



FOR SALE WAREHOUSE ON +/- 4.28 ACRES

101 INDUSTRIAL BLVD - BAILEYTON, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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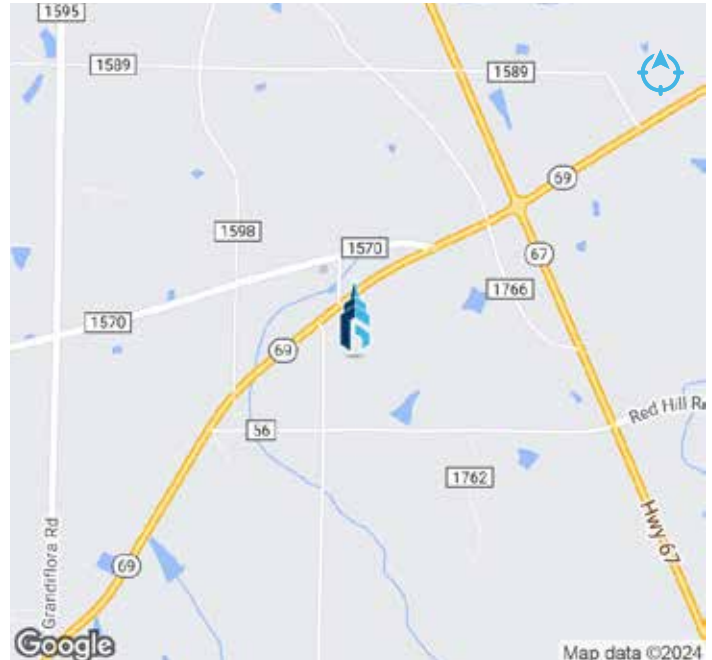
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



BUILDING HIGHLIGHTS
150' x 100' slab on grade metal construction
Offices, break room, restrooms and storage areas
2 HVAC cools/heats office areas
3 phase power available
10 surface asphalt parking spaces
Roof replaced in 2016
Several fans throughout the warehouse
Warehouse ceilings have a clearance of 14.5' at center and 10' at edge
12' grade level roll up door in rear
10' dock height roll up door at side

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering consisting of approximately 4.28 acres. Located in Cullman County at 101 Industrial Blvd in Baileyton, AL just off State Route 69. Built in 1999, the +/- 15,000 SF metal warehouse contains four offices, three restrooms, an employee break room and multiple storage areas. The property also provides adequate surface parking. All utilities are available on site. Having sewer access adds another layer of convenience and versatility to the property. It reduces the need for additional infrastructure investment and makes the site more attractive for businesses that require proper waste disposal facilities. This feature enhances the overall value proposition of the property. 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 \$625,000, it seems like a reasonable investment for such a versatile property.



BUILDING ON +/- 4.28 ACRES

PROPERTY INFORMATION

101 INDUSTRIAL BLVD - BAILEYTON, AL

PARCEL INFORMATION



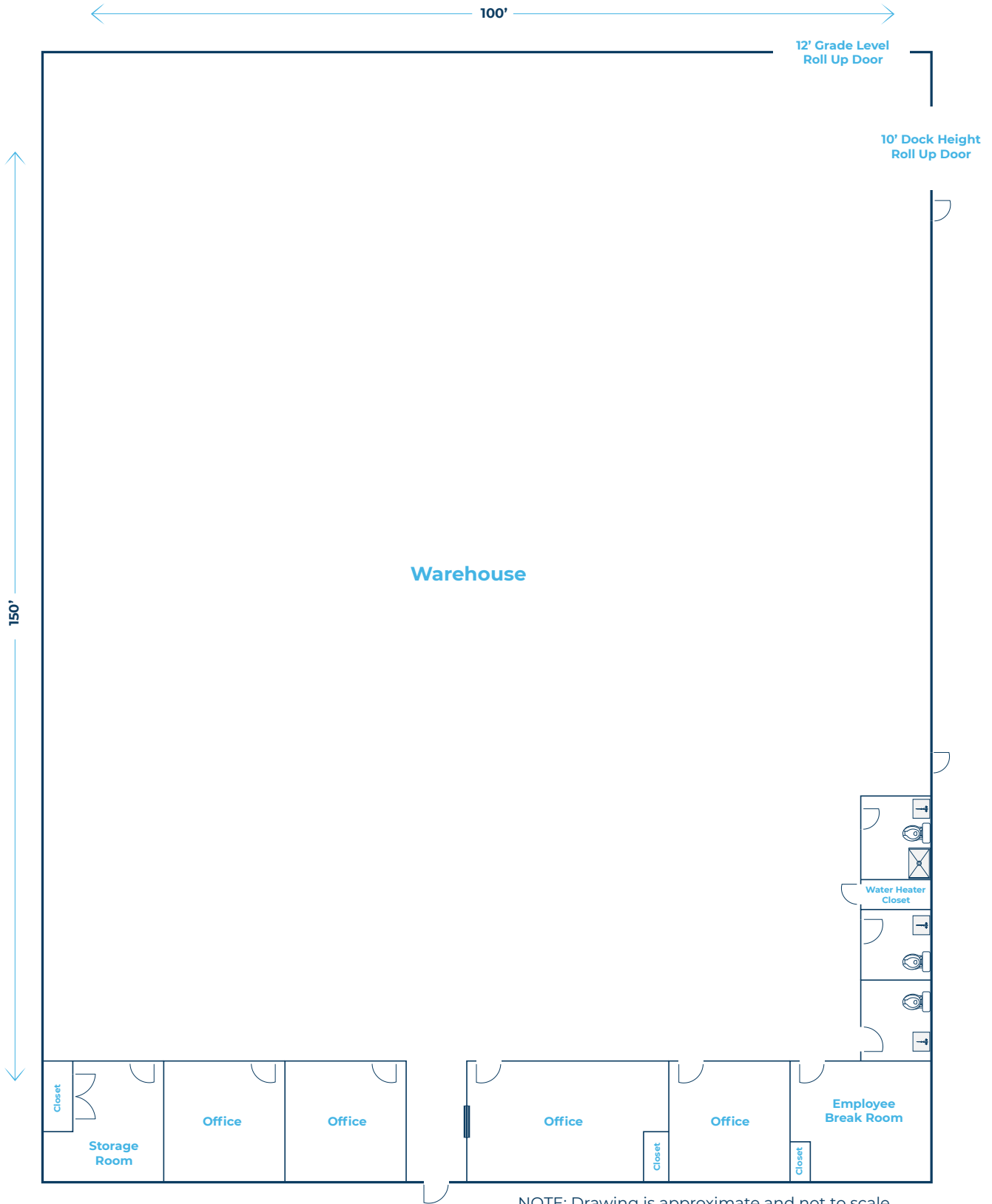
INTERIOR PHOTOS



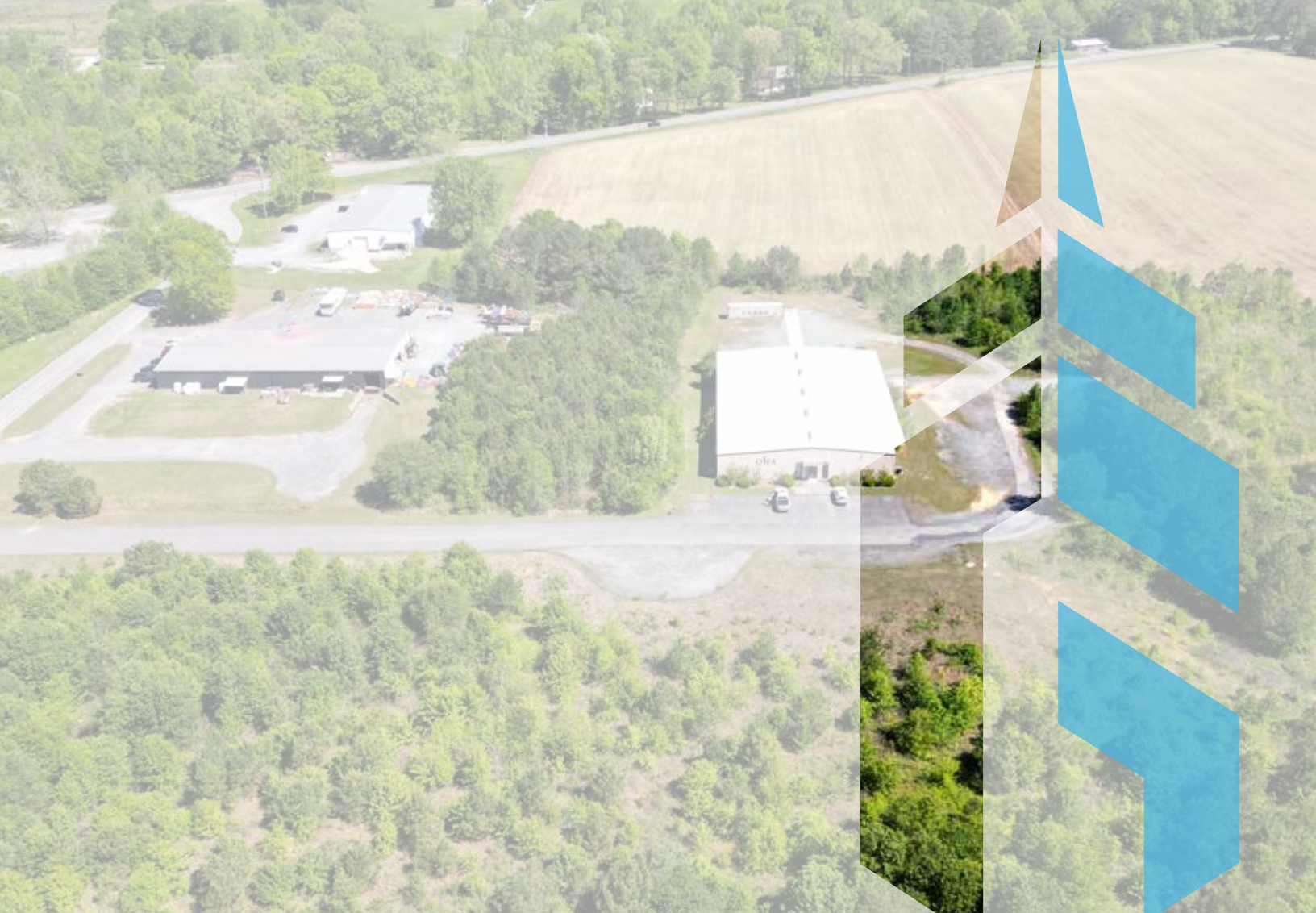
EXTERIOR PHOTOS



FLOOR PLAN



NOTE: Drawing is approximate and not to scale.



BUILDING ON +/- 4.28 ACRES

LOCATION INFORMATION

101 INDUSTRIAL BLVD - BAILEYTON, AL

AERIAL LOCATION REFERENCE





RiskMeter

CoreLogic

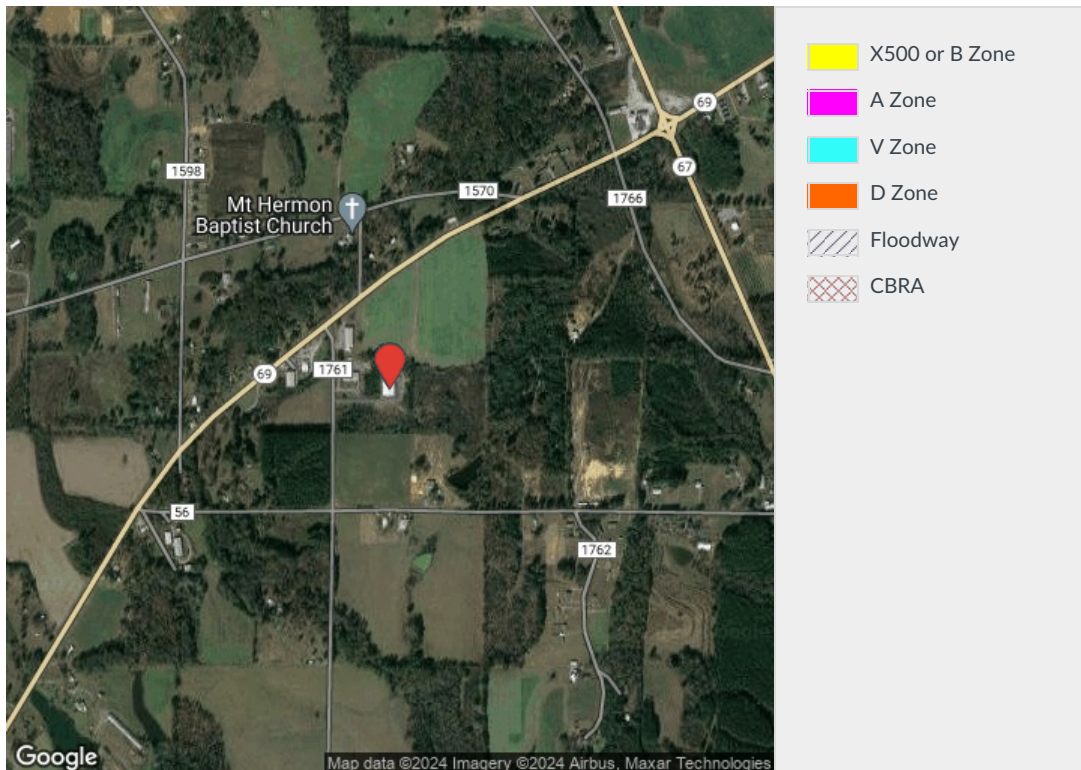
101 INDUSTRIAL BLVD BAILEYTON, AL 35019-8374

LOCATION ACCURACY: *User-defined location*

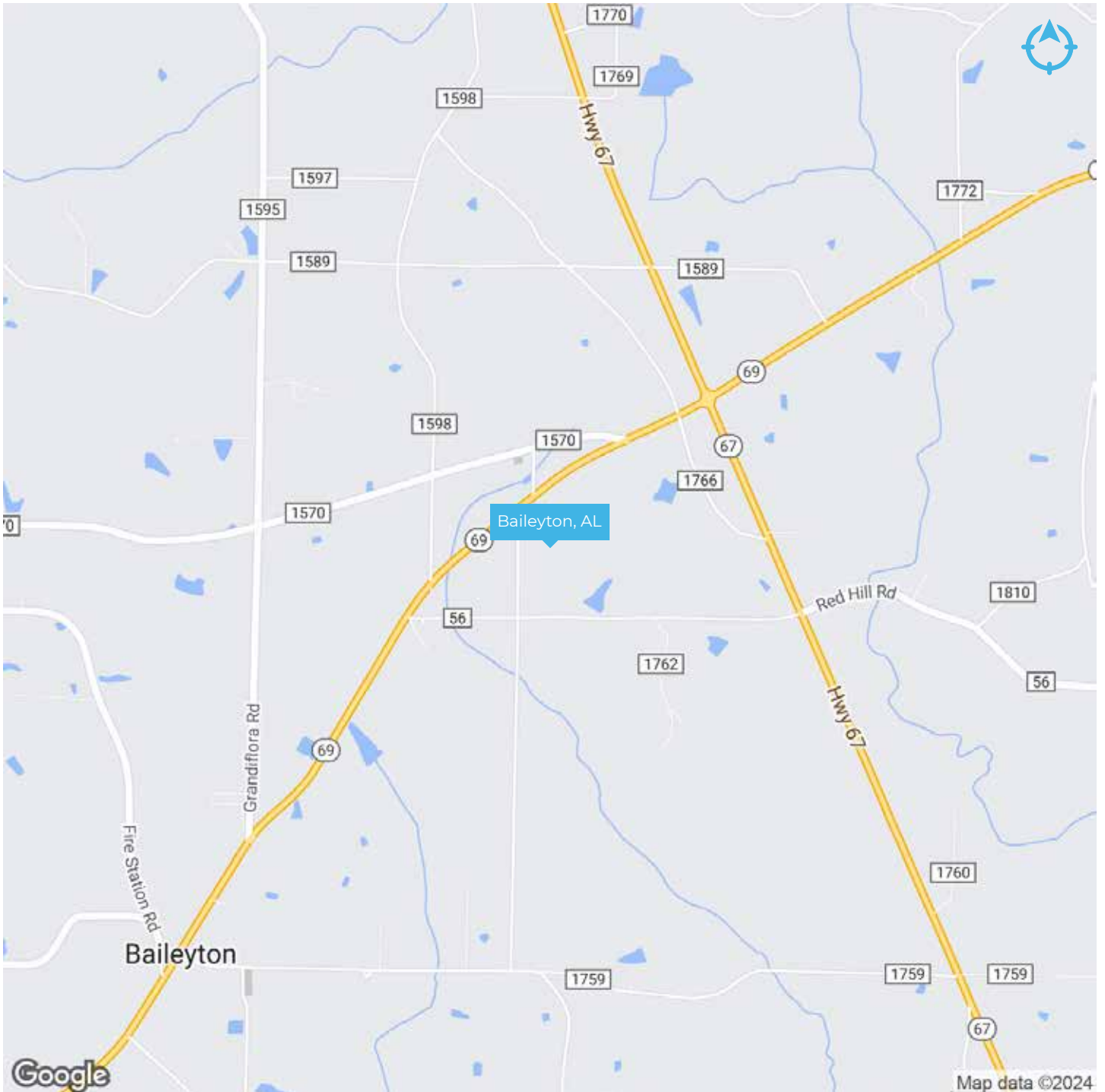
Flood Zone Determination Report

Flood Zone Determination: **OUT**

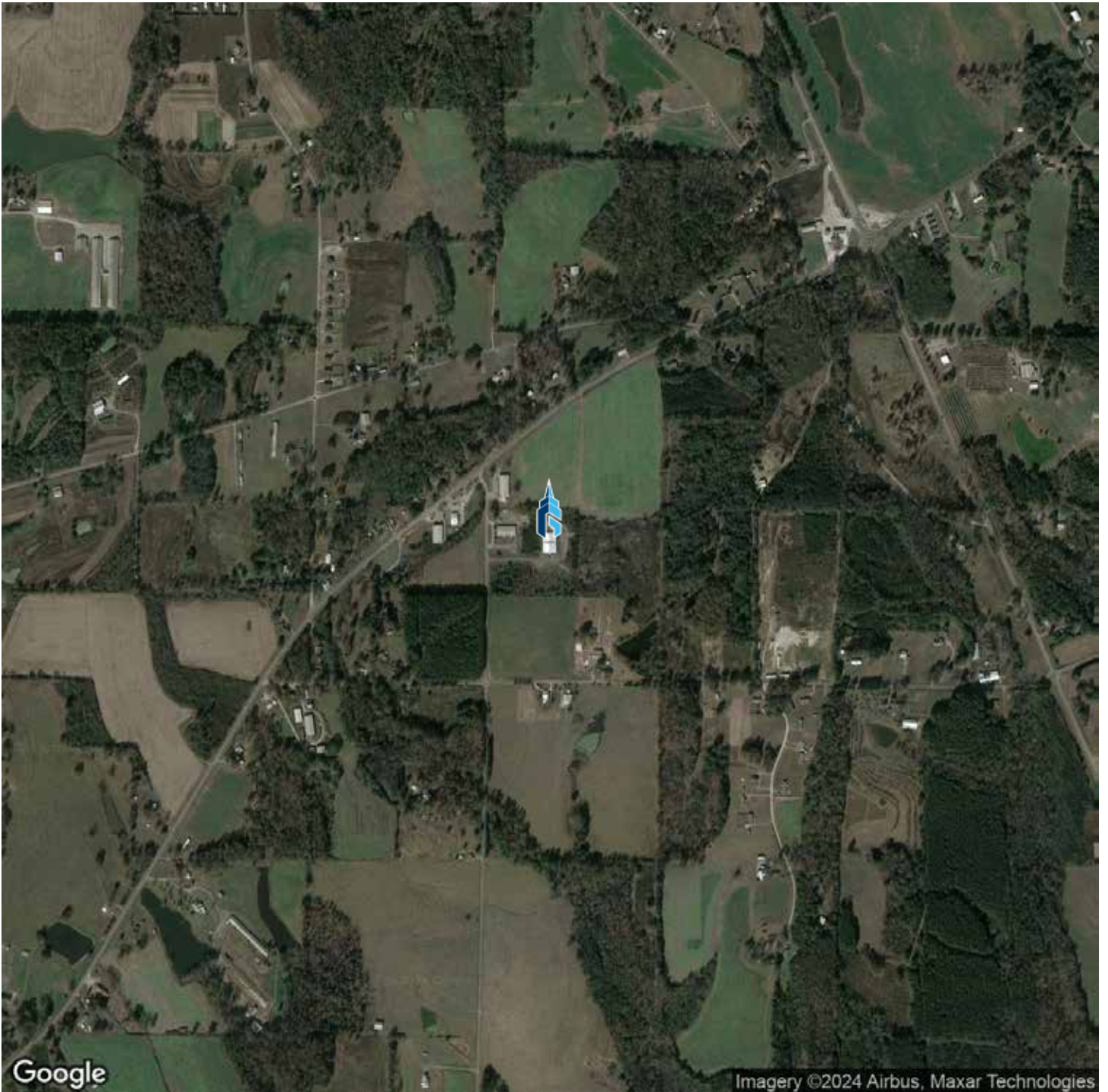
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PANEL DATE	May 24, 2011	MAP NUMBER	01043C0115E



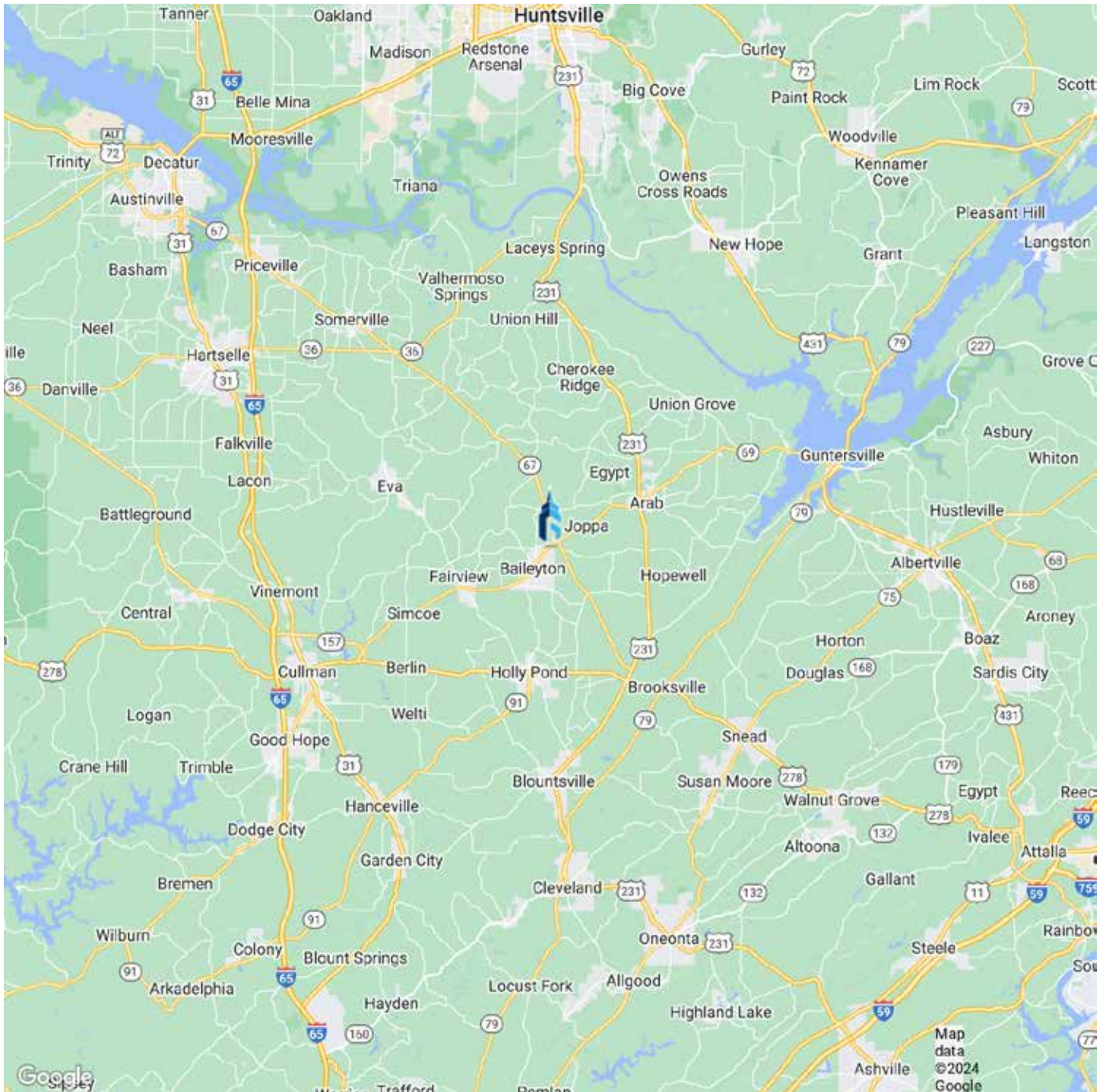
LOCATION MAP



101 INDUSTRIAL BLVD
AERIAL MAP



REGIONAL MAP



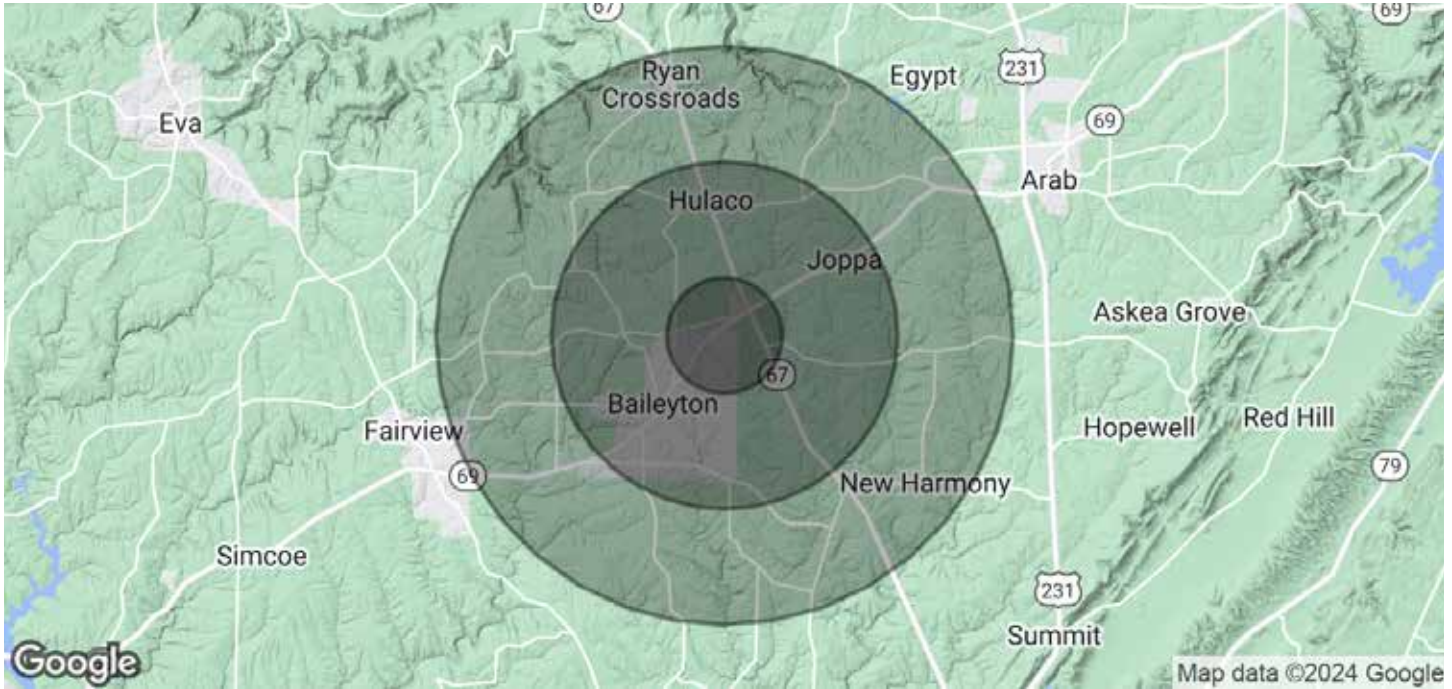


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DEMOGRAPHIC DATA

101 INDUSTRIAL BLVD - BAILEYTON, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	330	2,849	8,528
Average Age	44.7	41.7	41.5
Average Age (Male)	44.9	40.6	40.7
Average Age (Female)	45.2	43.3	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	149	1,220	3,658
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$43,396	\$44,610	\$50,166
Average House Value	\$128,936	\$125,948	\$132,422

2020 American Community Survey (ACS)



Executive Summary

101 Industrial Blvd, Baileyton, Alabama, 35019
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.27931
Longitude: -86.59570

	1 mile	3 miles	5 miles
Population			
2010 Population	319	2,709	7,477
2020 Population	344	2,906	7,963
2023 Population	359	2,980	8,225
2028 Population	369	3,051	8,435
2010-2020 Annual Rate	0.76%	0.70%	0.63%
2020-2023 Annual Rate	1.32%	0.78%	1.00%
2023-2028 Annual Rate	0.55%	0.47%	0.51%
2020 Male Population	50.6%	50.8%	50.7%
2020 Female Population	49.4%	49.2%	49.3%
2020 Median Age	41.7	41.6	41.8
2023 Male Population	50.7%	50.9%	50.6%
2023 Female Population	49.3%	49.1%	49.4%
2023 Median Age	42.4	43.3	43.1

In the identified area, the current year population is 8,225. In 2020, the Census count in the area was 7,963. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 8,435 representing a change of 0.51% annually from 2023 to 2028. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	90.3%	89.4%	90.0%
2023 Black Alone	0.3%	0.2%	0.3%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2023 Asian Alone	0.6%	0.4%	0.4%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	3.3%	4.0%	3.1%
2023 Two or More Races	5.0%	5.5%	5.7%
2023 Hispanic Origin (Any Race)	5.0%	6.4%	5.7%

Persons of Hispanic origin represent 5.7% 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 27.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	68	59	70
2010 Households	128	1,077	2,939
2020 Households	141	1,163	3,134
2023 Households	146	1,197	3,249
2028 Households	152	1,234	3,350
2010-2020 Annual Rate	0.97%	0.77%	0.64%
2020-2023 Annual Rate	1.08%	0.89%	1.12%
2023-2028 Annual Rate	0.81%	0.61%	0.61%
2023 Average Household Size	2.46	2.49	2.53

The household count in this area has changed from 3,134 in 2020 to 3,249 in the current year, a change of 1.12% annually. The five-year projection of households is 3,350, a change of 0.61% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2020. The number of families in the current year is 2,315 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

101 Industrial Blvd, Baileyton, Alabama, 35019
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.27931
Longitude: -86.59570

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	27.6%	24.7%	23.9%
Median Household Income			
2023 Median Household Income	\$40,610	\$39,737	\$45,616
2028 Median Household Income	\$46,511	\$45,799	\$52,609
2023-2028 Annual Rate	2.75%	2.88%	2.89%
Average Household Income			
2023 Average Household Income	\$71,835	\$70,671	\$78,142
2028 Average Household Income	\$83,435	\$82,014	\$90,317
2023-2028 Annual Rate	3.04%	3.02%	2.94%
Per Capita Income			
2023 Per Capita Income	\$29,218	\$28,096	\$30,860
2028 Per Capita Income	\$34,382	\$32,819	\$35,863
2023-2028 Annual Rate	3.31%	3.16%	3.05%
GINI Index			
2023 Gini Index	46.6	47.9	46.8

Households by Income

Current median household income is \$45,616 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$52,609 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$78,142 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,317 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$30,860 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,863 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	97	108	112
2010 Total Housing Units	151	1,211	3,318
2010 Owner Occupied Housing Units	106	877	2,389
2010 Renter Occupied Housing Units	23	199	550
2010 Vacant Housing Units	23	134	379
2020 Total Housing Units	161	1,268	3,450
2020 Owner Occupied Housing Units	110	912	2,463
2020 Renter Occupied Housing Units	31	251	671
2020 Vacant Housing Units	16	118	293
2023 Total Housing Units	167	1,310	3,573
2023 Owner Occupied Housing Units	117	838	2,486
2023 Renter Occupied Housing Units	29	359	763
2023 Vacant Housing Units	21	113	324
2028 Total Housing Units	172	1,343	3,663
2028 Owner Occupied Housing Units	123	874	2,588
2028 Renter Occupied Housing Units	29	360	762
2028 Vacant Housing Units	20	109	313

Socioeconomic Status Index

2023 Socioeconomic Status Index	41.2	44.0	45.9
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Currently, 69.6% of the 3,573 housing units in the area are owner occupied; 21.4%, renter occupied; and 9.1% 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 3,450 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.08%. Median home value in the area is \$181,089, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.80% annually to \$198,003.

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.



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ADVISOR BIO

101 INDUSTRIAL BLVD - BAILEYTON, AL



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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