



FOR LEASE WAREHOUSE ON +/- 2.7 ACRES

1203 PISGAH ROAD - DECATUR, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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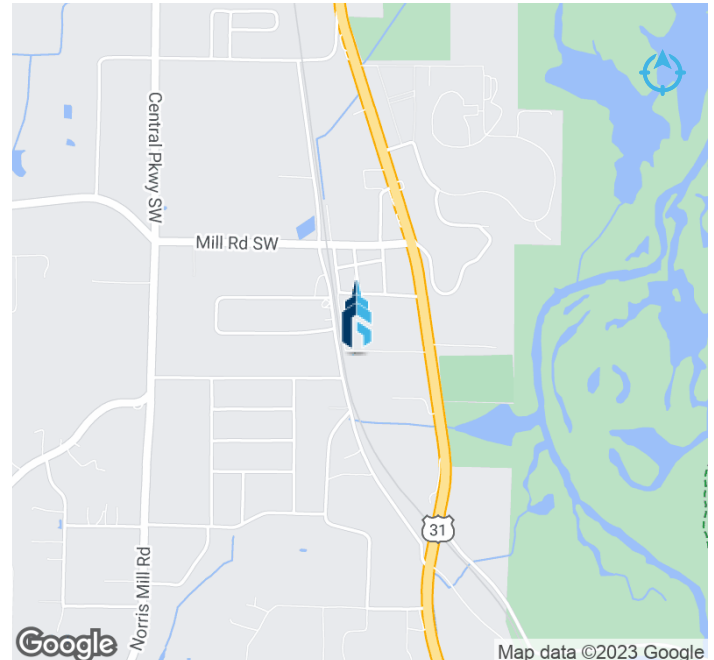
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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

The first space (A) offered is a +/- 17,900 sf warehouse with +/- 2,000 sf of office space situated on approximately 0.882 acres of fenced yard space. The entire property is fenced in with lots of yard space. The warehouse space has 14' high, insulated drop ceiling that can be removed to give a total clearing height of +/- 22 ft. The entire warehouse is heated and cooled by 4 units. The office space has five offices and one conference room.

The next available space (B) consists of +/- 3,600 sf of warehouse with a open ceiling max height of 13 ft. The space also includes approximately 1.119 acres of fenced yard area. This space shall be used for storage only.



WAREHOUSE ON +/- 2.7 ACRE TRACT

PROPERTY INFORMATION

1203 Pisgah Road - Decatur, AL

AVAILABLE SPACES



SPACE A	
Lease Price:	\$8,500.00
Warehouse Area:	+/- 12,300 SF
Office Area:	+/- 2,000
Yard Area:	+/- 0.882 Acres
Utilities:	3 phase power; Water



SPACE B (STORAGE ONLY)	
Lease Price:	\$2,000.00
Warehouse Area:	+/- 3,600 SF
Yard Area:	+/- 1.119 Acres





RiskMeter

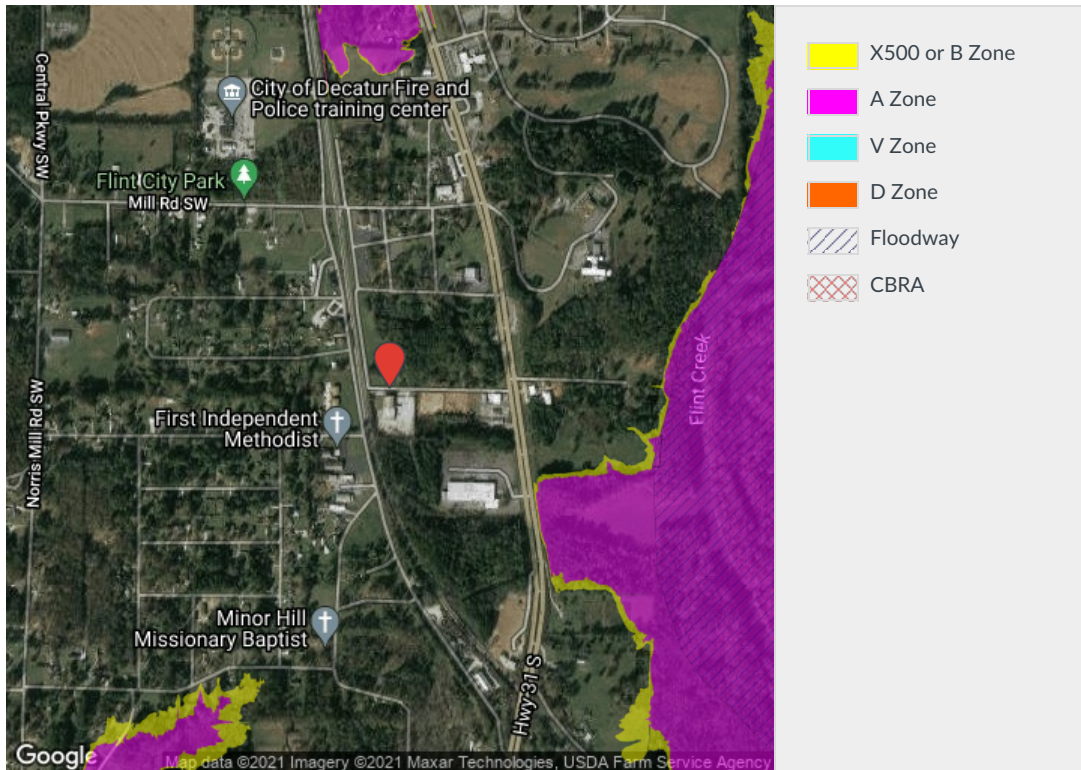
1000 PISGAH RD DECATUR, AL 35603-5014

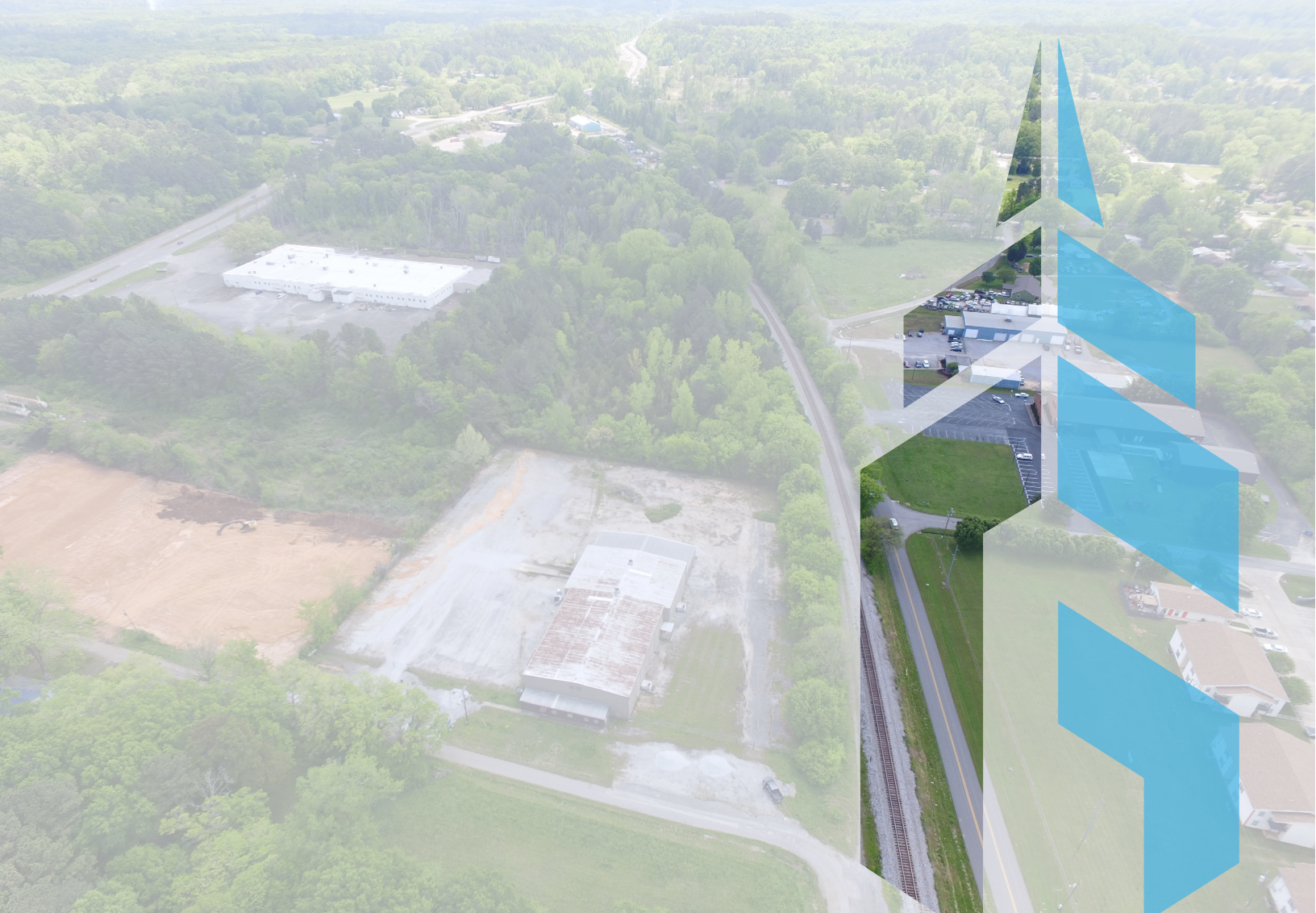
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010175	PANEL	0088F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0088F



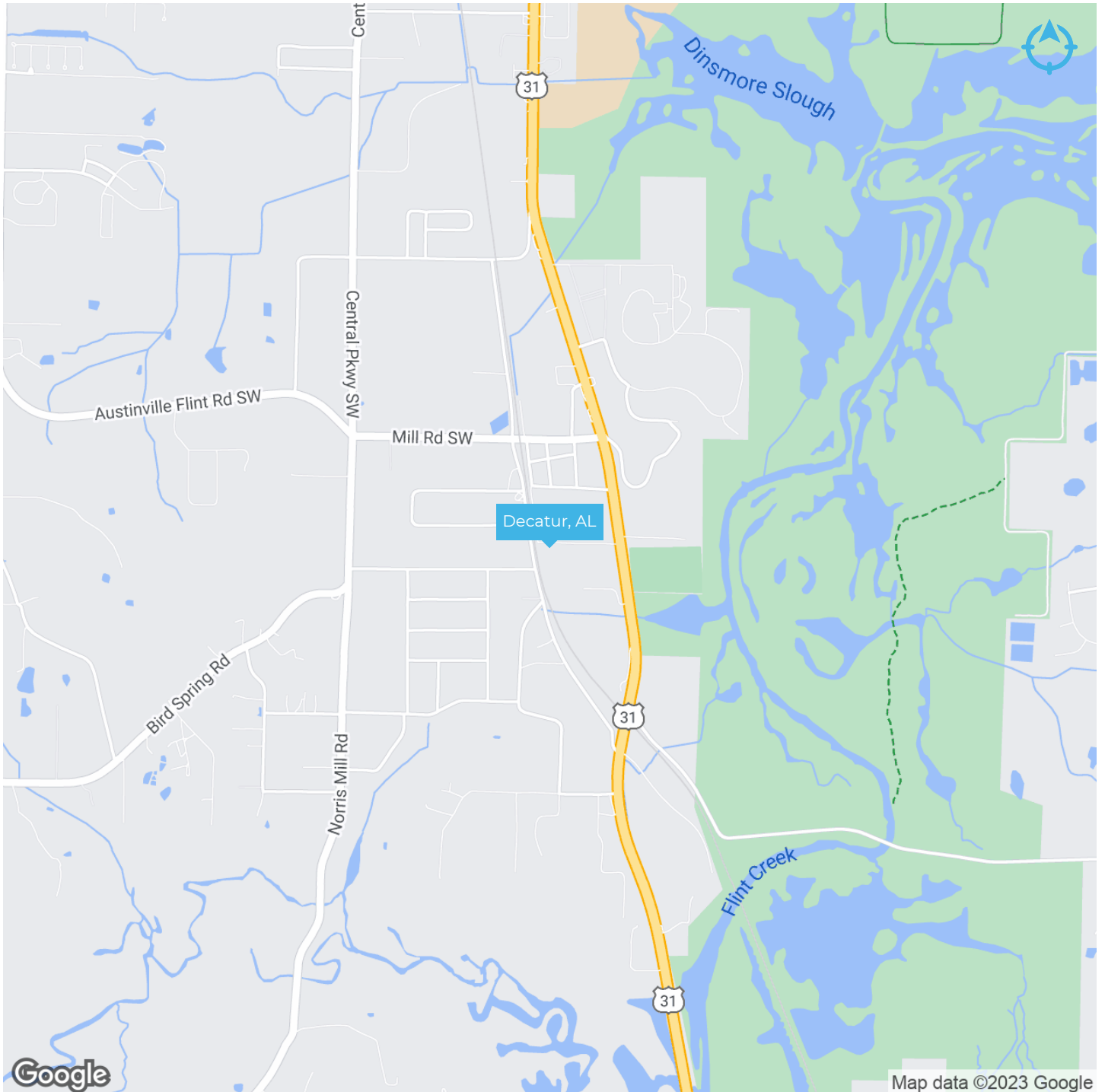


WAREHOUSE ON +/- 2.7 ACRE TRACT

LOCATION INFORMATION

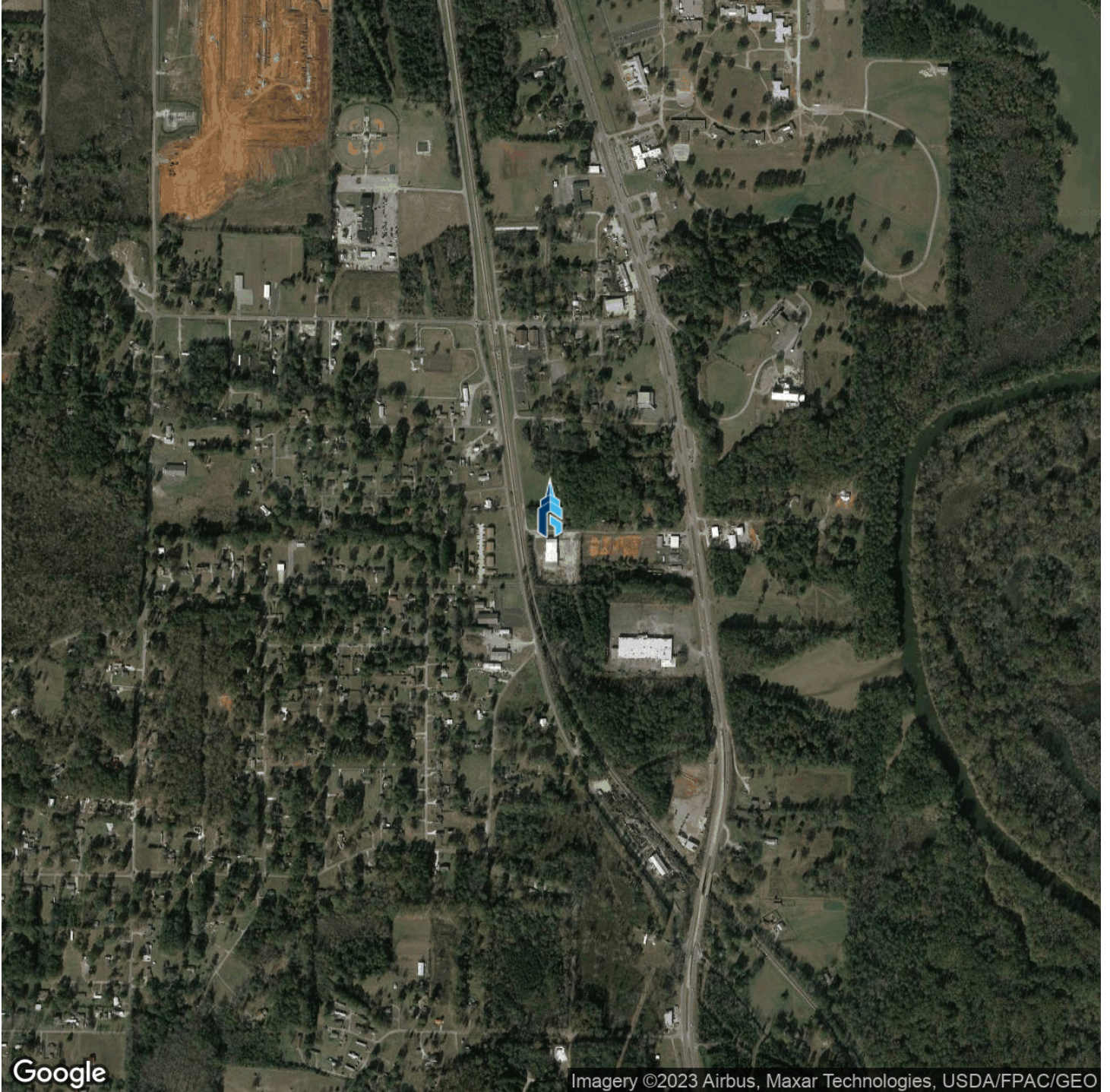
1203 Pisgah Road - Decatur, AL

REGIONAL MAP

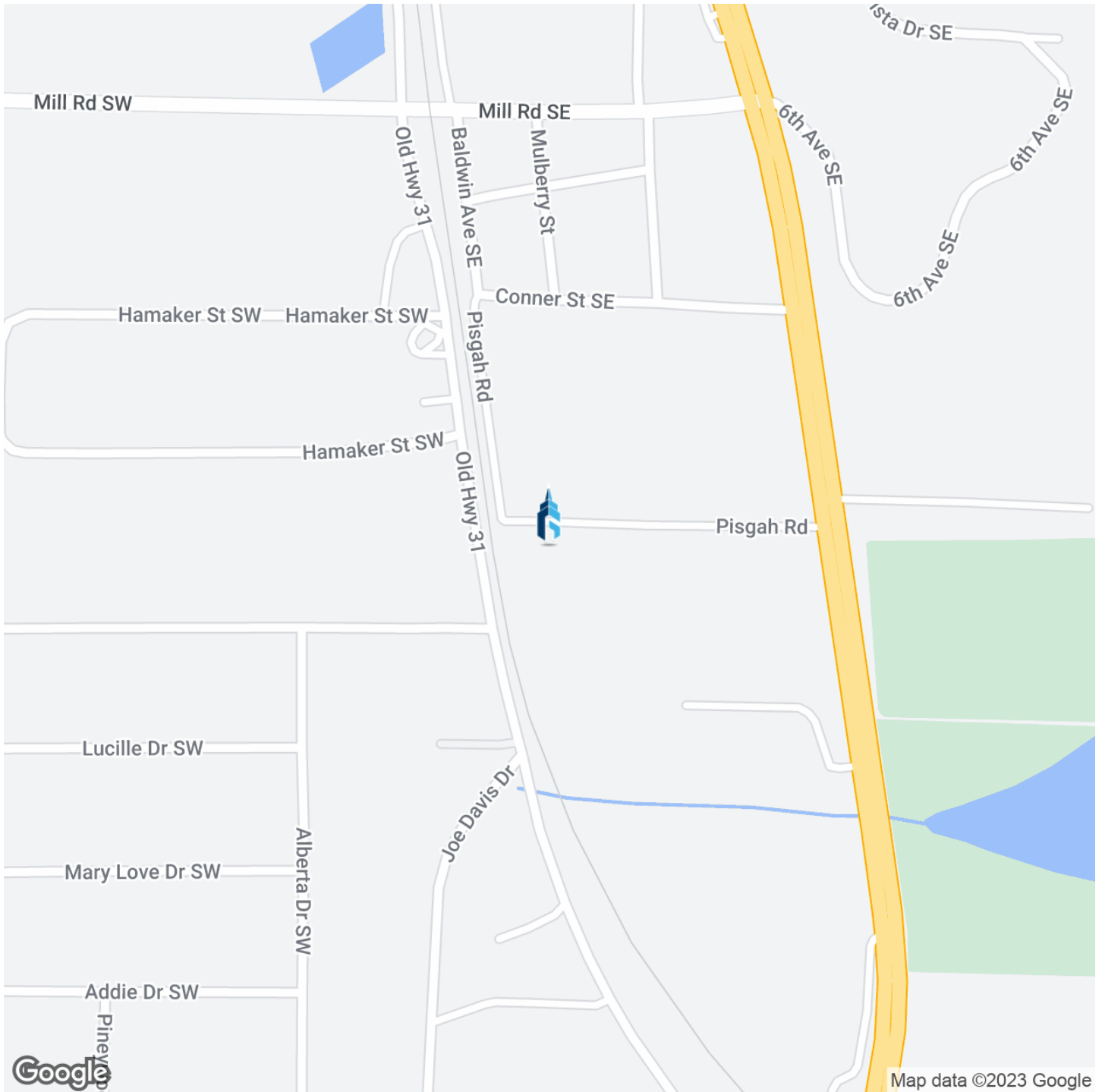


1203 PISGAH ROAD

AERIAL MAP



LOCATION MAP



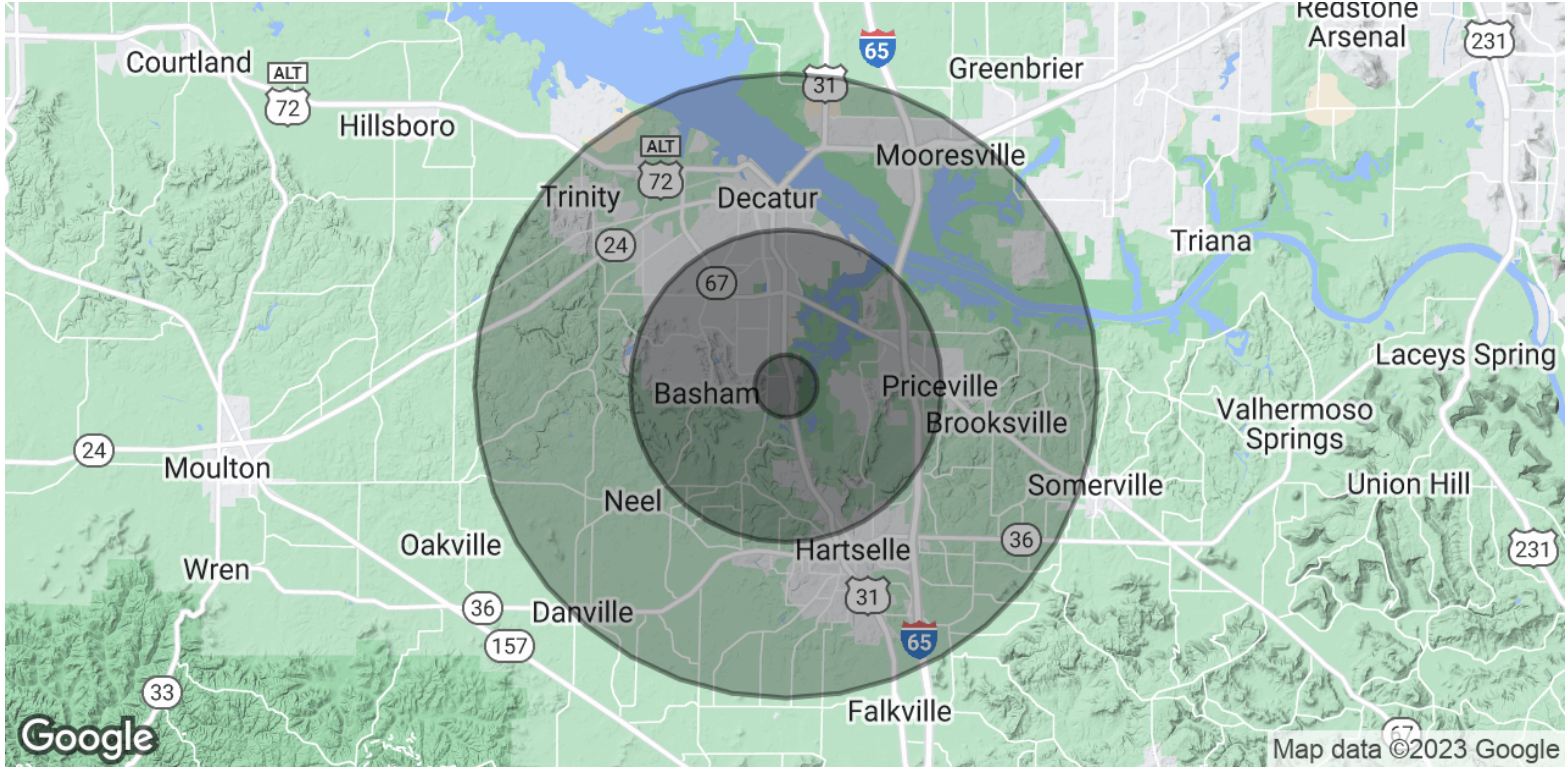


WAREHOUSE ON +/- 2.7 ACRE TRACT

DEMOGRAPHIC DATA

1203 Pisgah Road - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,094	45,374	111,733
Average Age	44.3	38.1	38.1
Average Age (Male)	46.4	36.8	36.6
Average Age (Female)	44.1	39.5	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	396	18,256	44,039
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$64,768	\$59,785	\$58,446
Average House Value	\$87,493	\$143,341	\$130,809

* Demographic data derived from 2020 ACS - US Census



Executive Summary

4415 Old Highway 31, Decatur, Alabama, 35603
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 34.52050
 Longitude: -86.97487

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	1,240	9,826	34,340
2020 Population	1,262	10,514	36,114
2023 Population	1,268	10,609	36,670
2028 Population	1,264	10,671	37,134
2010-2020 Annual Rate	0.18%	0.68%	0.50%
2020-2023 Annual Rate	0.15%	0.28%	0.47%
2023-2028 Annual Rate	-0.06%	0.12%	0.25%
2023 Male Population	49.4%	47.7%	49.0%
2023 Female Population	50.6%	52.3%	51.0%
2023 Median Age	47.4	41.3	41.1

In the identified area, the current year population is 36,670. In 2020, the Census count in the area was 36,114. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 37,134 representing a change of 0.25% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	71.7%	64.8%	64.5%
2023 Black Alone	10.4%	19.3%	14.9%
2023 American Indian/Alaska Native Alone	0.4%	0.7%	0.8%
2023 Asian Alone	1.3%	1.2%	0.8%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	6.1%	6.5%	10.5%
2023 Two or More Races	10.1%	7.4%	8.3%
2023 Hispanic Origin (Any Race)	12.0%	10.7%	16.2%

Persons of Hispanic origin represent 16.2% 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 66.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	88	88	79
2010 Households	504	4,057	13,907
2020 Households	504	4,404	14,707
2023 Households	506	4,460	15,028
2028 Households	506	4,509	15,329
2010-2020 Annual Rate	0.00%	0.82%	0.56%
2020-2023 Annual Rate	0.12%	0.39%	0.67%
2023-2028 Annual Rate	0.00%	0.22%	0.40%
2023 Average Household Size	2.46	2.38	2.41

The household count in this area has changed from 14,707 in 2020 to 15,028 in the current year, a change of 0.67% annually. The five-year projection of households is 15,329, a change of 0.40% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 9,878 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

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	13.8%	25.7%	19.1%
Median Household Income			
2023 Median Household Income	\$77,639	\$51,753	\$57,319
2028 Median Household Income	\$83,993	\$59,154	\$64,703
2023-2028 Annual Rate	1.59%	2.71%	2.45%
Average Household Income			
2023 Average Household Income	\$92,472	\$83,554	\$82,913
2028 Average Household Income	\$106,842	\$94,521	\$93,790
2023-2028 Annual Rate	2.93%	2.50%	2.50%
Per Capita Income			
2023 Per Capita Income	\$36,761	\$35,390	\$33,780
2028 Per Capita Income	\$42,584	\$40,261	\$38,479
2023-2028 Annual Rate	2.98%	2.61%	2.64%
GINI Index			
2023 Gini Index	36.9	47.2	42.6

Households by Income

Current median household income is \$57,319 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$64,703 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$82,913 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$93,790 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,780 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,479 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	192	102	137
2010 Total Housing Units	559	4,372	14,957
2010 Owner Occupied Housing Units	395	2,588	9,507
2010 Renter Occupied Housing Units	108	1,468	4,400
2010 Vacant Housing Units	55	315	1,050
2020 Total Housing Units	555	4,668	15,704
2020 Vacant Housing Units	51	264	997
2023 Total Housing Units	559	4,738	16,015
2023 Owner Occupied Housing Units	414	2,921	11,019
2023 Renter Occupied Housing Units	92	1,539	4,009
2023 Vacant Housing Units	53	278	987
2028 Total Housing Units	559	4,775	16,261
2028 Owner Occupied Housing Units	417	2,988	11,342
2028 Renter Occupied Housing Units	89	1,522	3,987
2028 Vacant Housing Units	53	266	932

Socioeconomic Status Index

2023 Socioeconomic Status Index	60.1	50.8	45.9
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Currently, 68.8% of the 16,015 housing units in the area are owner occupied; 25.0%, renter occupied; and 6.2% 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 15,704 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.61%. Median home value in the area is \$182,486, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.81% annually to \$189,974.

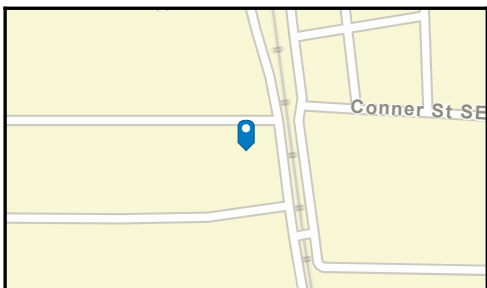
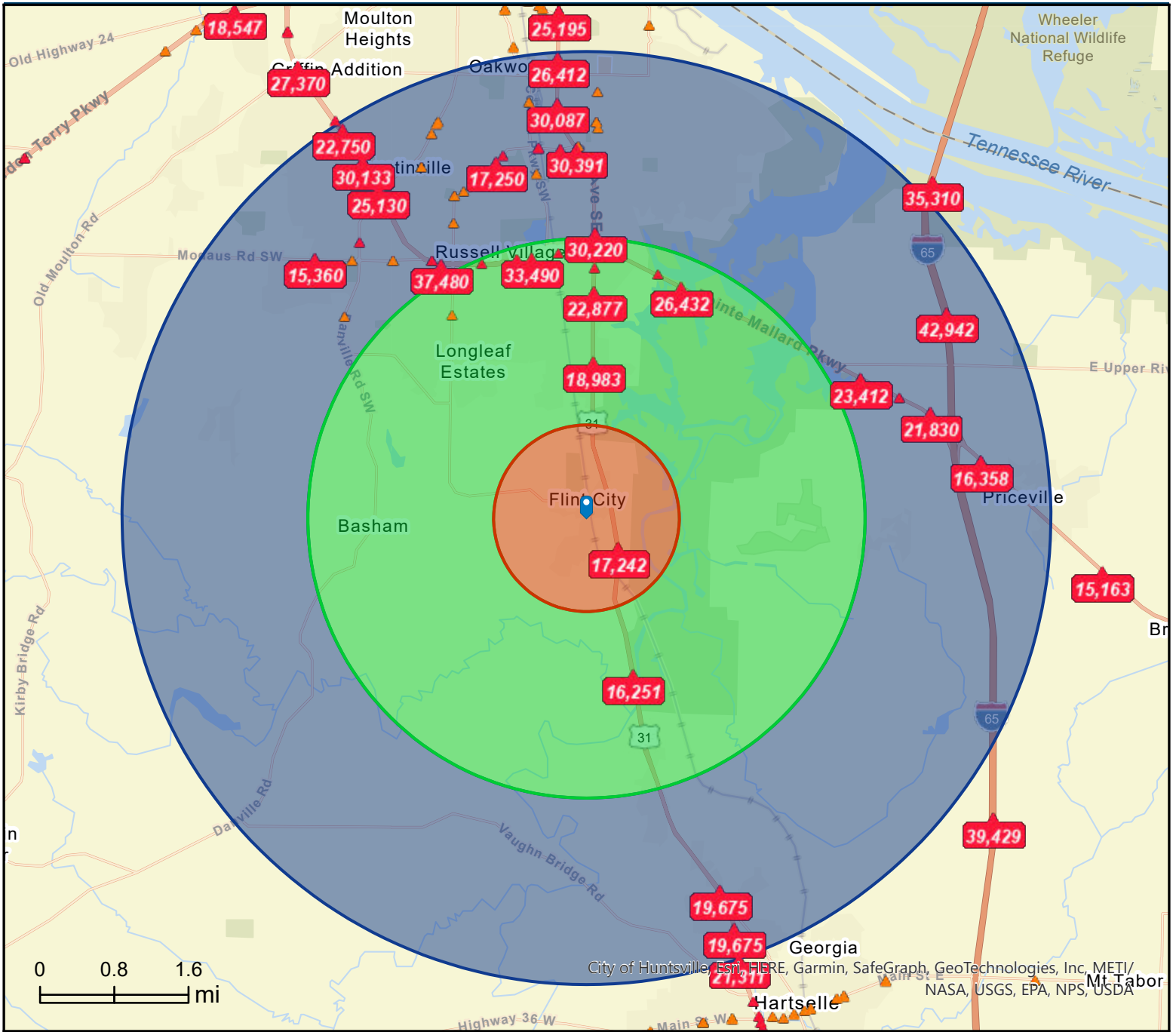
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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



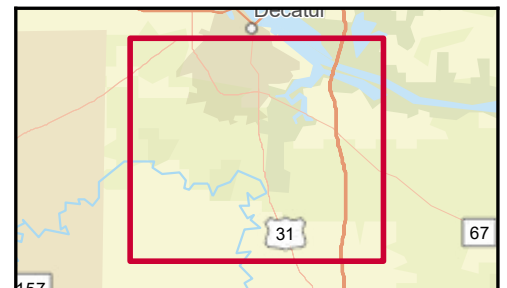
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TRAFFIC DATA

1203 Pisgah Road - Decatur, 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: ©2023 Kalibrate Technologies (Q2 2023).



WAREHOUSE ON +/- 2.7 ACRE TRACT

ADVISOR BIO

1203 Pisgah Road - Decatur, 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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