%	0.47%	0.53%
Median Household Income	3.86%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	844	10.9%	747	9.6%
\$15,000 - \$24,999	710	9.1%	582	7.5%
\$25,000 - \$34,999	681	8.8%	618	8.0%
\$35,000 - \$49,999	779	10.0%	701	9.0%
\$50,000 - \$74,999	1,362	17.6%	1,146	14.8%
\$75,000 - \$99,999	960	12.4%	901	11.6%
\$100,000 - \$149,999	1,589	20.5%	2,058	26.5%
\$150,000 - \$199,999	391	5.0%	499	6.4%
\$200,000+	445	5.7%	515	6.6%
Median Household Income	\$63,668		\$76,936	
Average Household Income	\$87,014		\$99,889	
Per Capita Income	\$36,470		\$41,980	

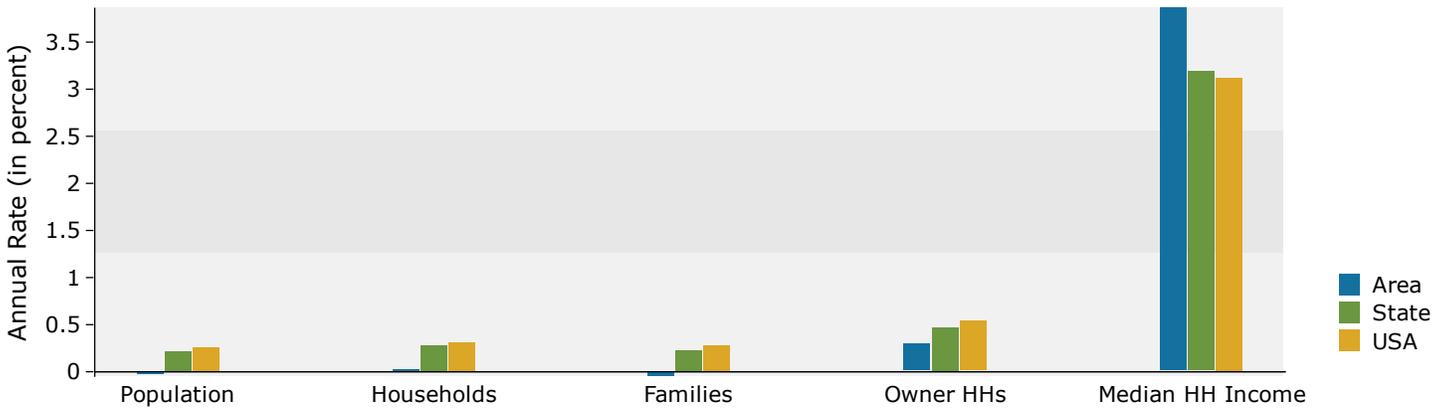
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,102	6.1%	997	5.3%	1,002	5.4%
5 - 9	1,174	6.5%	1,056	5.7%	1,048	5.6%
10 - 14	1,212	6.7%	1,132	6.1%	1,110	6.0%
15 - 19	1,191	6.6%	1,057	5.7%	1,039	5.6%
20 - 24	1,074	5.9%	995	5.3%	924	5.0%
25 - 34	2,289	12.6%	2,380	12.7%	2,250	12.1%
35 - 44	2,438	13.4%	2,388	12.8%	2,544	13.6%
45 - 54	2,884	15.9%	2,346	12.6%	2,201	11.8%
55 - 64	2,414	13.3%	2,701	14.5%	2,458	13.2%
65 - 74	1,468	8.1%	2,232	11.9%	2,341	12.6%
75 - 84	747	4.1%	1,085	5.8%	1,362	7.3%
85+	152	0.8%	312	1.7%	367	2.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,044	77.4%	12,755	68.5%	12,640	67.7%	12,305	66.0%
Black Alone	2,858	15.8%	3,502	18.8%	3,575	19.1%	3,685	19.8%
American Indian Alone	126	0.7%	83	0.4%	84	0.4%	84	0.5%
Asian Alone	261	1.4%	268	1.4%	277	1.5%	297	1.6%
Pacific Islander Alone	6	0.0%	7	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	538	3.0%	790	4.2%	816	4.4%	861	4.6%
Two or More Races	313	1.7%	1,221	6.6%	1,283	6.9%	1,406	7.5%
Hispanic Origin (Any Race)	953	5.3%	1,385	7.4%	1,421	7.6%	1,466	7.9%

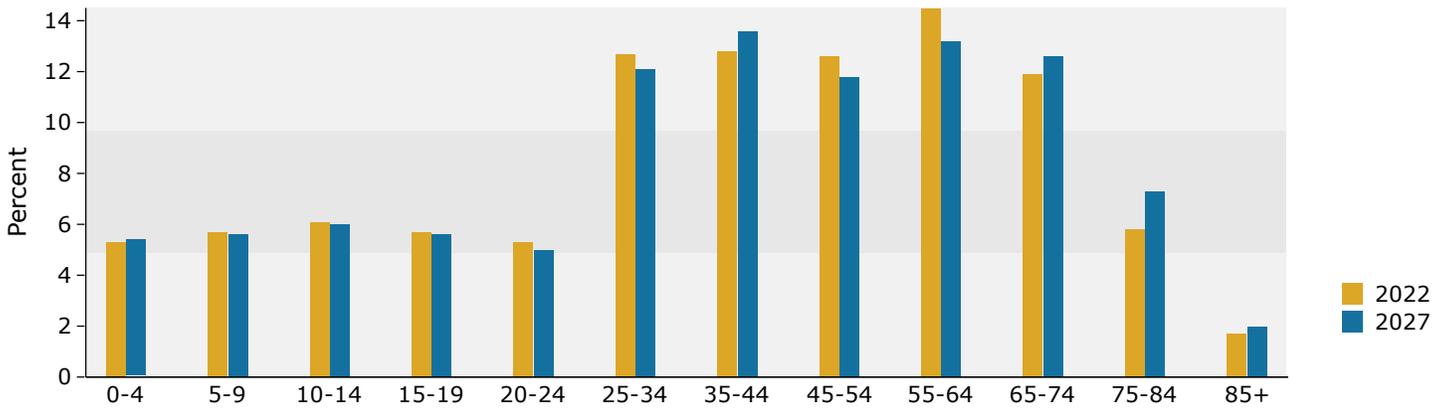
**Data Note:** Income is expressed in current dollars.

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

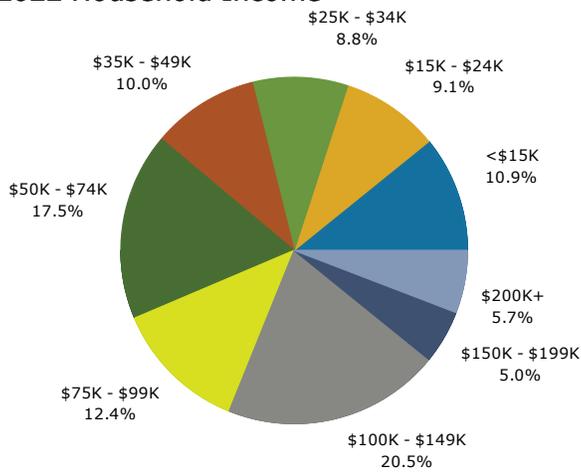
## Trends 2022-2027



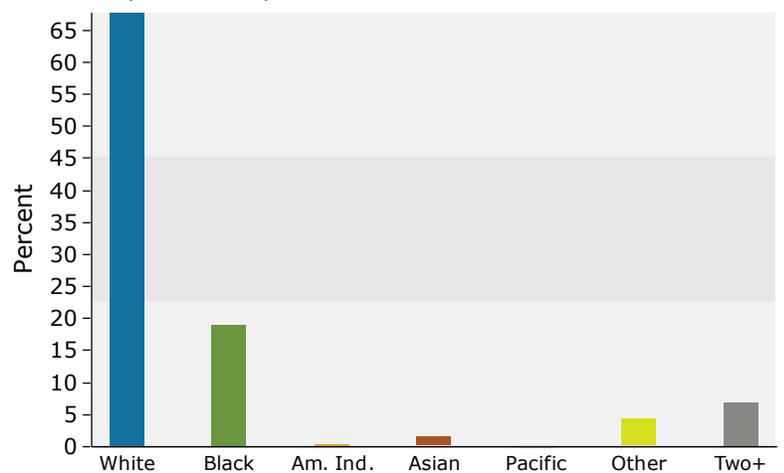
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 7.6%

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

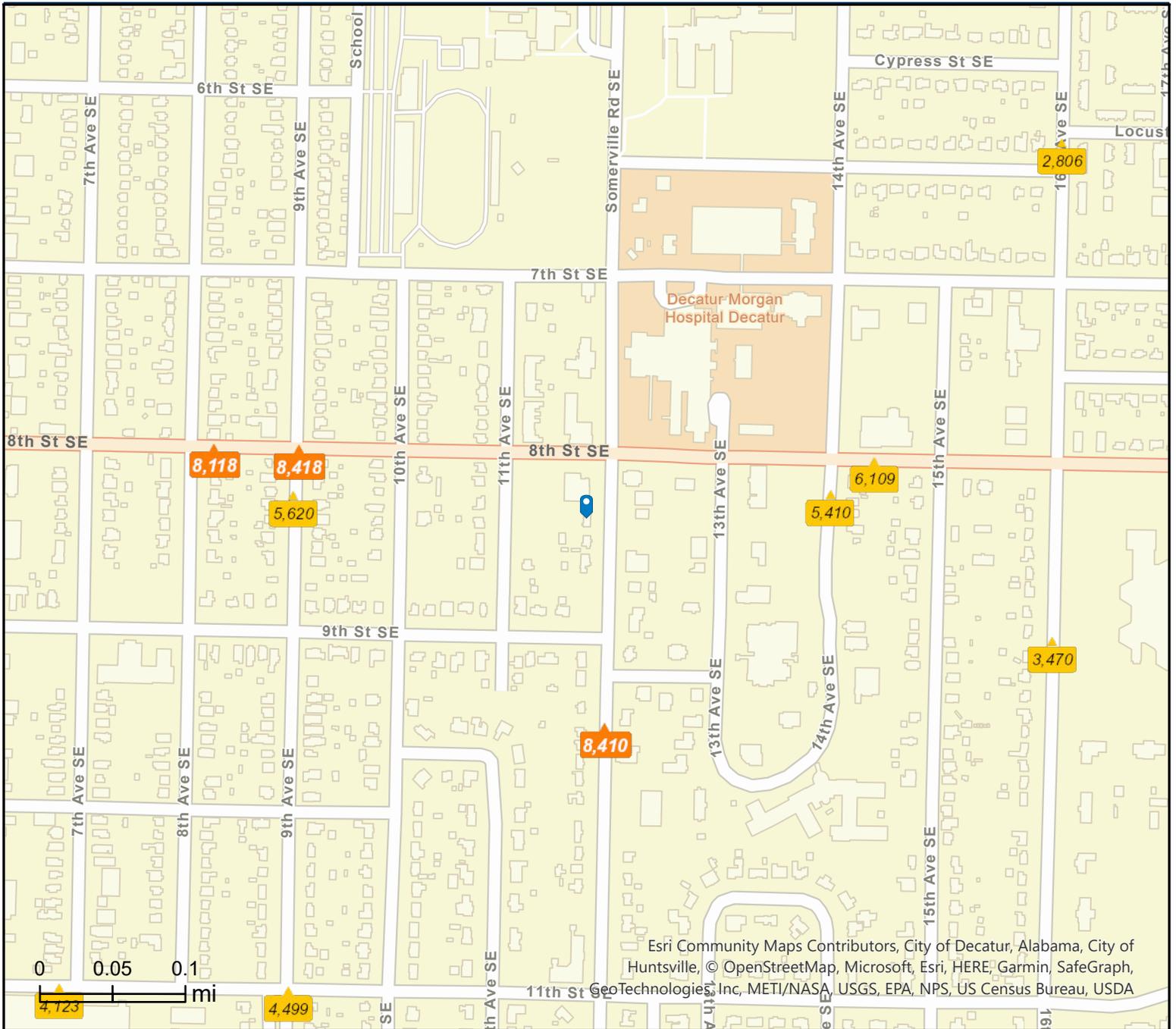


# TRAFFIC DATA

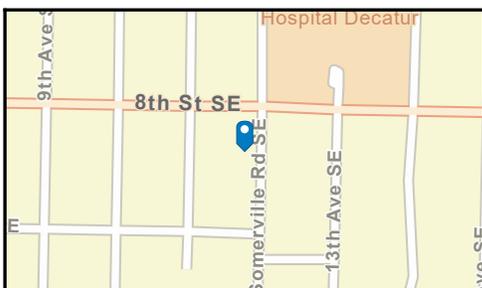
1207 Somerville Rd SE, Decatur, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE



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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 (Q1 2022).



# ADVISOR BIOS

1207 Somerville Rd SE, Decatur, AL 35601

**JARED DISON**

Salesperson

jdison@gatewaycommercial.net

Cell: 256.431.0101

AL #000110309-0

**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



140'  
100'

Somerville Rd SE

8th Street SE



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