

DEVELOPMENT ACREAGE

+/- 29 Acres - Priceville, Alabama



GATEWAY
COMMERCIAL BROKERAGE



CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY INFORMATION	4
LOCATION INFORMATION	12
DEMOGRAPHICS	20
TRAFFIC DATA	28



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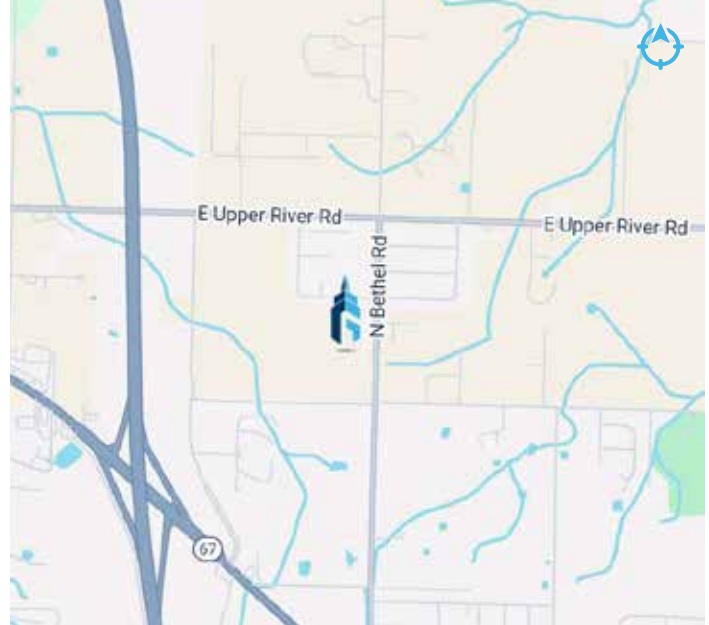
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EXECUTIVE SUMMARY



PROPERTY BRIEF

Gateway is happy to present this promising location with a variety of potential uses, especially given its zoning, AG-1, which generally supports agricultural and low-density development, though some areas allow for flexibility depending on local regulations. With its proximity to major corporations and industrial areas like those of Amazon, Target, and Polaris, as well as nearby access to Interstate 65 and airports, this site could be attractive for purposes like:

Agricultural Operations – AG-1 zoning is typically ideal for agricultural use, so this could include crop production, livestock farming, nurseries, and other agri-businesses.

Commercial Ventures – With the growth in surrounding industrial areas, there could be opportunities to apply for rezoning or special use permits for certain commercial developments, like warehousing, storage facilities, or even support services for nearby corporate operations (such as equipment rental or repair facilities).

Residential Development – AG-1 properties can sometimes be re-purposed for residential development, particularly if there's demand due to the influx of employees to the area.

Logistics and Transportation Hub – Since it's near major highways and an interstate, the location is prime for businesses that benefit from rapid access to transportation routes, such as distribution centers or logistics hubs, especially considering the current demand from e-commerce businesses.

OFFERING SUMMARY

Sale Price:	\$69,900 per acre
# of Parcels:	1
Total Acreage:	+/- 29 Acres
Sewer:	Less than 1 mile away
Zoning:	AG-1

Note: Previously priced at \$85,000 per acre, Gateway's price of \$69,900 per acre represents a significant price improvement.



DEVELOPMENT ACREAGE

PROPERTY INFORMATION

+/- 29 Acres - Priceville, Alabama

AVAILABLE PARCELS



PROPERTY PHOTOS



PROPERTY INFORMATION
FLOOD ZONE



RiskMeter

CoreLogic

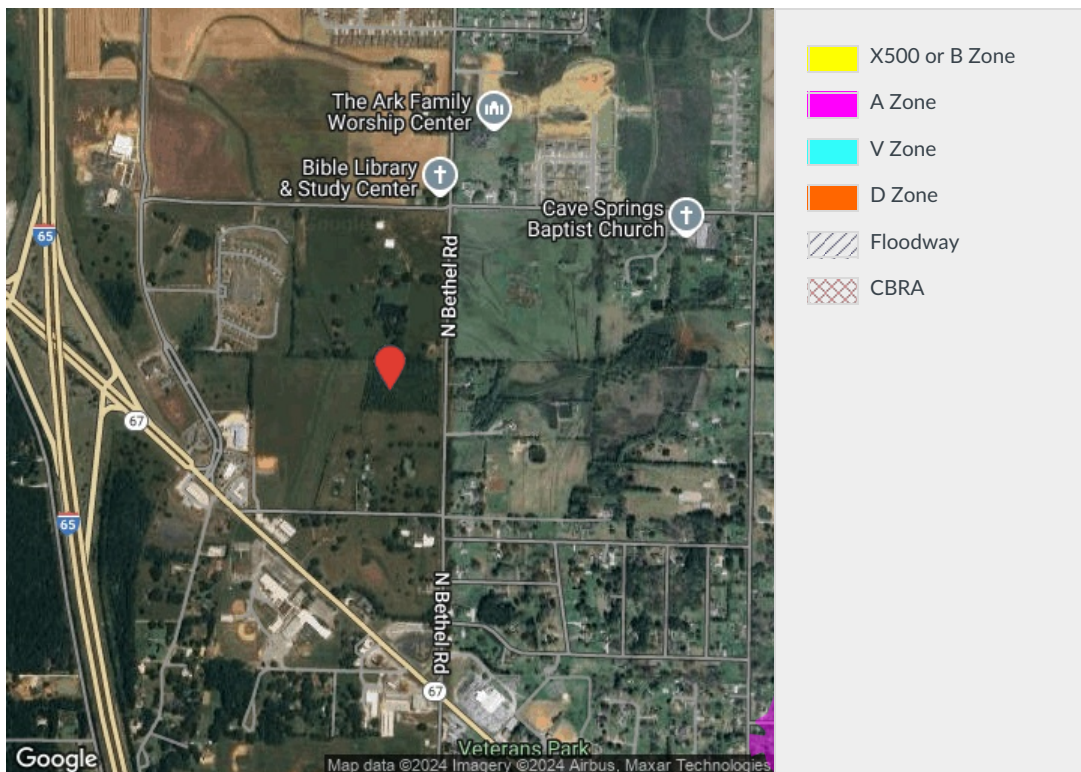
2092 N BETHEL RD DECATUR, AL 35603-5416

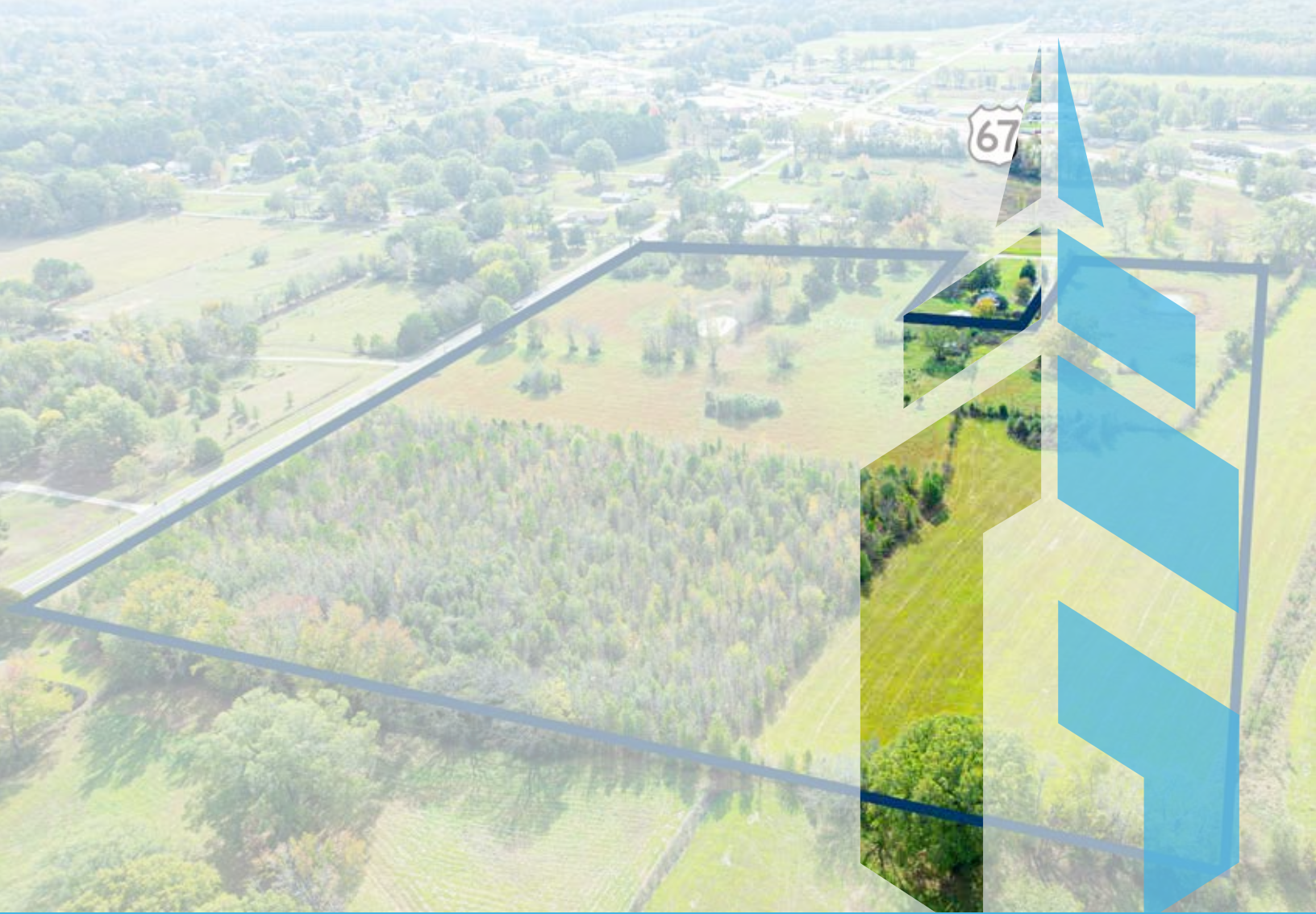
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	010448	PANEL	0092F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0092F



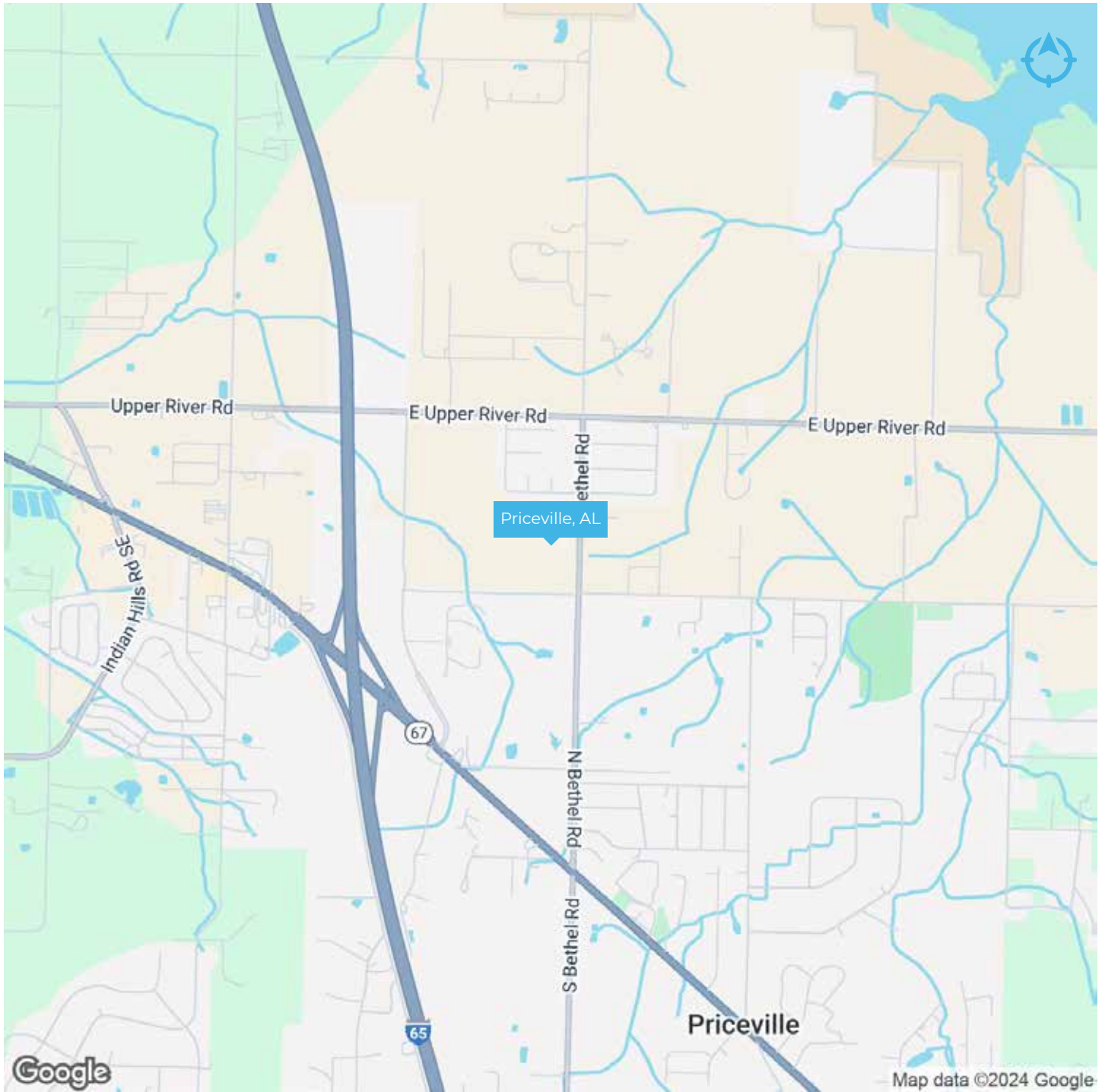


DEVELOPMENT ACREAGE

LOCATION INFORMATION

+/- 29 Acres - Priceville, Alabama

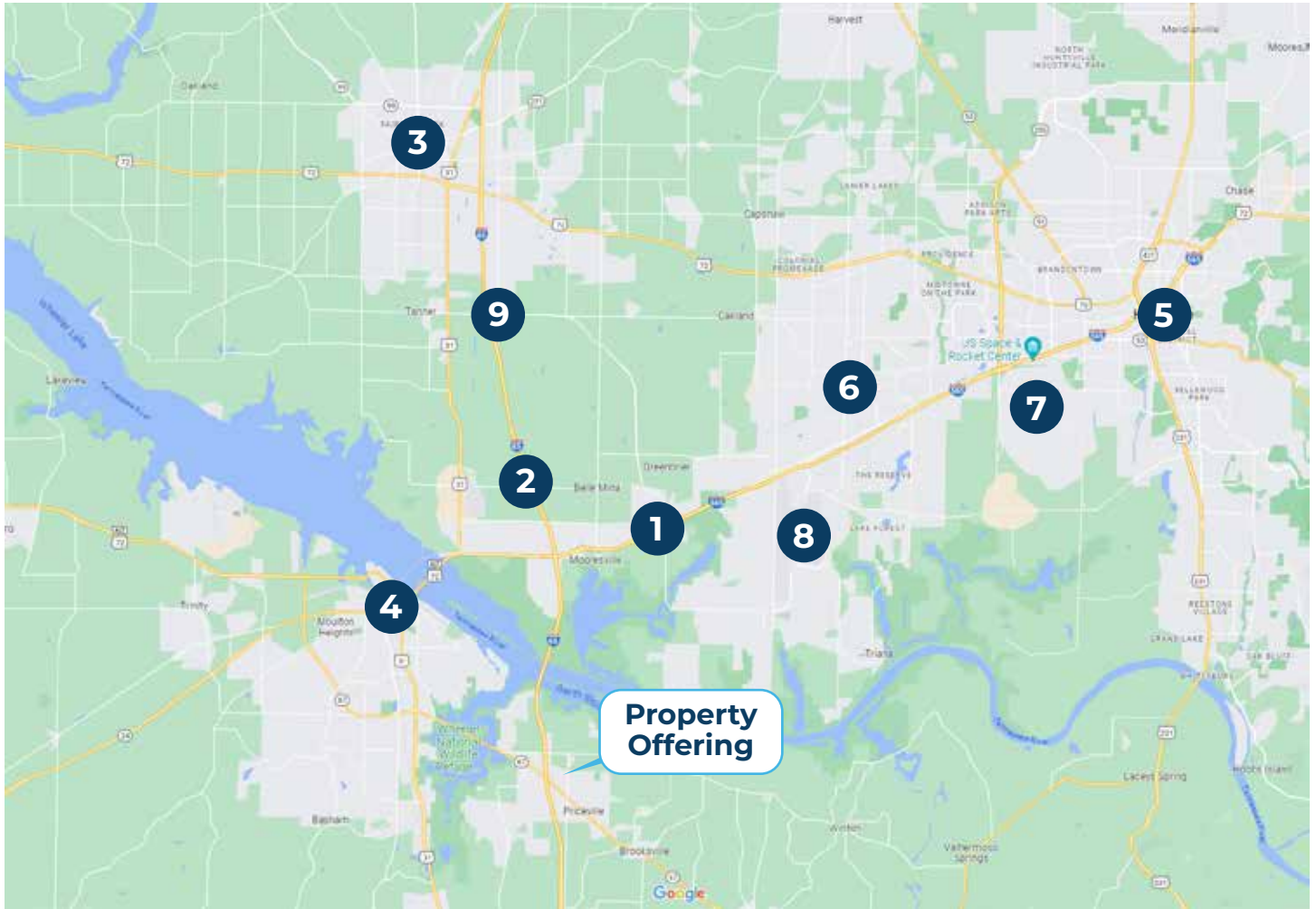
REGIONAL MAP



LOCATION INFORMATION
RETAILER MAP



PROXIMITY TO POINTS OF INTEREST



#	LOCATION	DISTANCE	TRAVEL TIME
1	Interstate 565	+/- 8.6 miles	+/- 10 minutes
2	Interstate 65	+/- 1.7 miles	+/- 3 minutes
3	Athens	+/- 21.9 miles	+/- 26 minutes
4	Decatur	+/- 5.5 miles	+/- 8 minutes
5	Huntsville	+/- 28.7 miles	+/- 30 minutes
6	Madison	+/- 19.4 miles	+/- 23 minutes
7	Redstone Arsenal	+/- 23.7 miles	+/- 23 minutes
8	HSV International Airport	+/- 18.5 miles	+/- 21 minutes
9	Buccee's	+/- 16.2 miles	+/- 18 minutes

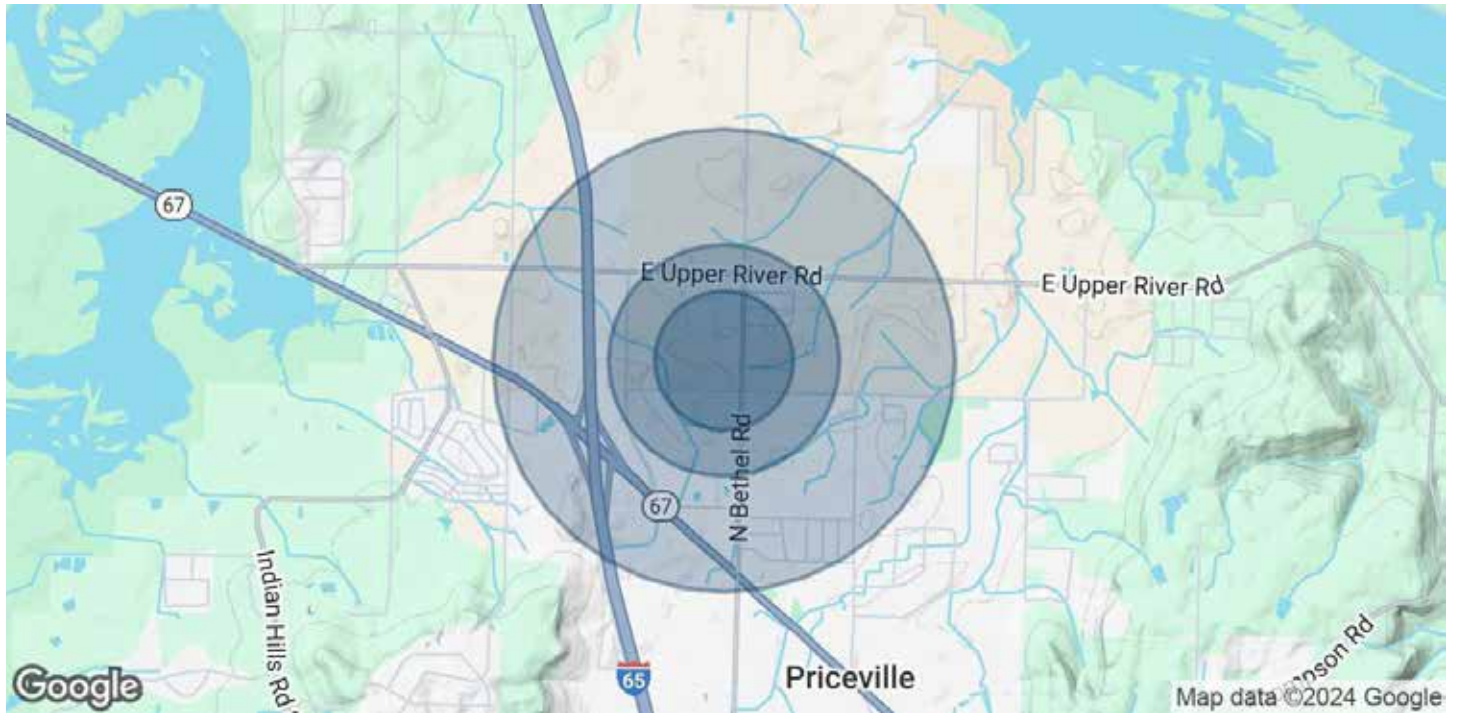


DEVELOPMENT ACREAGE

DEMOGRAPHIC DATA

+/- 29 Acres - Priceville, Alabama

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	377	557	1,134
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	214	427
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$130,624	\$129,453	\$122,211
Average House Value	\$349,768	\$351,345	\$360,515

Demographics data derived from AlphaMap



Demographic and Income Profile

2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 0 - 1 mile radius

Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

Summary	Census 2010	Census 2020	2024	2029				
Population	1,178	1,413	1,453	1,463				
Households	453	558	571	581				
Families	363	425	430	436				
Average Household Size	2.56	2.51	2.53	2.50				
Owner Occupied Housing Units	400	505	521	532				
Renter Occupied Housing Units	53	53	50	48				
Median Age	40.8	41.8	42.2	42.7				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.14%	0.31%	0.38%					
Households	0.35%	0.50%	0.64%					
Families	0.28%	0.47%	0.56%					
Owner HHs	0.42%	0.58%	0.97%					
Median Household Income	2.07%	3.01%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		49	8.6%	45	7.7%			
\$15,000 - \$24,999		19	3.3%	15	2.6%			
\$25,000 - \$34,999		23	4.0%	19	3.3%			
\$35,000 - \$49,999		30	5.3%	27	4.6%			
\$50,000 - \$74,999		121	21.2%	110	18.9%			
\$75,000 - \$99,999		98	17.2%	95	16.4%			
\$100,000 - \$149,999		132	23.1%	145	25.0%			
\$150,000 - \$199,999		35	6.1%	46	7.9%			
\$200,000+		63	11.0%	78	13.4%			
Median Household Income		\$84,048		\$93,100				
Average Household Income		\$109,529		\$124,983				
Per Capita Income		\$41,913		\$48,353				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	75	6.4%	78	5.5%	80	5.5%	80	5.5%
5 - 9	80	6.8%	86	6.1%	93	6.4%	87	6.0%
10 - 14	82	7.0%	104	7.4%	94	6.5%	98	6.7%
15 - 19	84	7.1%	103	7.3%	97	6.7%	84	5.7%
20 - 24	47	4.0%	60	4.2%	79	5.4%	75	5.1%
25 - 34	131	11.1%	150	10.6%	144	9.9%	160	10.9%
35 - 44	166	14.1%	185	13.1%	196	13.5%	193	13.2%
45 - 54	192	16.3%	194	13.7%	192	13.2%	193	13.2%
55 - 64	145	12.3%	191	13.5%	194	13.4%	186	12.7%
65 - 74	98	8.3%	143	10.1%	145	10.0%	162	11.1%
75 - 84	53	4.5%	90	6.4%	105	7.2%	105	7.2%
85+	24	2.0%	30	2.1%	33	2.3%	39	2.7%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,128	95.8%	1,255	88.8%	1,276	87.8%	1,268	86.7%
Black Alone	12	1.0%	41	2.9%	46	3.2%	51	3.5%
American Indian Alone	7	0.6%	12	0.8%	14	1.0%	14	1.0%
Asian Alone	6	0.5%	10	0.7%	12	0.8%	13	0.9%
Pacific Islander Alone	0	0.0%	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	10	0.8%	12	0.8%	15	1.0%	17	1.2%
Two or More Races	15	1.3%	81	5.7%	90	6.2%	99	6.8%
Hispanic Origin (Any Race)	22	1.9%	43	3.0%	48	3.3%	53	3.6%

Data Note: Income is expressed in current dollars.

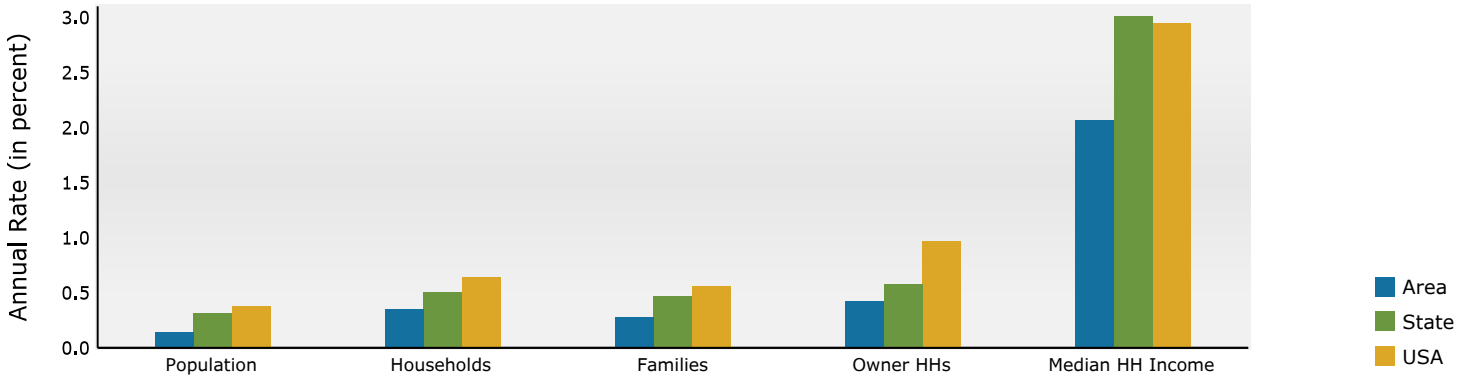
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

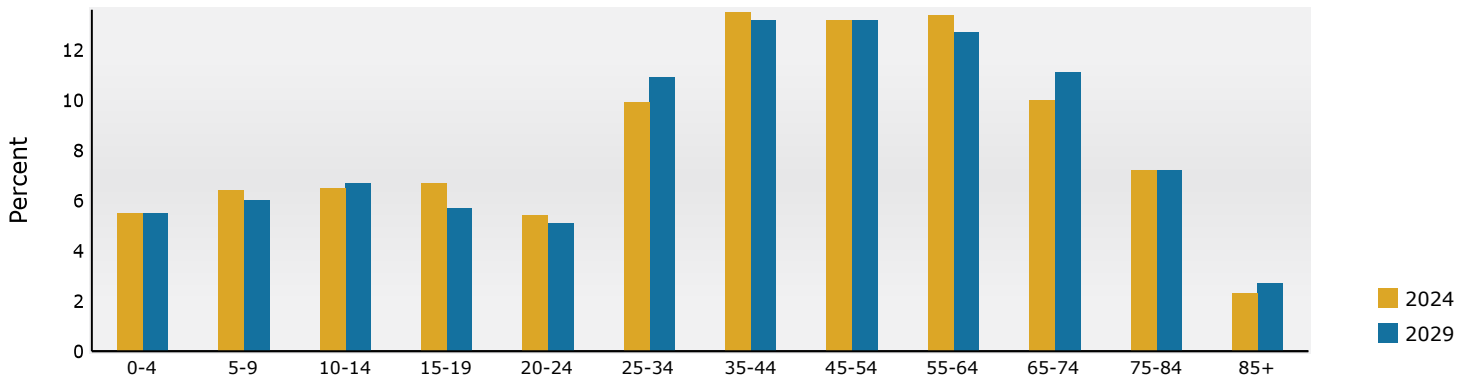
2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 0 - 1 mile radius

Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

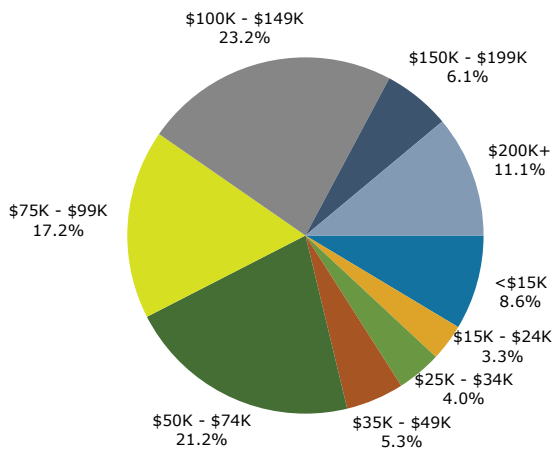
Trends 2024-2029



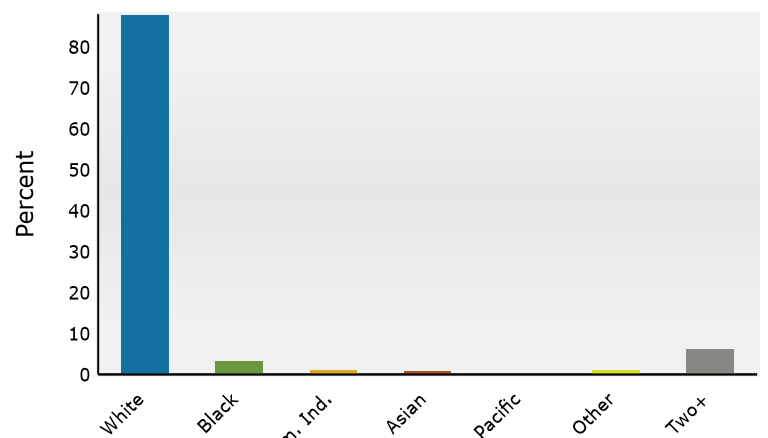
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 3.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

2092 N Bethel Rd, Decatur, Alabama, 35603
Ring band: 1 - 3 mile radius

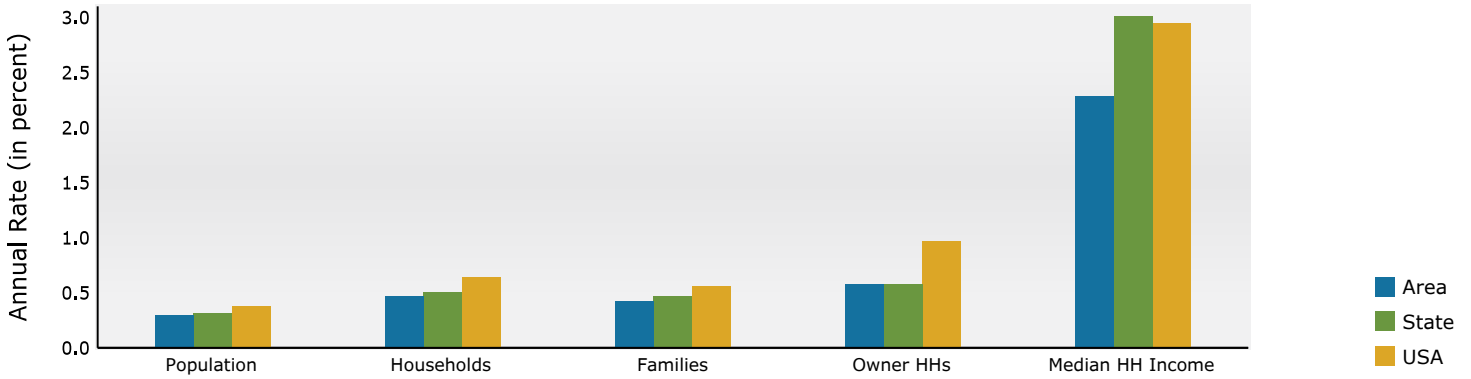
Prepared by Esri
Latitude: 34.53326
Longitude: -86.89498

Summary	Census 2010	Census 2020	2024	2029				
Population	5,237	6,153	6,356	6,452				
Households	1,994	2,341	2,443	2,501				
Families	1,612	1,823	1,891	1,931				
Average Household Size	2.60	2.61	2.59	2.57				
Owner Occupied Housing Units	1,806	2,125	2,234	2,299				
Renter Occupied Housing Units	187	216	209	202				
Median Age	44.5	45.6	45.5	45.8				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.30%	0.31%	0.38%					
Households	0.47%	0.50%	0.64%					
Families	0.42%	0.47%	0.56%					
Owner HHs	0.58%	0.58%	0.97%					
Median Household Income	2.28%	3.01%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	113	4.6%	103	4.1%				
\$15,000 - \$24,999	75	3.1%	60	2.4%				
\$25,000 - \$34,999	101	4.1%	86	3.4%				
\$35,000 - \$49,999	180	7.4%	165	6.6%				
\$50,000 - \$74,999	479	19.6%	437	17.5%				
\$75,000 - \$99,999	409	16.7%	390	15.6%				
\$100,000 - \$149,999	469	19.2%	499	20.0%				
\$150,000 - \$199,999	347	14.2%	431	17.2%				
\$200,000+	269	11.0%	331	13.2%				
Median Household Income	\$89,924		\$100,643					
Average Household Income	\$117,618		\$132,906					
Per Capita Income	\$45,607		\$51,952					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	295	5.6%	291	4.7%	300	4.7%	309	4.8%
5 - 9	319	6.1%	374	6.1%	365	5.7%	336	5.2%
10 - 14	339	6.5%	420	6.8%	416	6.5%	393	6.1%
15 - 19	323	6.2%	400	6.5%	399	6.3%	381	5.9%
20 - 24	187	3.6%	254	4.1%	317	5.0%	317	4.9%
25 - 34	510	9.7%	547	8.9%	578	9.1%	671	10.4%
35 - 44	685	13.1%	740	12.0%	763	12.0%	748	11.6%
45 - 54	827	15.8%	835	13.6%	834	13.1%	829	12.8%
55 - 64	773	14.8%	918	14.9%	885	13.9%	845	13.1%
65 - 74	595	11.4%	758	12.3%	774	12.2%	830	12.9%
75 - 84	292	5.6%	475	7.7%	556	8.7%	580	9.0%
85+	90	1.7%	141	2.3%	168	2.6%	213	3.3%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,965	94.8%	5,439	88.4%	5,547	87.3%	5,557	86.1%
Black Alone	97	1.9%	178	2.9%	203	3.2%	224	3.5%
American Indian Alone	33	0.6%	36	0.6%	39	0.6%	39	0.6%
Asian Alone	43	0.8%	64	1.0%	73	1.1%	82	1.3%
Pacific Islander Alone	1	0.0%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	43	0.8%	68	1.1%	79	1.2%	90	1.4%
Two or More Races	57	1.1%	365	5.9%	413	6.5%	458	7.1%
Hispanic Origin (Any Race)	83	1.6%	203	3.3%	235	3.7%	266	4.1%

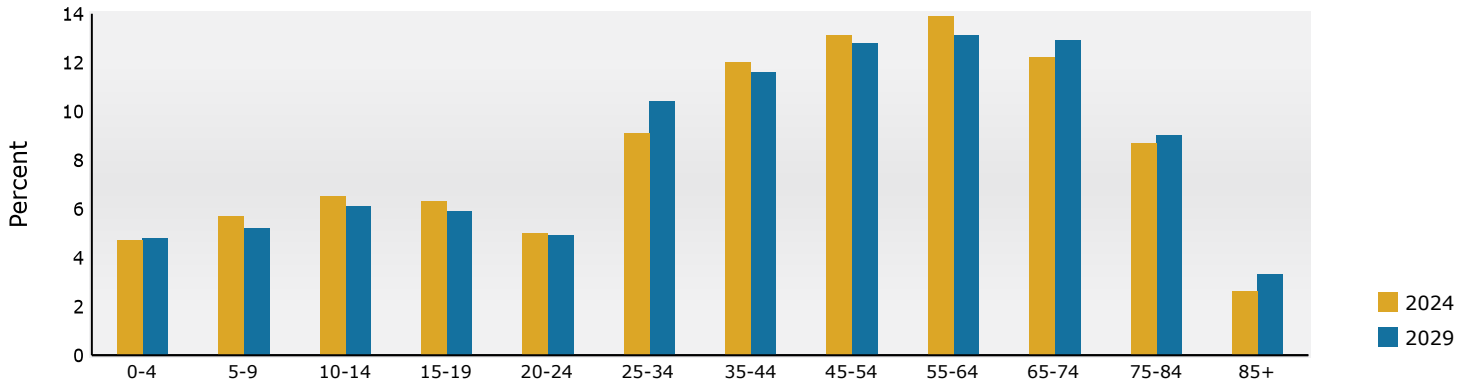
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

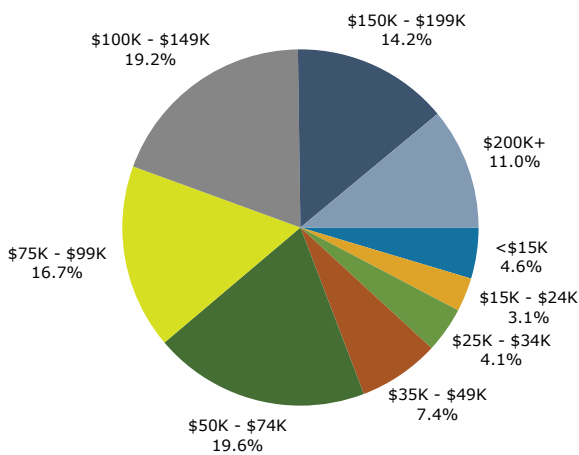
Trends 2024-2029



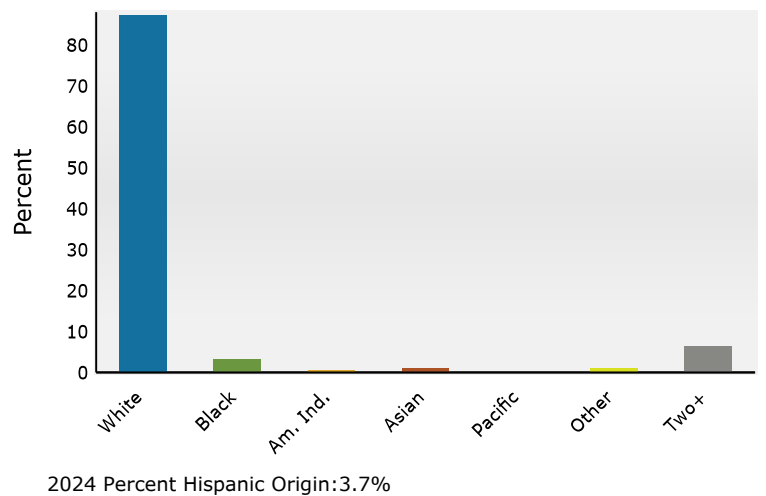
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 3 - 5 mile radius

Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

Summary	Census 2010	Census 2020	2024	2029
Population	9,317	9,634	9,830	9,963
Households	3,580	3,731	3,810	3,894
Families	2,691	2,660	2,689	2,737
Average Household Size	2.59	2.58	2.57	2.55
Owner Occupied Housing Units	2,901	2,929	3,021	3,101
Renter Occupied Housing Units	679	802	789	792
Median Age	41.5	42.0	41.8	42.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.27%	0.31%	0.38%
Households	0.44%	0.50%	0.64%
Families	0.35%	0.47%	0.56%
Owner HHs	0.52%	0.58%	0.97%
Median Household Income	1.75%	3.01%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	196	5.1%	176	4.5%
\$15,000 - \$24,999	201	5.3%	154	4.0%
\$25,000 - \$34,999	189	5.0%	159	4.1%
\$35,000 - \$49,999	470	12.3%	430	11.0%
\$50,000 - \$74,999	626	16.4%	580	14.9%
\$75,000 - \$99,999	707	18.6%	723	18.6%
\$100,000 - \$149,999	771	20.2%	841	21.6%
\$150,000 - \$199,999	381	10.0%	503	12.9%
\$200,000+	269	7.1%	328	8.4%

Median Household Income	\$81,154	\$88,524
Average Household Income	\$101,012	\$114,463
Per Capita Income	\$40,132	\$45,948

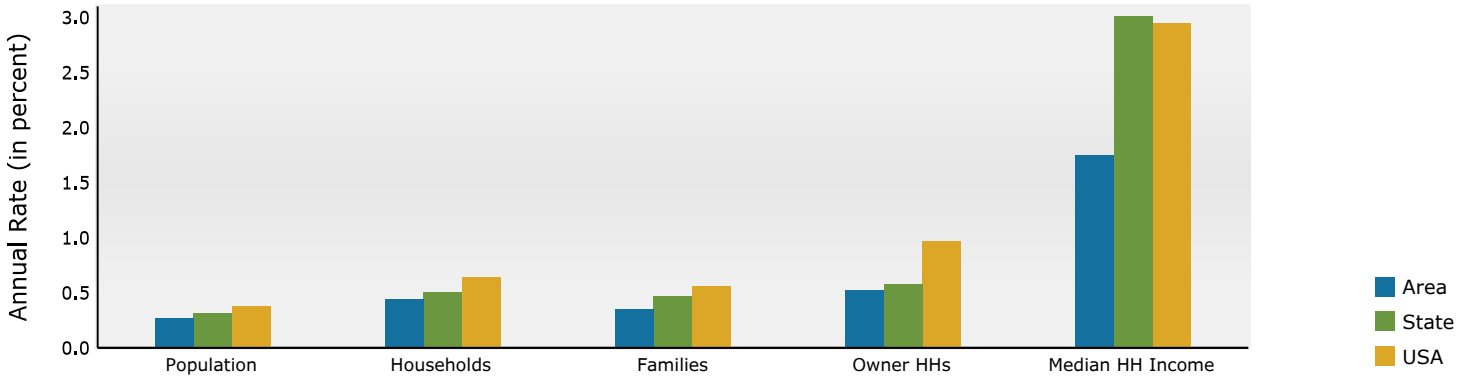
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	553	5.9%	557	5.8%	557	5.7%	564	5.7%
5 - 9	628	6.7%	569	5.9%	637	6.5%	586	5.9%
10 - 14	664	7.1%	636	6.6%	605	6.2%	653	6.6%
15 - 19	621	6.7%	649	6.7%	607	6.2%	550	5.5%
20 - 24	416	4.5%	509	5.3%	550	5.6%	493	4.9%
25 - 34	1,006	10.8%	1,102	11.4%	1,158	11.8%	1,209	12.1%
35 - 44	1,217	13.1%	1,157	12.0%	1,188	12.1%	1,288	12.9%
45 - 54	1,505	16.2%	1,246	12.9%	1,242	12.6%	1,213	12.2%
55 - 64	1,217	13.1%	1,386	14.4%	1,309	13.3%	1,224	12.3%
65 - 74	855	9.2%	1,050	10.9%	1,113	11.3%	1,207	12.1%
75 - 84	488	5.2%	610	6.3%	662	6.7%	730	7.3%
85+	145	1.6%	164	1.7%	202	2.1%	247	2.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,196	88.0%	7,816	81.1%	7,829	79.6%	7,767	77.9%
Black Alone	582	6.2%	637	6.6%	693	7.0%	761	7.6%
American Indian Alone	68	0.7%	68	0.7%	78	0.8%	80	0.8%
Asian Alone	59	0.6%	99	1.0%	108	1.1%	122	1.2%
Pacific Islander Alone	4	0.0%	9	0.1%	9	0.1%	10	0.1%
Some Other Race Alone	274	2.9%	350	3.6%	394	4.0%	438	4.4%
Two or More Races	135	1.4%	655	6.8%	719	7.3%	787	7.9%
Hispanic Origin (Any Race)	435	4.7%	609	6.3%	680	6.9%	753	7.6%

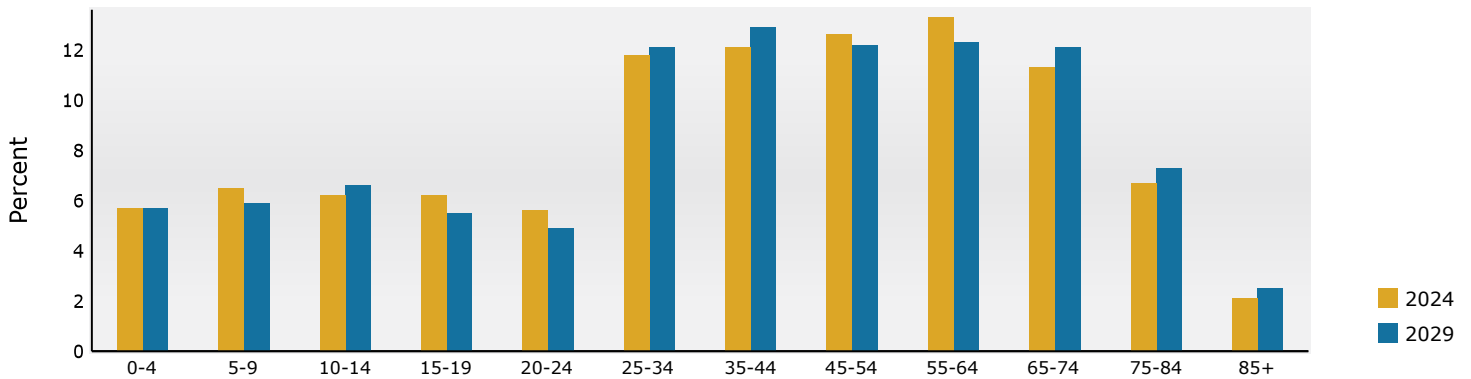
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

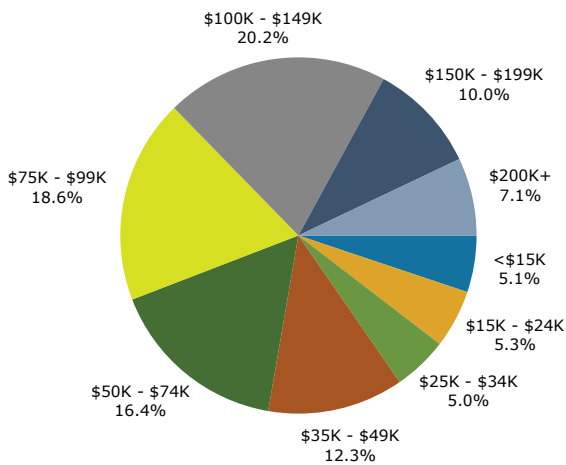
Trends 2024-2029



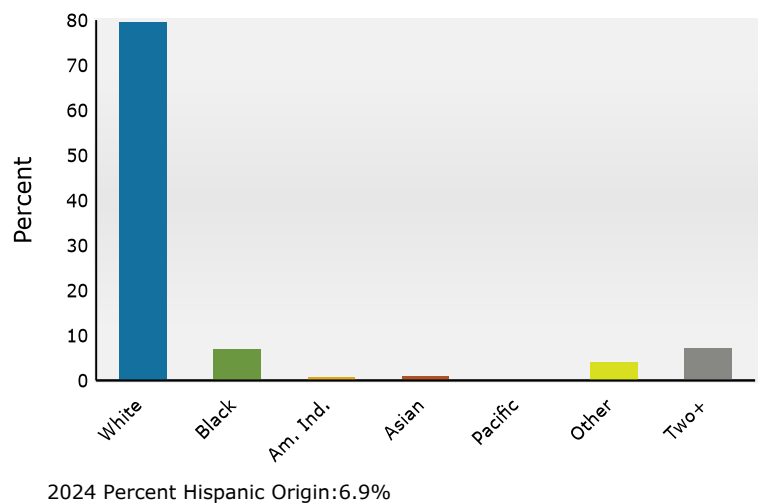
Population by Age



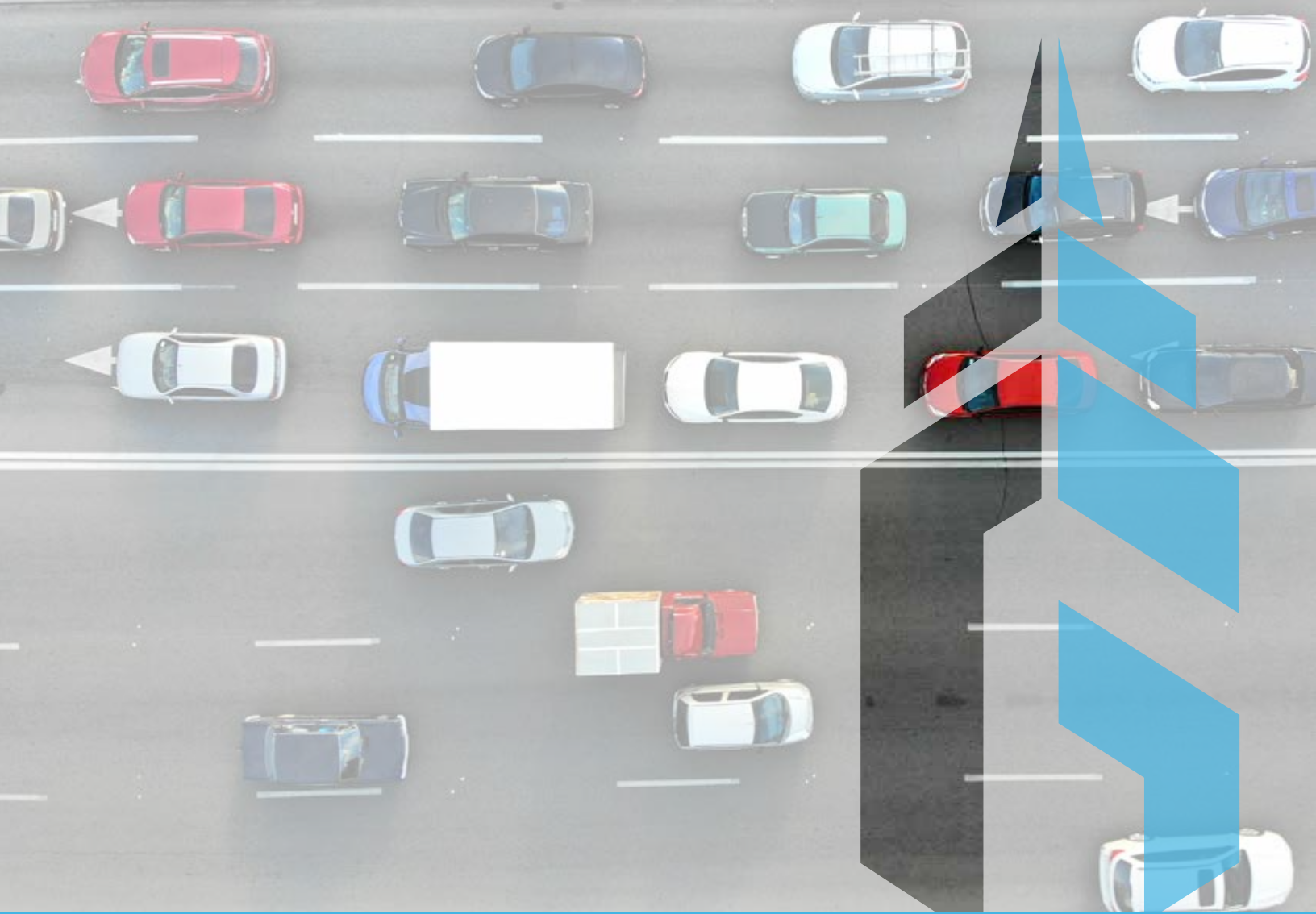
2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEVELOPMENT ACREAGE

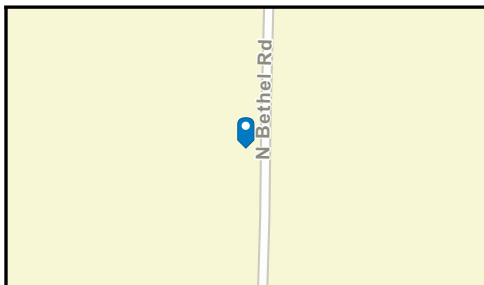
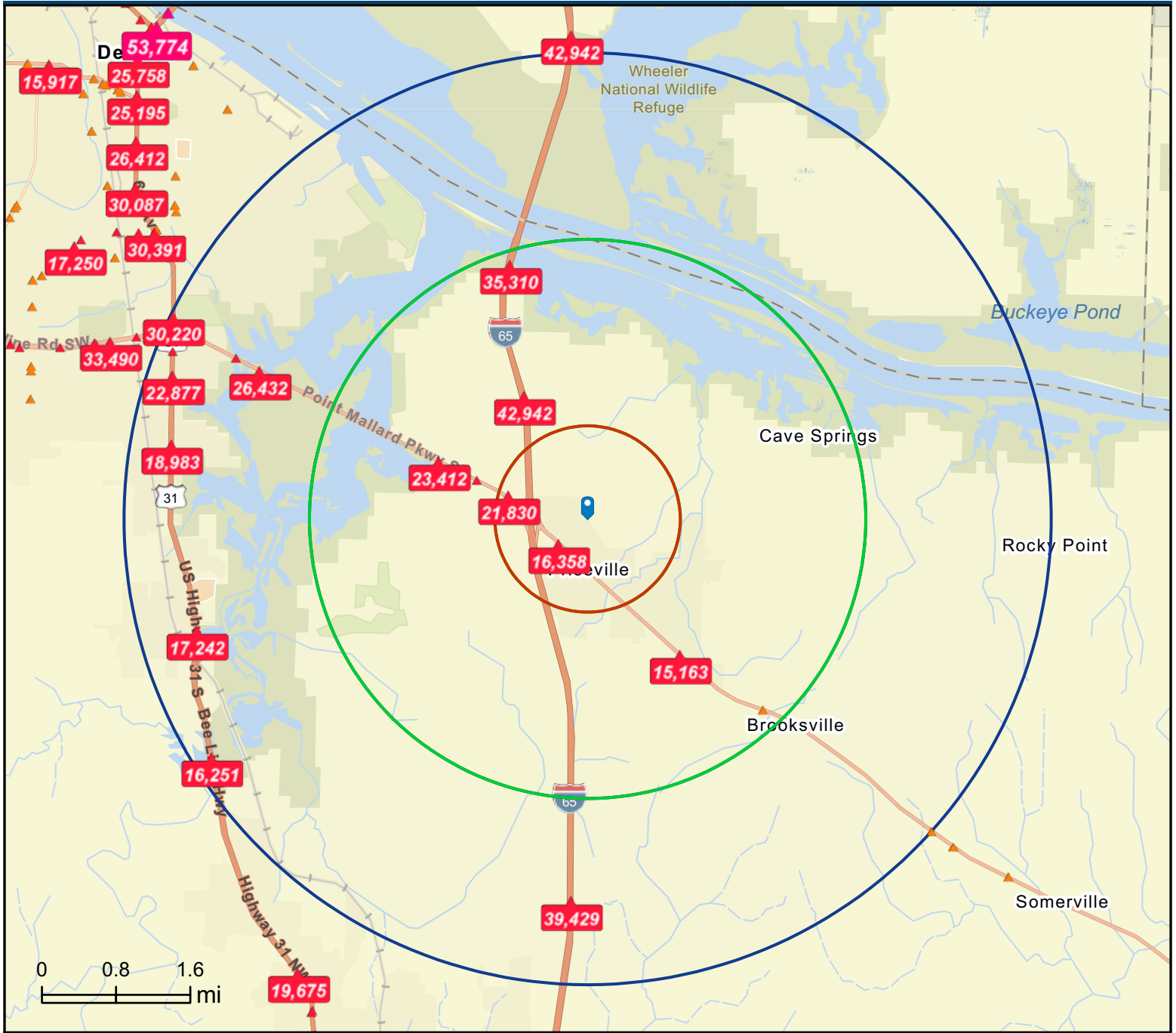
TRAFFIC DATA

+/- 29 Acres - Priceville, Alabama

Traffic Count Map

2092 N Bethel Rd, Decatur, Alabama, 35603
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.53326
Longitude: -86.89498



- 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



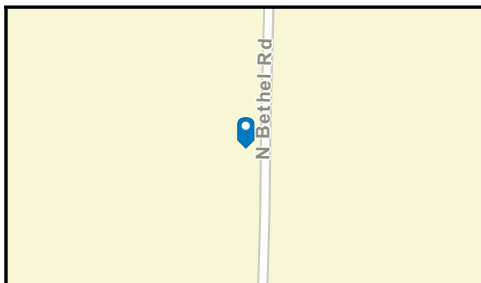
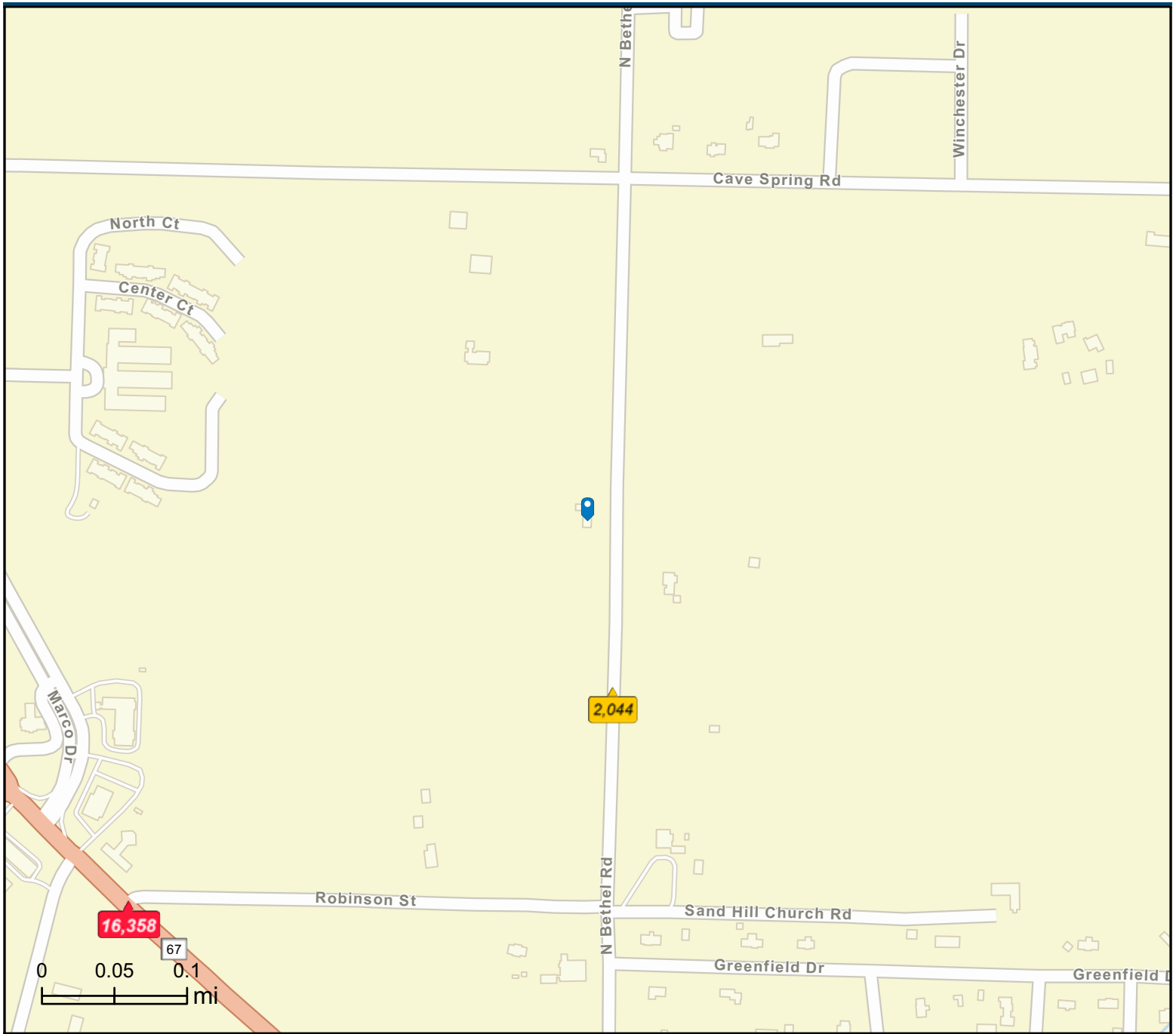
Source: ©2024 Kalibrate Technologies (Q2 2024).

October 28, 2024

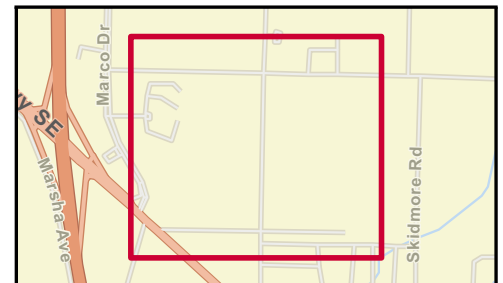
Traffic Count Map - Close Up

2092 N Bethel Rd, Decatur, Alabama, 35603
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.53326
Longitude: -86.89498



- 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: ©2024 Kalibrate Technologies (Q2 2024).



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