



FOR SALE WAREHOUSE ON +/- 0.6 ACRES

1427 SOUTHFIELD DRIVE SE - DECATUR, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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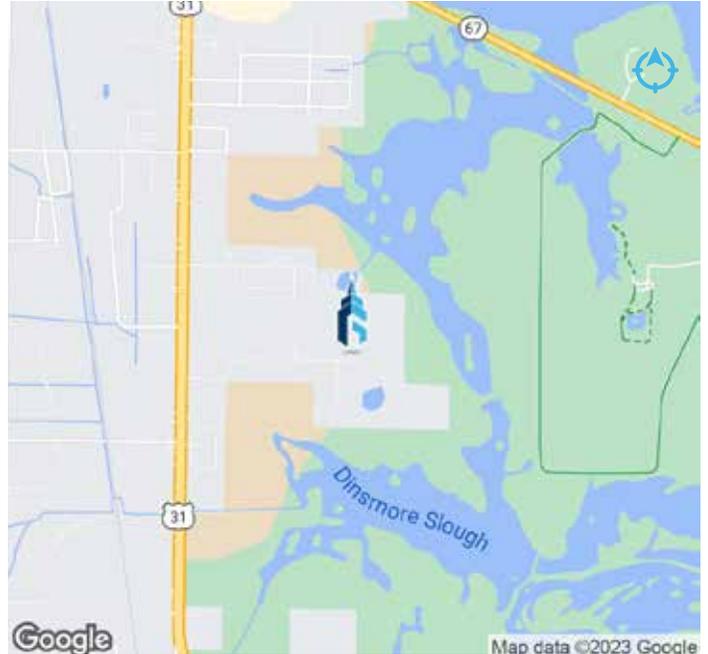
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



OFFERING SUMMARY	
Sale Price:	\$350,000.00
# of Parcels:	1
Building Size:	+/- 5,000 sf
Lot Size:	+/- 0.6 Acres
Utilities:	All utilities available
Zoning:	M-1
Market:	Decatur

PROPERTY OVERVIEW

Gateway presents this fabulous property located at 1427 Southfield Drive just south of Lynn Layton Ford in Decatur. The building has six offices, reception area, kitchen, conference room as well as two bathrooms. There are two roll up doors with grade level and dock level loading. The building is situated on a +/- 0.6 acre lot.

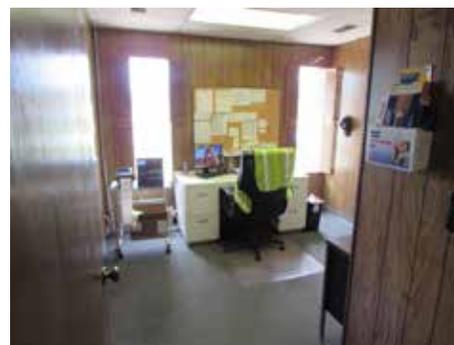


WAREHOUSE ON +/-0.6 ACRE TRACT

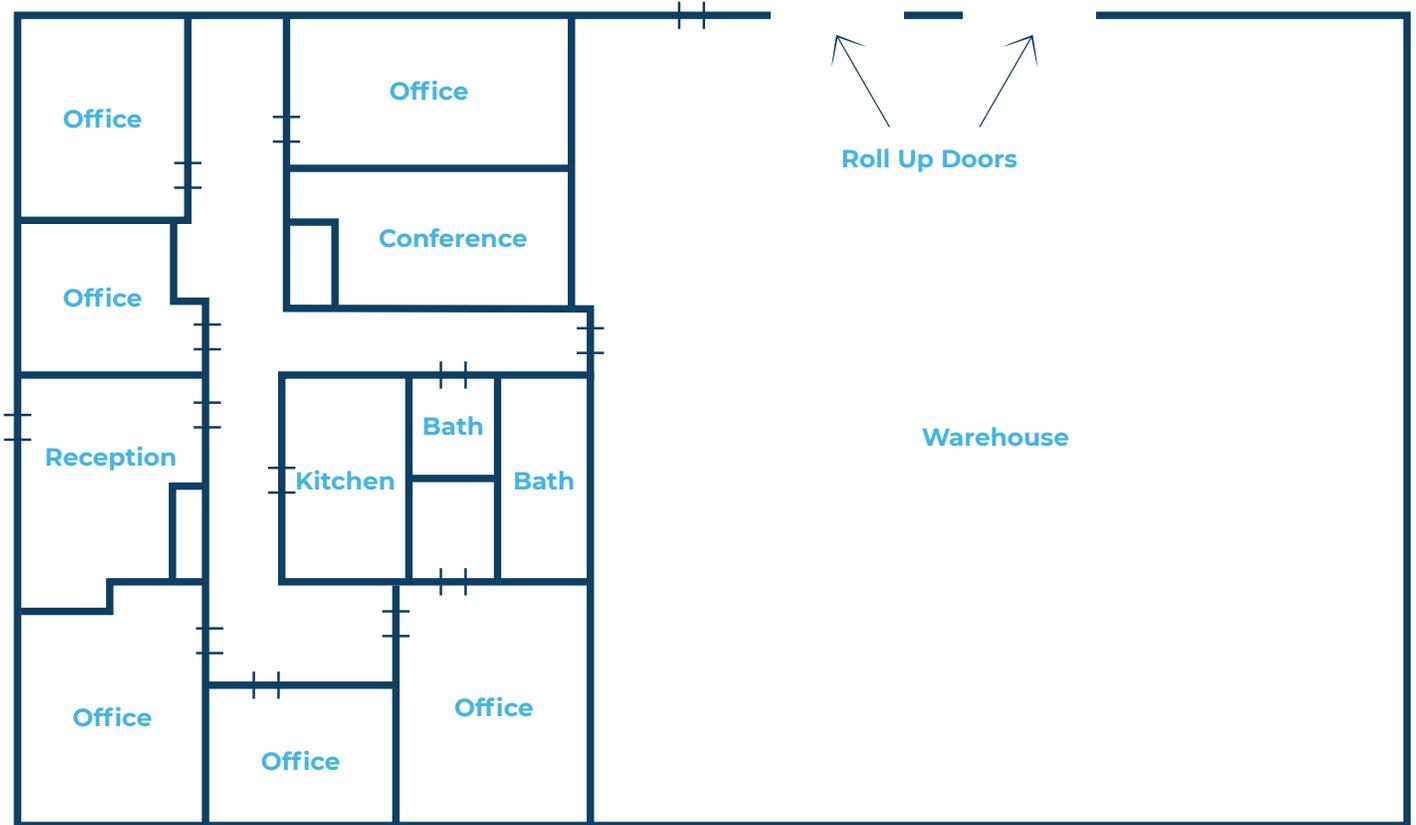
PROPERTY INFORMATION

1427 Southfield Drive SE - Decatur, AL

PHOTOS



FLOOR PLAN





RiskMeter

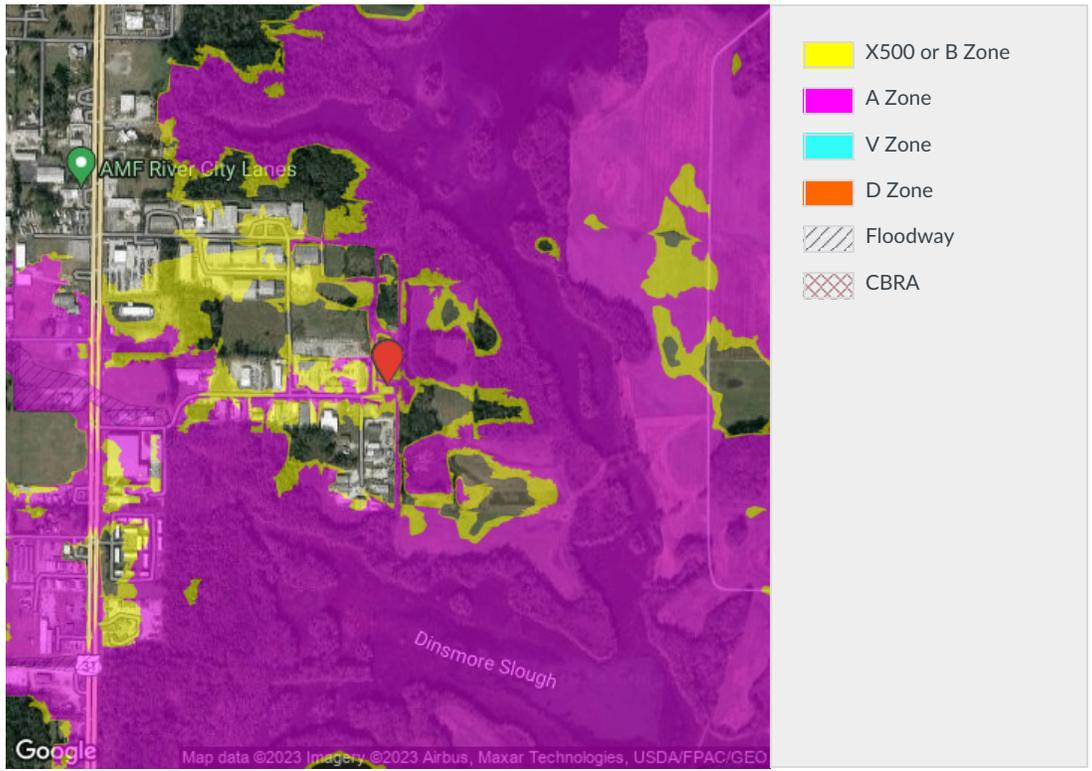
1427 SOUTHFIELD DR SE DECATUR, AL 35603-1454

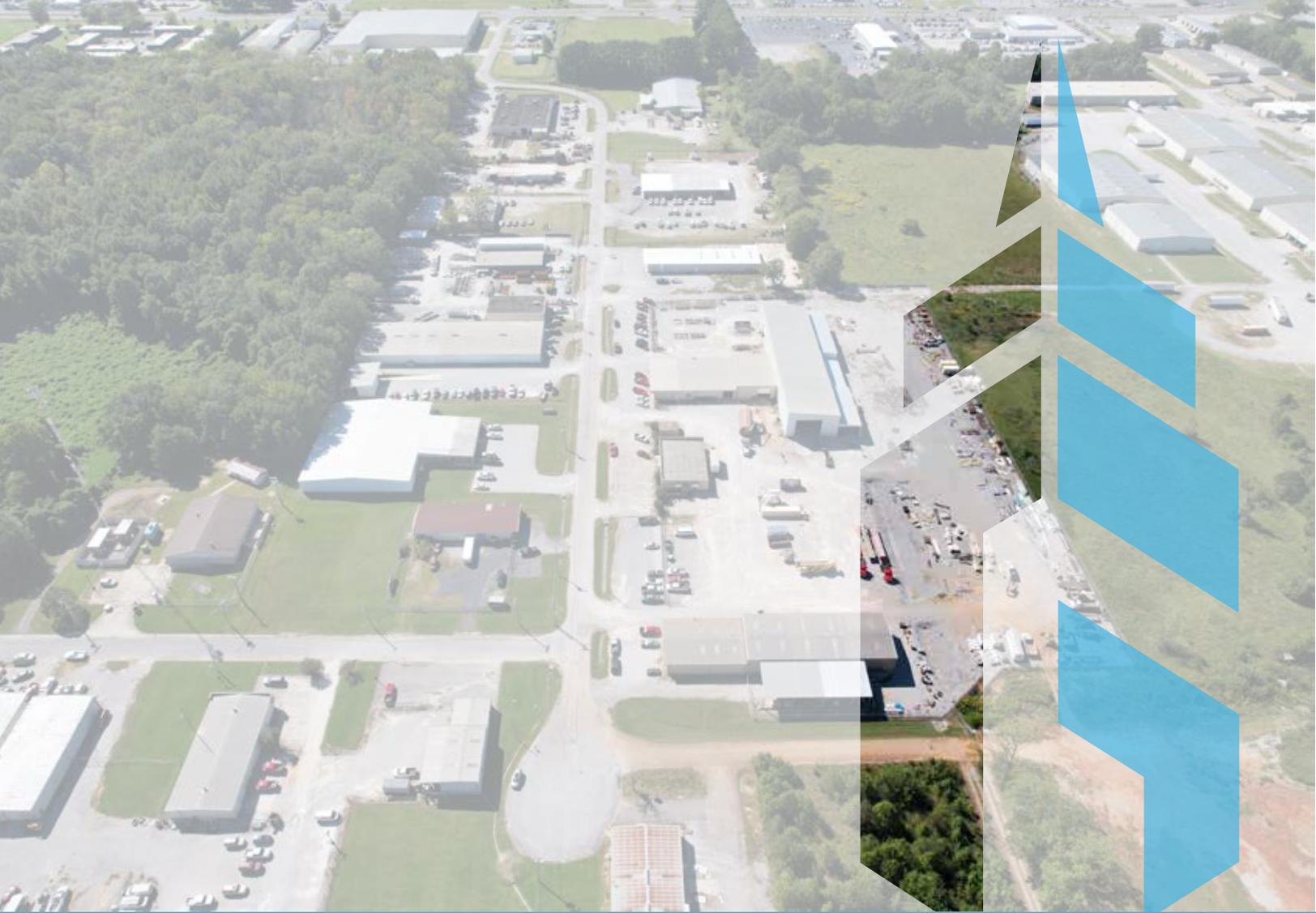
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0087F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0087F



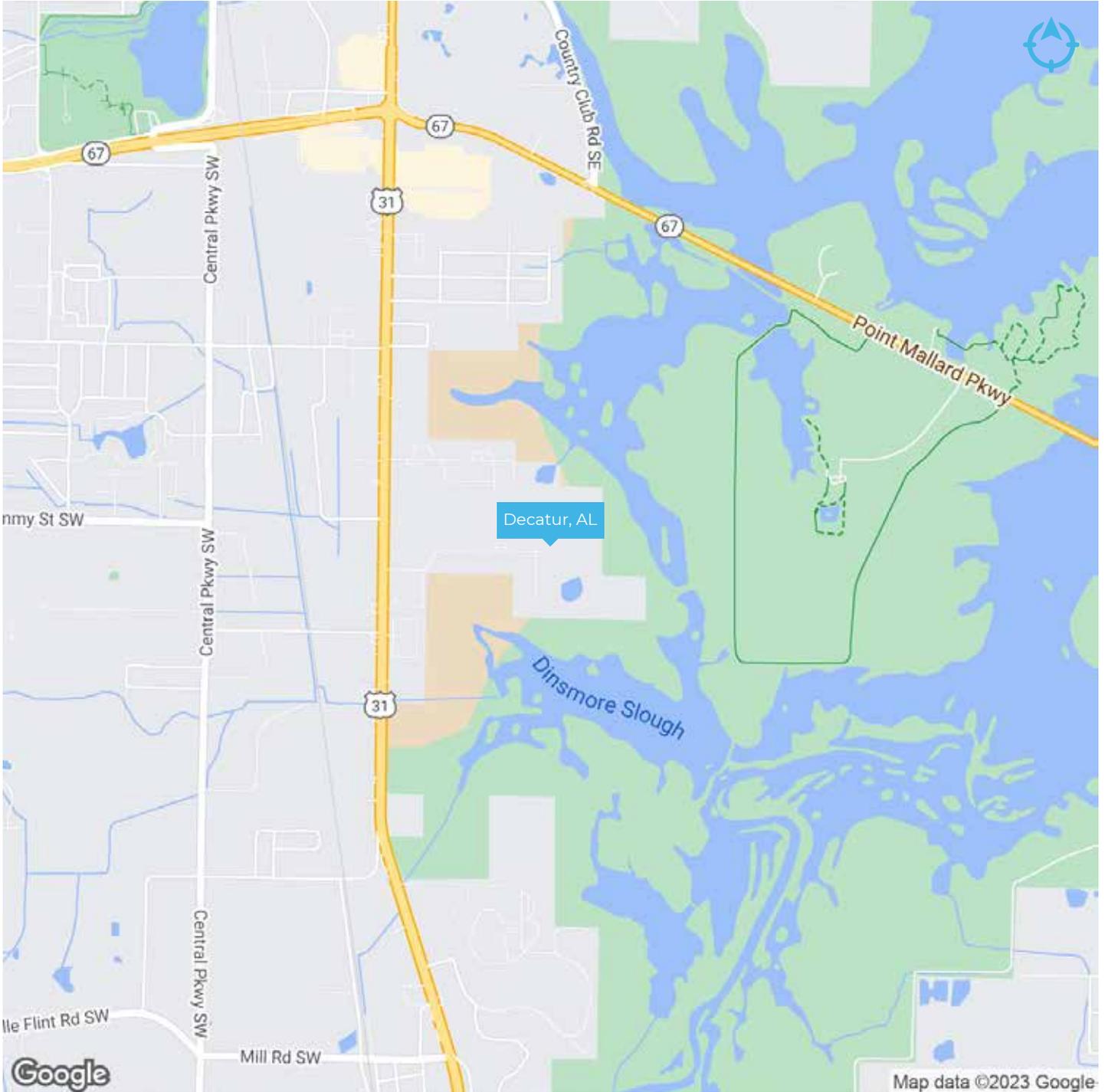


WAREHOUSE ON +/-0.6 ACRE TRACT

LOCATION INFORMATION

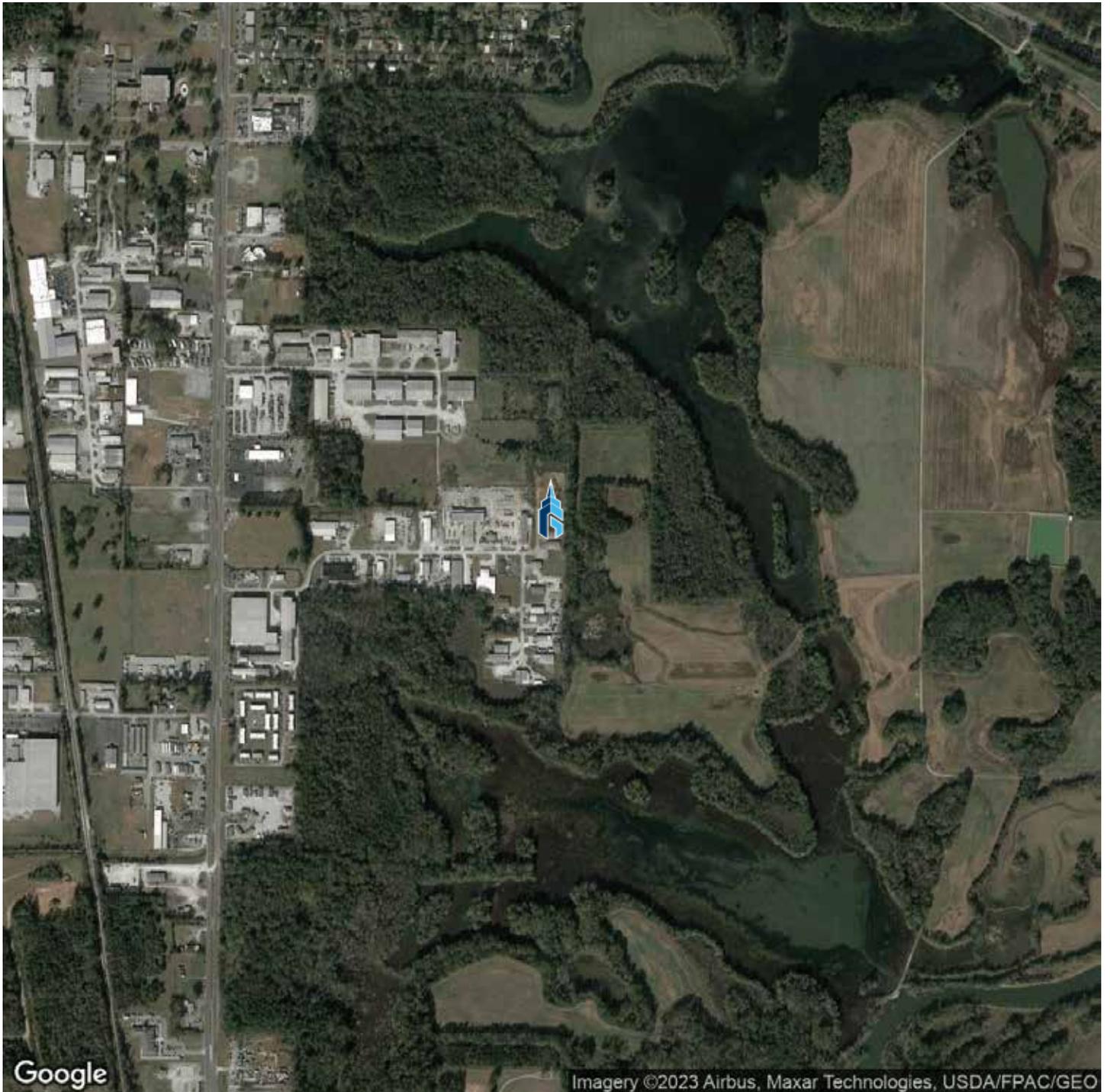
1427 Southfield Drive SE - Decatur, AL

1427 SOUTHFIELD DRIVE SE
REGIONAL MAP

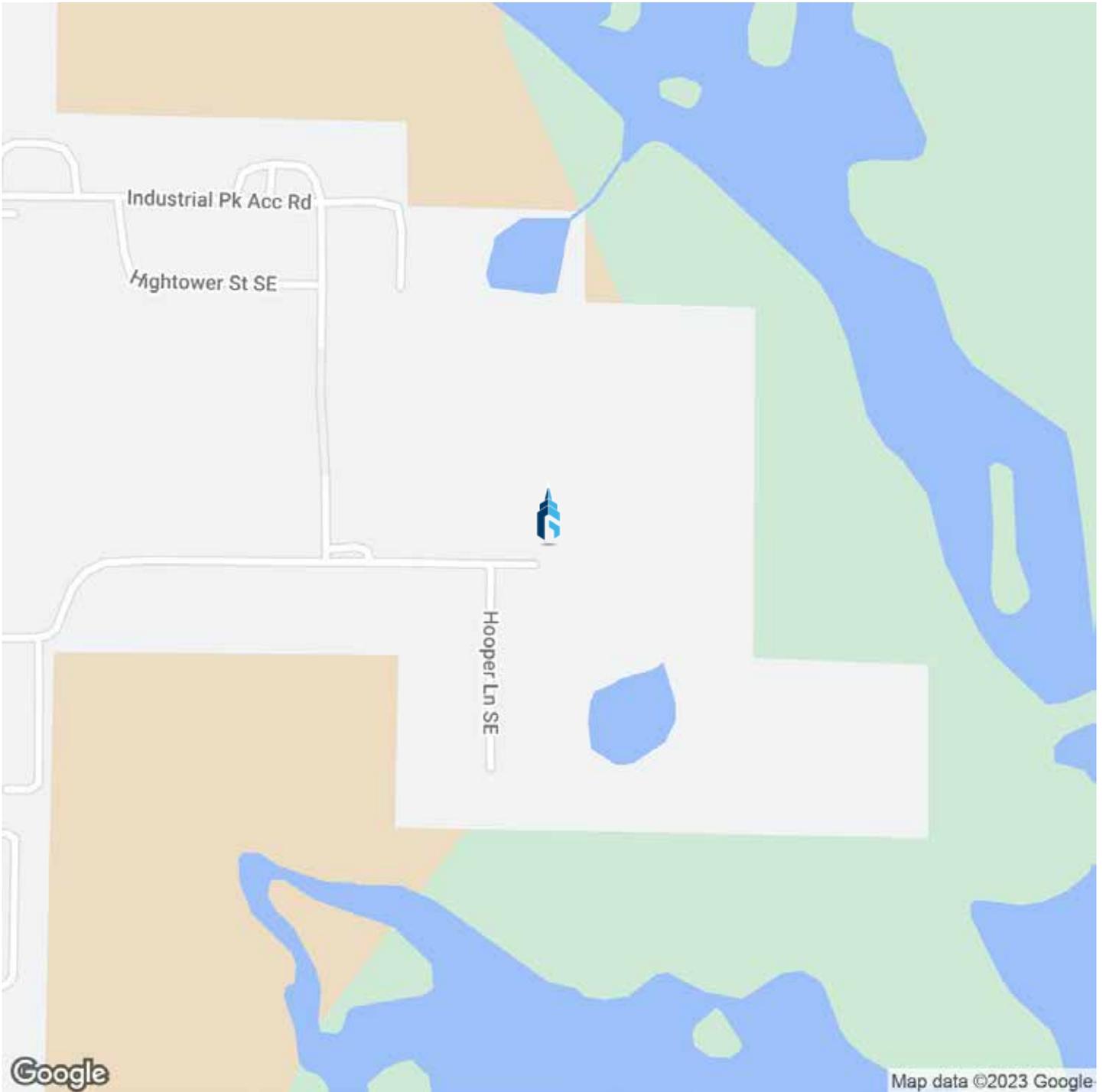


1427 SOUTHFIELD DRIVE SE

AERIAL MAP



1427 SOUTHFIELD DRIVE SE
LOCATION MAP



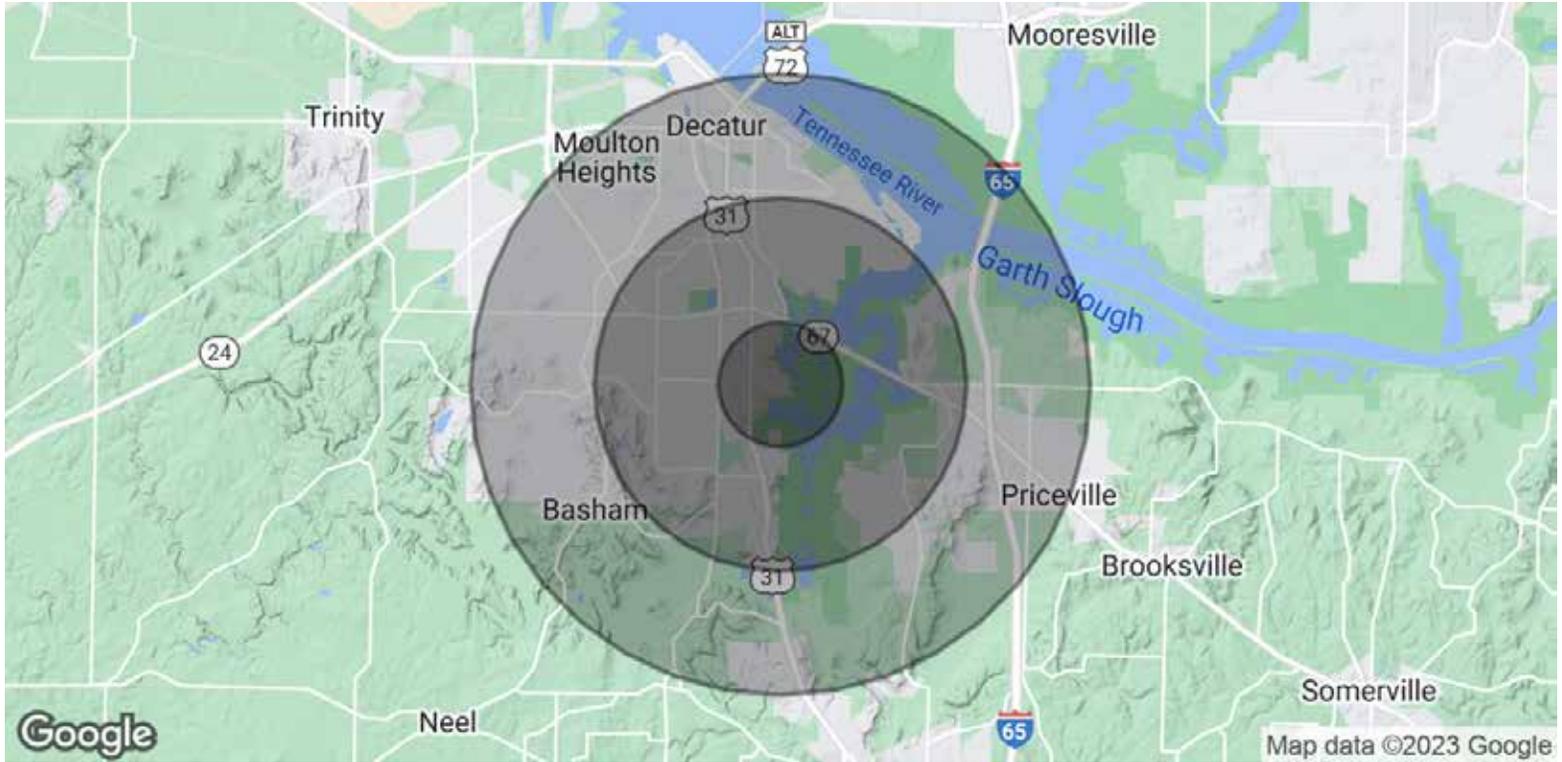


WAREHOUSE ON +/-0.6 ACRE TRACT

DEMOGRAPHIC DATA

1427 Southfield Drive SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	692	22,734	55,789
Average Age	40.0	41.7	40.5
Average Age (Male)	33.3	39.9	38.5
Average Age (Female)	41.8	41.8	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	283	10,177	24,610
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$60,186	\$64,852	\$64,288
Average House Value	\$147,746	\$140,079	\$139,423

* Demographic data derived from 2020 ACS - US Census



Executive Summary

1427 Southfield Dr SE, Decatur, Alabama, 35603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.54421
Longitude: -86.96533

	1 mile	3 miles	5 miles
Population			
2010 Population	567	25,605	56,812
2020 Population	596	26,922	59,357
2023 Population	600	27,229	60,143
2028 Population	596	27,472	60,754
2010-2020 Annual Rate	0.50%	0.50%	0.44%
2020-2023 Annual Rate	0.21%	0.35%	0.41%
2023-2028 Annual Rate	-0.13%	0.18%	0.20%
2023 Male Population	48.8%	48.4%	49.1%
2023 Female Population	51.2%	51.6%	50.9%
2023 Median Age	34.0	40.5	40.2

In the identified area, the current year population is 60,143. In 2020, the Census count in the area was 59,357. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 60,754 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	47.5%	62.3%	59.3%
2023 Black Alone	22.2%	16.8%	20.1%
2023 American Indian/Alaska Native Alone	1.2%	0.8%	0.8%
2023 Asian Alone	2.0%	1.0%	1.0%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	17.5%	10.9%	10.8%
2023 Two or More Races	9.5%	8.1%	7.9%
2023 Hispanic Origin (Any Race)	24.7%	16.6%	16.5%

Persons of Hispanic origin represent 16.5% 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 70.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	31	79	71
2010 Households	198	10,566	23,077
2020 Households	208	11,262	24,290
2023 Households	208	11,442	24,760
2028 Households	208	11,613	25,183
2010-2020 Annual Rate	0.49%	0.64%	0.51%
2020-2023 Annual Rate	0.00%	0.49%	0.59%
2023-2028 Annual Rate	0.00%	0.30%	0.34%
2023 Average Household Size	2.88	2.36	2.37

The household count in this area has changed from 24,290 in 2020 to 24,760 in the current year, a change of 0.59% annually. The five-year projection of households is 25,183, a change of 0.34% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 15,811 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

1427 Southfield Dr SE, Decatur, Alabama, 35603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.54421
Longitude: -86.96533

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	19.7%	20.9%	20.0%
Median Household Income			
2023 Median Household Income	\$40,169	\$53,271	\$52,969
2028 Median Household Income	\$41,412	\$59,758	\$59,597
2023-2028 Annual Rate	0.61%	2.32%	2.39%
Average Household Income			
2023 Average Household Income	\$49,816	\$80,293	\$77,937
2028 Average Household Income	\$54,031	\$90,492	\$88,234
2023-2028 Annual Rate	1.64%	2.42%	2.51%
Per Capita Income			
2023 Per Capita Income	\$17,409	\$33,503	\$32,090
2028 Per Capita Income	\$19,008	\$37,979	\$36,570
2023-2028 Annual Rate	1.77%	2.54%	2.65%
GINI Index			
2023 Gini Index	30.7	44.5	44.3

Households by Income

Current median household income is \$52,969 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$59,597 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$77,937 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$88,234 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,090 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,570 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	133	126	131
2010 Total Housing Units	222	11,378	25,085
2010 Owner Occupied Housing Units	124	6,694	14,840
2010 Renter Occupied Housing Units	74	3,872	8,237
2010 Vacant Housing Units	24	812	2,008
2020 Total Housing Units	227	12,004	26,115
2020 Vacant Housing Units	19	742	1,825
2023 Total Housing Units	228	12,191	26,560
2023 Owner Occupied Housing Units	159	7,580	16,798
2023 Renter Occupied Housing Units	49	3,862	7,962
2023 Vacant Housing Units	20	749	1,800
2028 Total Housing Units	228	12,316	26,903
2028 Owner Occupied Housing Units	161	7,781	17,301
2028 Renter Occupied Housing Units	47	3,832	7,882
2028 Vacant Housing Units	20	703	1,720
Socioeconomic Status Index			
2023 Socioeconomic Status Index	61.8	47.0	45.5

Currently, 63.2% of the 26,560 housing units in the area are owner occupied; 30.0%, renter occupied; and 6.8% 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 26,115 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$176,716, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.73% annually to \$183,258.

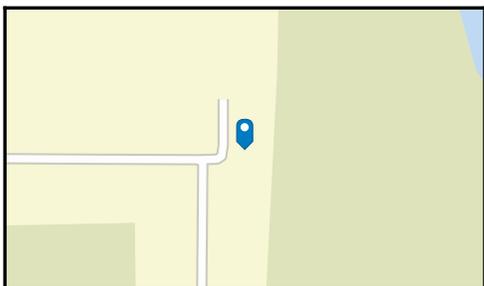
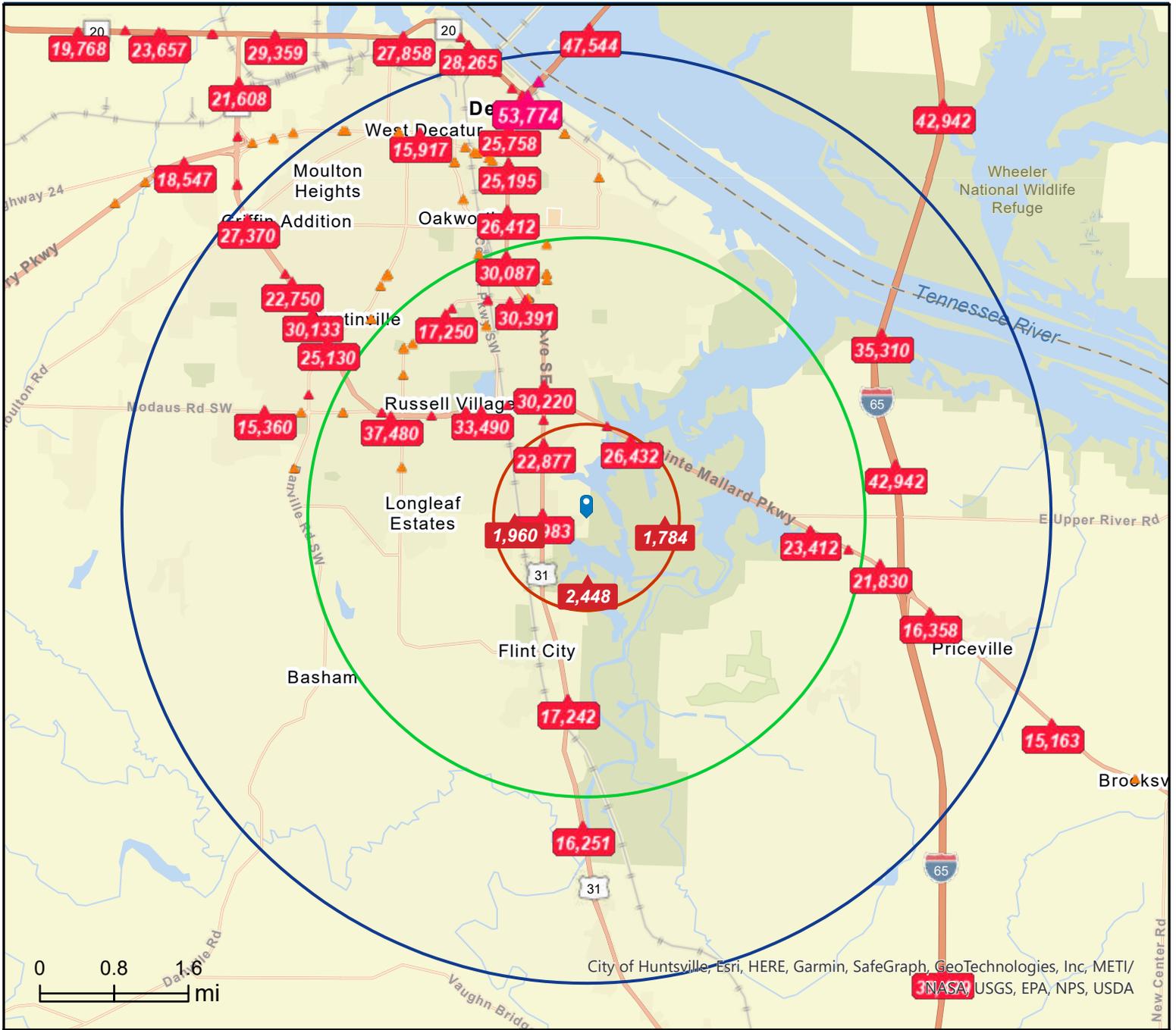
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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



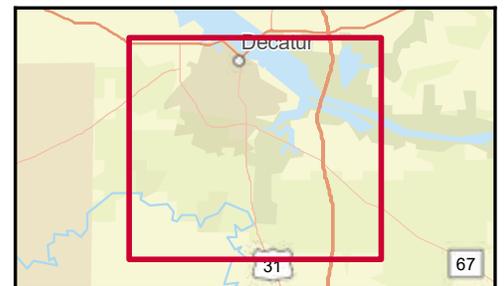
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TRAFFIC DATA

1427 Southfield Drive SE - 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 +/-0.6 ACRE TRACT

ADVISOR BIO

1427 Southfield Drive SE - Decatur, AL



JARED DISON

Investor & Salesperson

jdison@gatewaycommercial.net

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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