



DEVELOPMENT ACREAGE

655 Martin Road SW, Huntsville, AL 35824



GATEWAY
COMMERCIAL BROKERAGE



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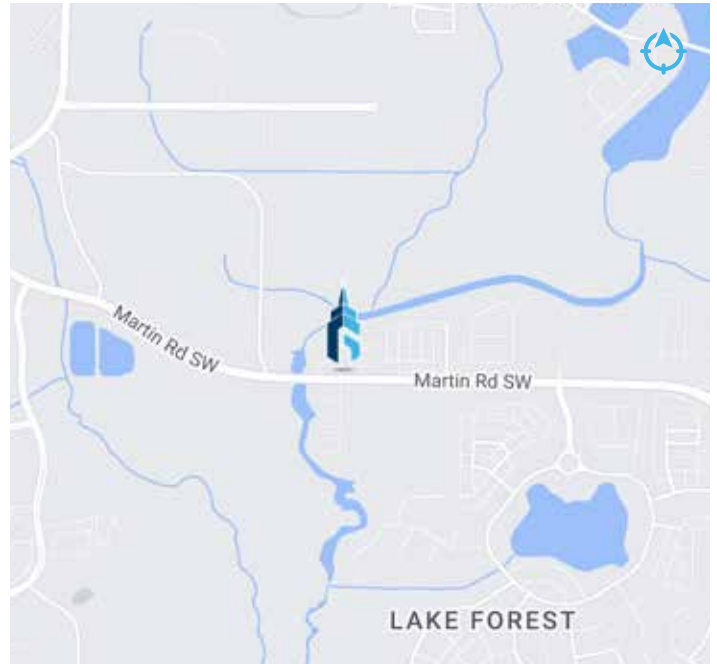
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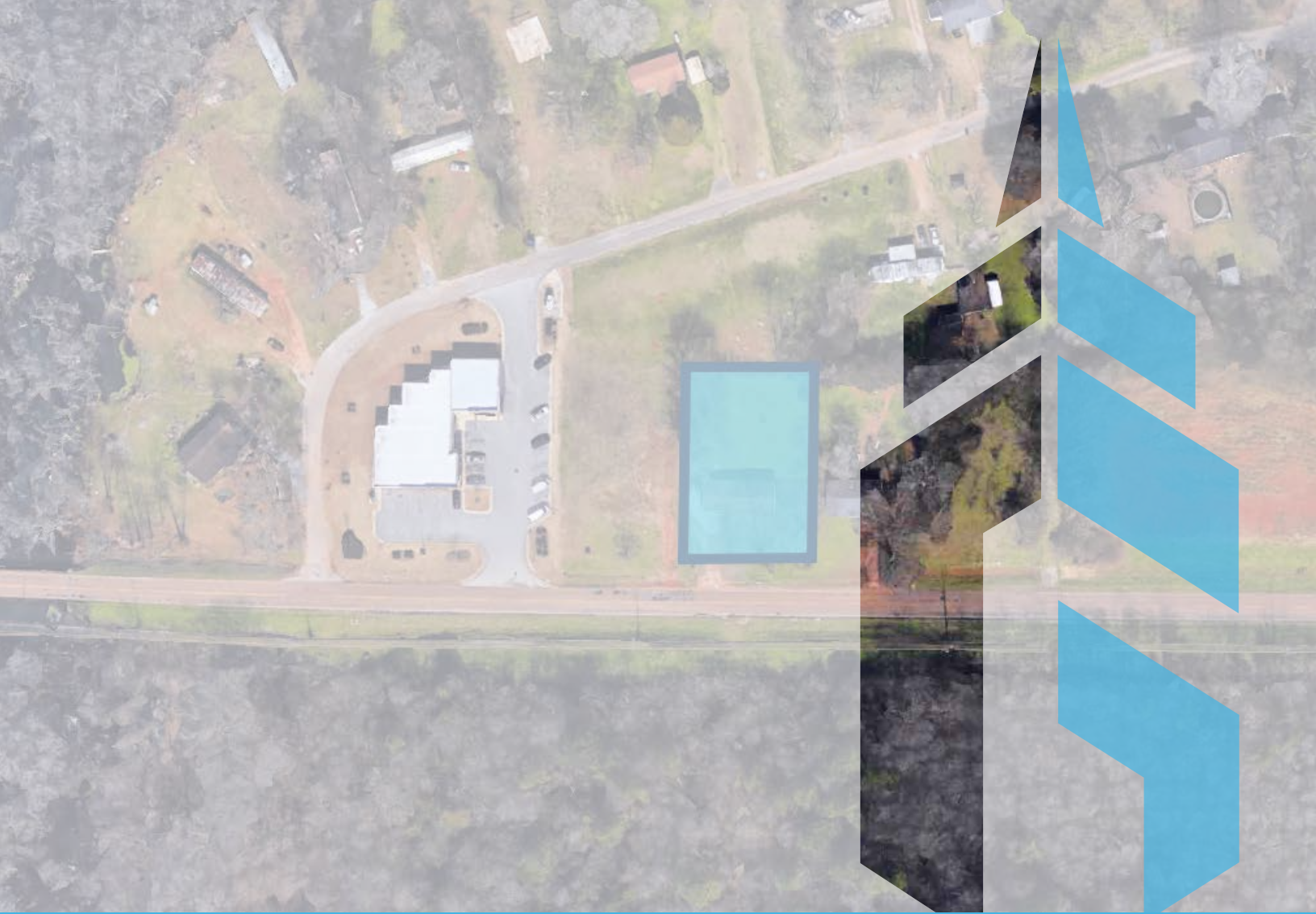
OFFERING SUMMARY	
Sale Price:	\$199,999
# of Parcels:	1
Lot Size:	+/- 0.3 Acres
Lot Dimensions:	100' x 150'
Zoning:	Unrestricted
Utilities:	All utilities available
Best Use:	Development
Market:	Huntsville

PROPERTY OVERVIEW

Development parcel available in Madison County. The +/- 0.3 acre lot boasts 100' of frontage on Martin Rd and currently has a +/- 1,312 sf building on site. Built in 1955, the building was built with a wood frame, vinyl siding and asphalt shingle roofing. With no zoning restrictions and all utilities available, the site is located in a rapidly growing area in Huntsville.

PROPERTY HIGHLIGHTS

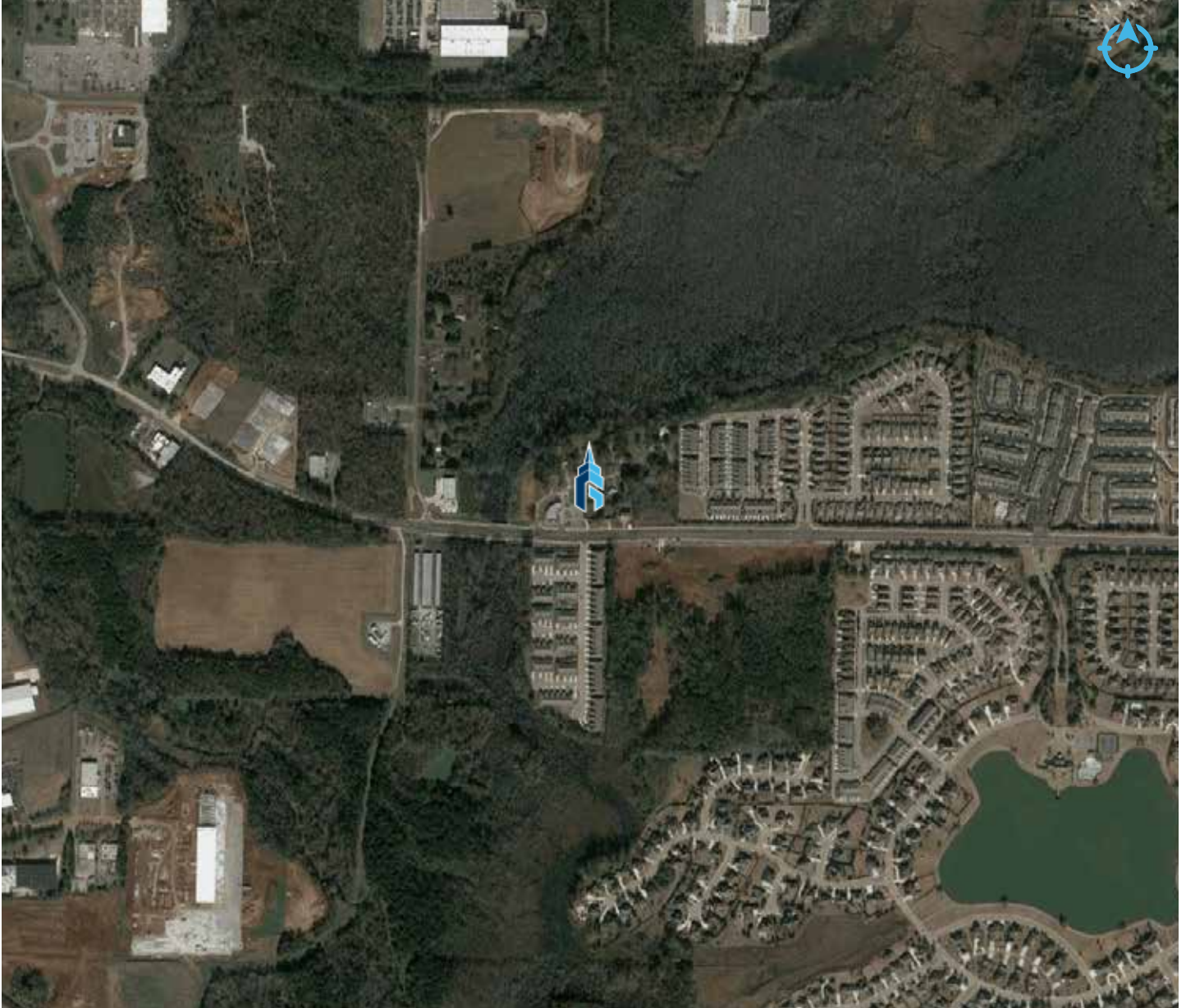
- Close proximity to Interstate 565
- Located in a highly desired area



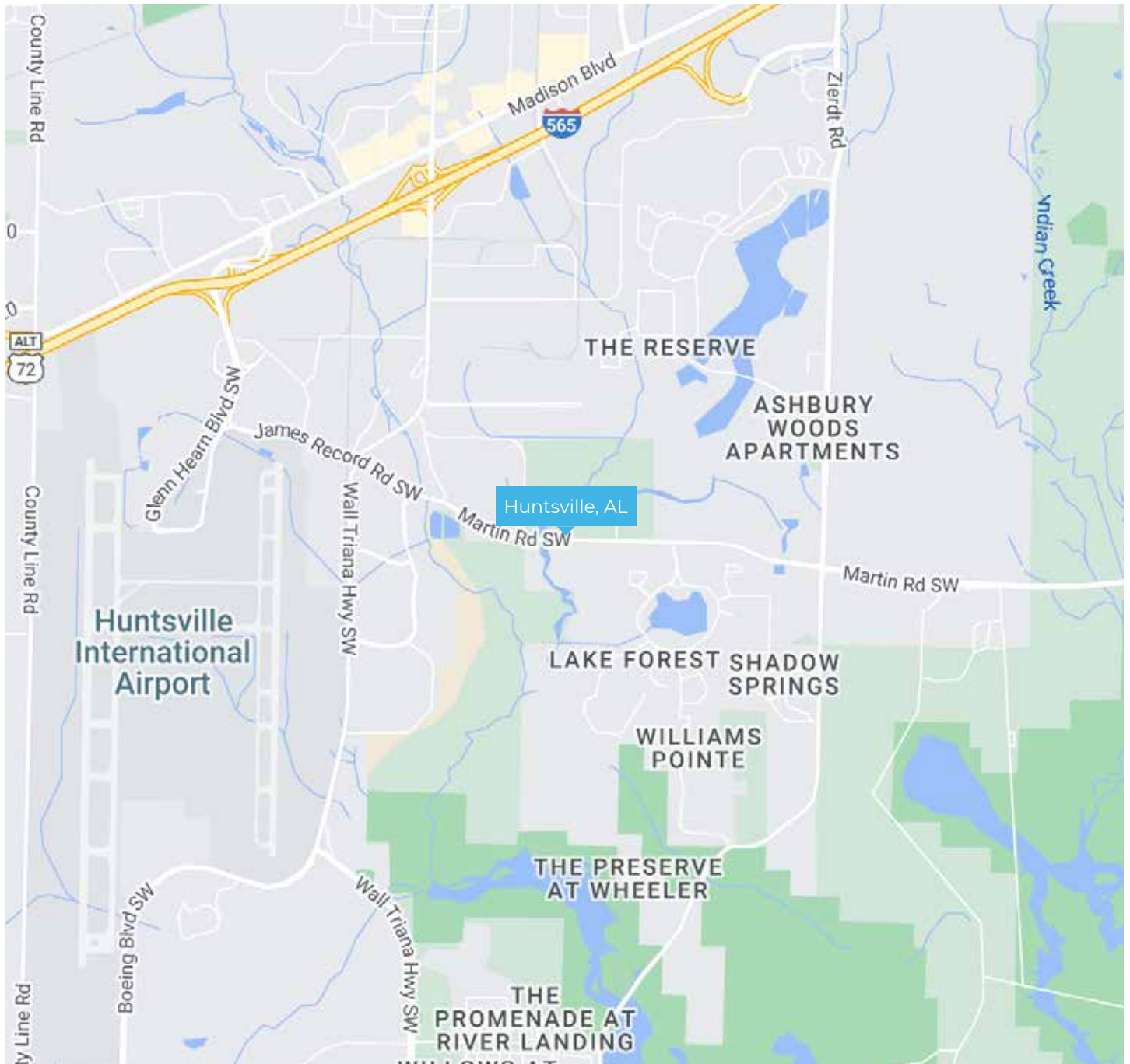
LOCATION INFORMATION

655 Martin Road SW, Huntsville, AL 35824

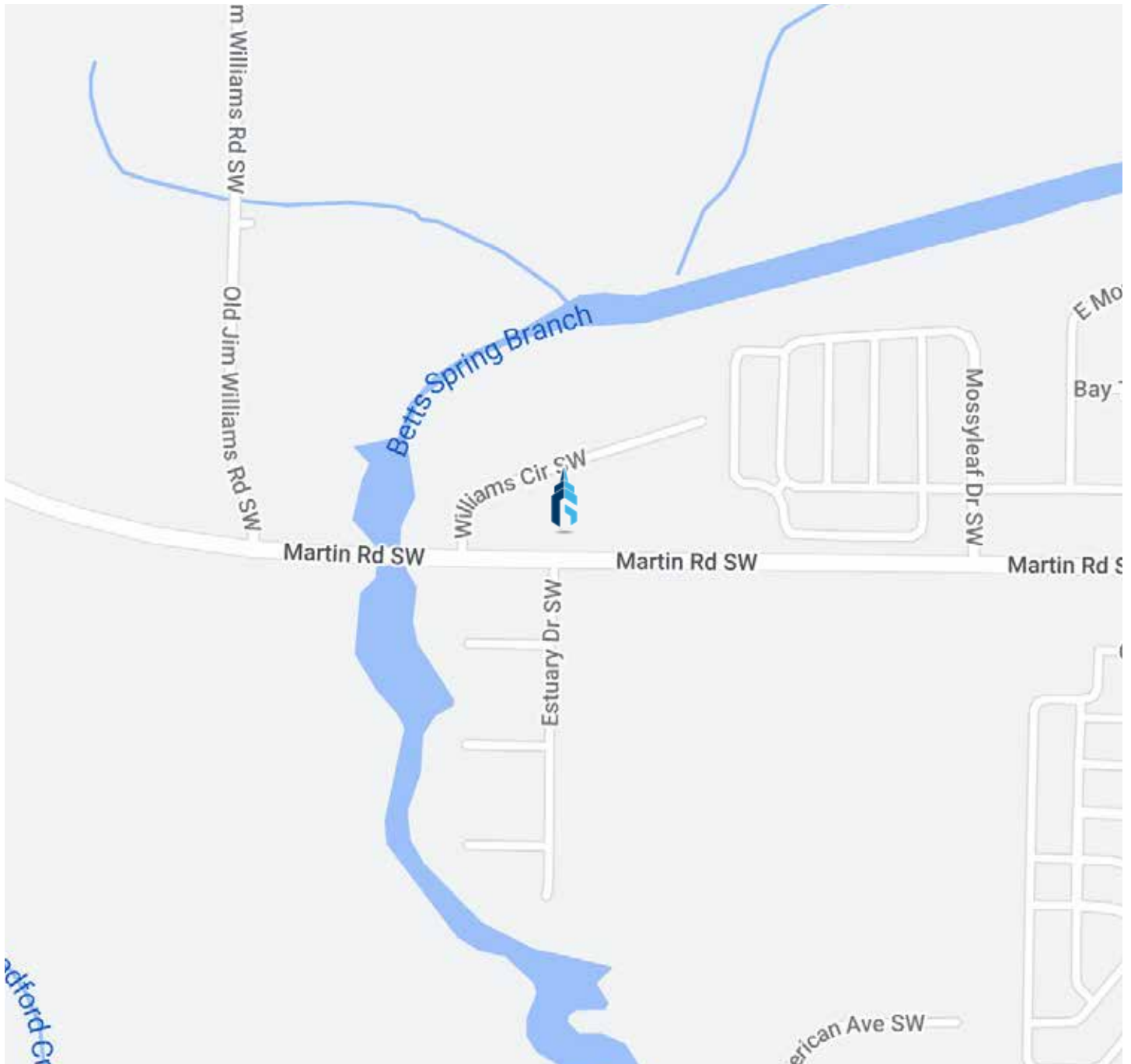
AERIAL MAP

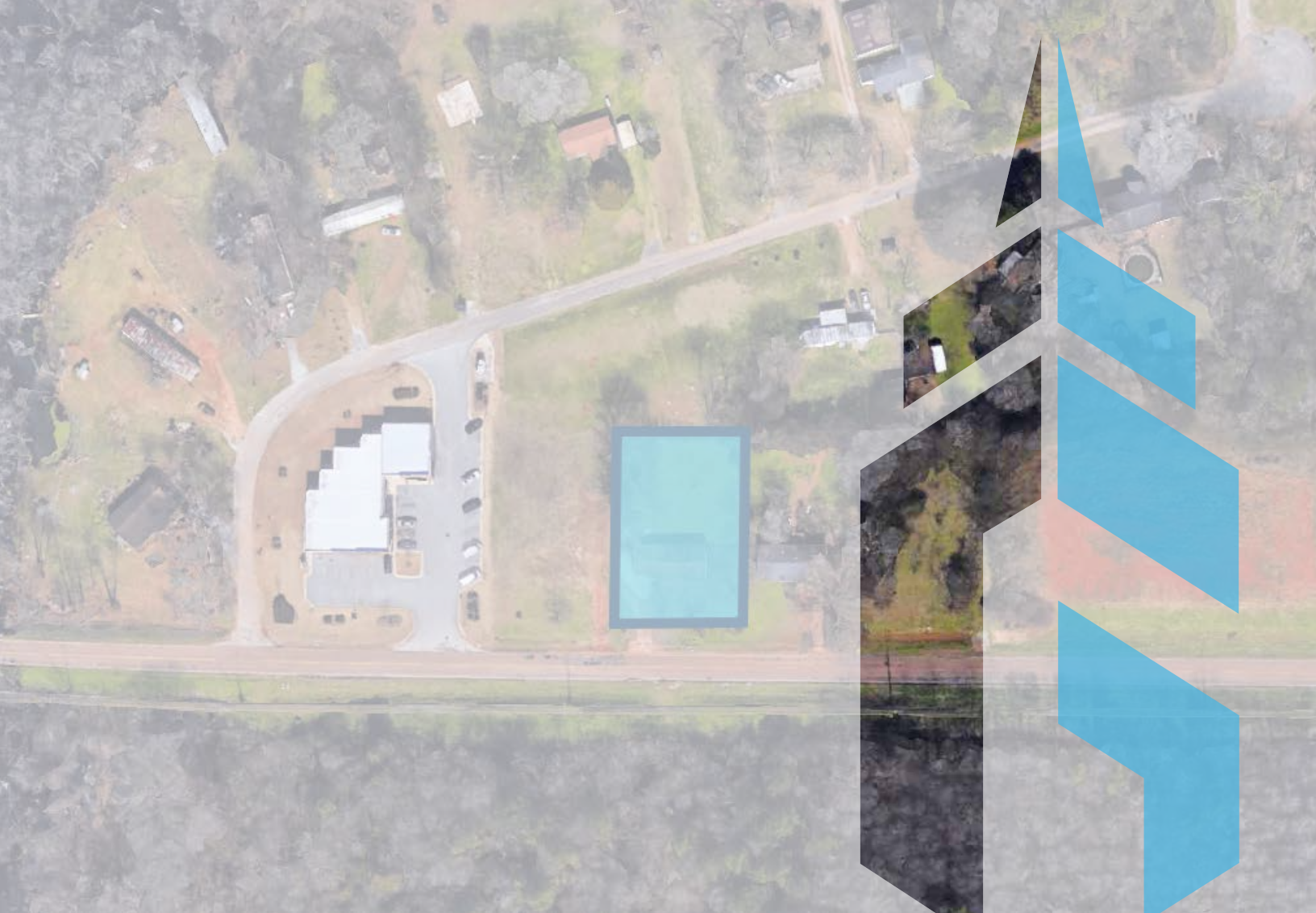


REGIONAL MAP



LOCATION MAP





PROPERTY INFORMATION

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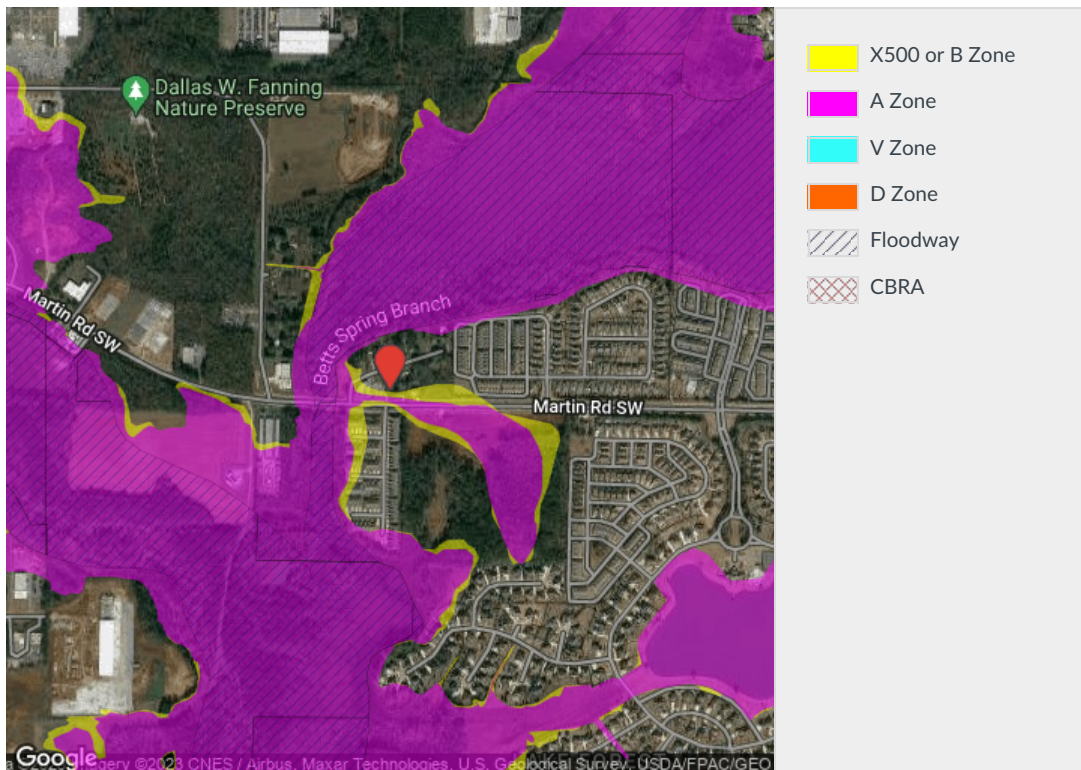
655 MARTIN RD SW HUNTSVILLE, AL 35824-1611

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	010151	PANEL	0313G
PANEL DATE	August 16, 2018	MAP NUMBER	01089C0313G

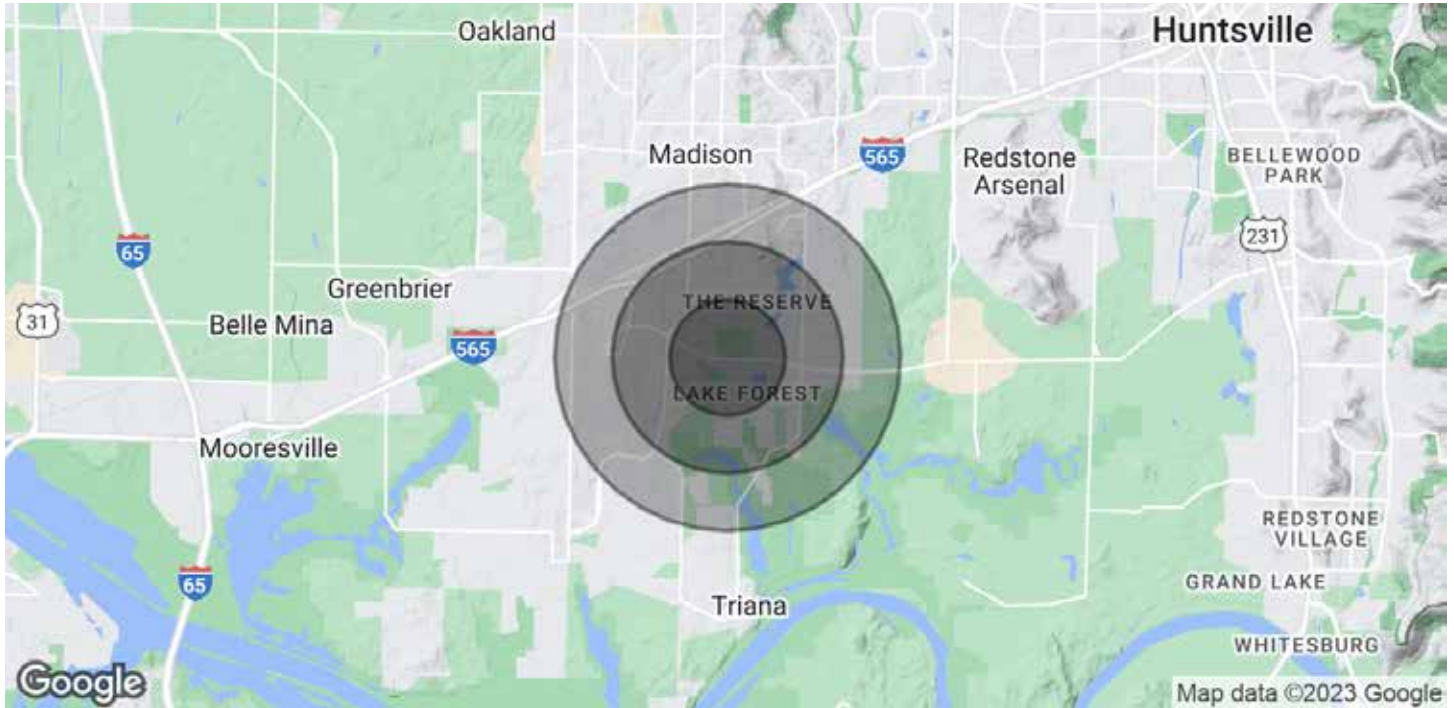




DEMOGRAPHIC DATA

655 Martin Road SW, Huntsville, AL 35824

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,592	9,727	15,222
Average Age	46.9	42.0	40.3
Average Age (Male)	45.0	41.9	38.9
Average Age (Female)	46.9	41.6	41.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,816	4,945	7,889
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$121,651	\$107,246	\$96,198
Average House Value	\$274,081	\$208,792	\$202,644

* Demographic data derived from 2020 ACS - US Census



Executive Summary

655 Martin Rd SW, Huntsville, Alabama, 35824
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.64824
Longitude: -86.74018

	1 mile	3 miles	5 miles
Population			
2010 Population	1,634	11,544	30,758
2020 Population	3,151	17,426	45,016
2022 Population	3,483	19,304	47,325
2027 Population	3,864	20,902	49,449
2010-2020 Annual Rate	6.79%	4.20%	3.88%
2020-2022 Annual Rate	4.55%	4.65%	2.25%
2022-2027 Annual Rate	2.10%	1.60%	0.88%
2022 Male Population	49.3%	49.3%	49.1%
2022 Female Population	50.7%	50.7%	50.9%
2022 Median Age	33.9	34.8	36.4

In the identified area, the current year population is 47,325. In 2020, the Census count in the area was 45,016. The rate of change since 2020 was 2.25% annually. The five-year projection for the population in the area is 49,449 representing a change of 0.88% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	56.2%	55.1%	59.4%
2022 Black Alone	27.8%	27.9%	22.3%
2022 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2022 Asian Alone	4.7%	5.1%	6.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	2.3%	2.4%	2.2%
2022 Two or More Races	8.4%	8.9%	8.9%
2022 Hispanic Origin (Any Race)	6.4%	7.0%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 19.0% 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 63.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	130	114	116
2010 Households	714	5,603	13,305
2020 Households	1,404	8,167	18,930
2022 Households	1,551	8,957	19,886
2027 Households	1,719	9,660	20,804
2010-2020 Annual Rate	7.00%	3.84%	3.59%
2020-2022 Annual Rate	4.52%	4.19%	2.21%
2022-2027 Annual Rate	2.08%	1.52%	0.91%
2022 Average Household Size	2.25	2.15	2.37

The household count in this area has changed from 18,930 in 2020 to 19,886 in the current year, a change of 2.21% annually. The five-year projection of households is 20,804, a change of 0.91% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 12,182 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.

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



Executive Summary

655 Martin Rd SW, Huntsville, Alabama, 35824
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.64824
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	13.5%	13.9%	13.8%
Median Household Income			
2022 Median Household Income	\$112,504	\$100,892	\$98,554
2027 Median Household Income	\$122,736	\$114,252	\$111,954
2022-2027 Annual Rate	1.76%	2.52%	2.58%
Average Household Income			
2022 Average Household Income	\$139,533	\$126,076	\$123,344
2027 Average Household Income	\$158,955	\$146,086	\$142,296
2022-2027 Annual Rate	2.64%	2.99%	2.90%
Per Capita Income			
2022 Per Capita Income	\$64,336	\$58,460	\$51,515
2027 Per Capita Income	\$73,220	\$67,469	\$59,513
2022-2027 Annual Rate	2.62%	2.91%	2.93%

Households by Income

Current median household income is \$98,554 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$111,954 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$123,344 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,296 in five years, compared to \$122,155 for all U.S. households

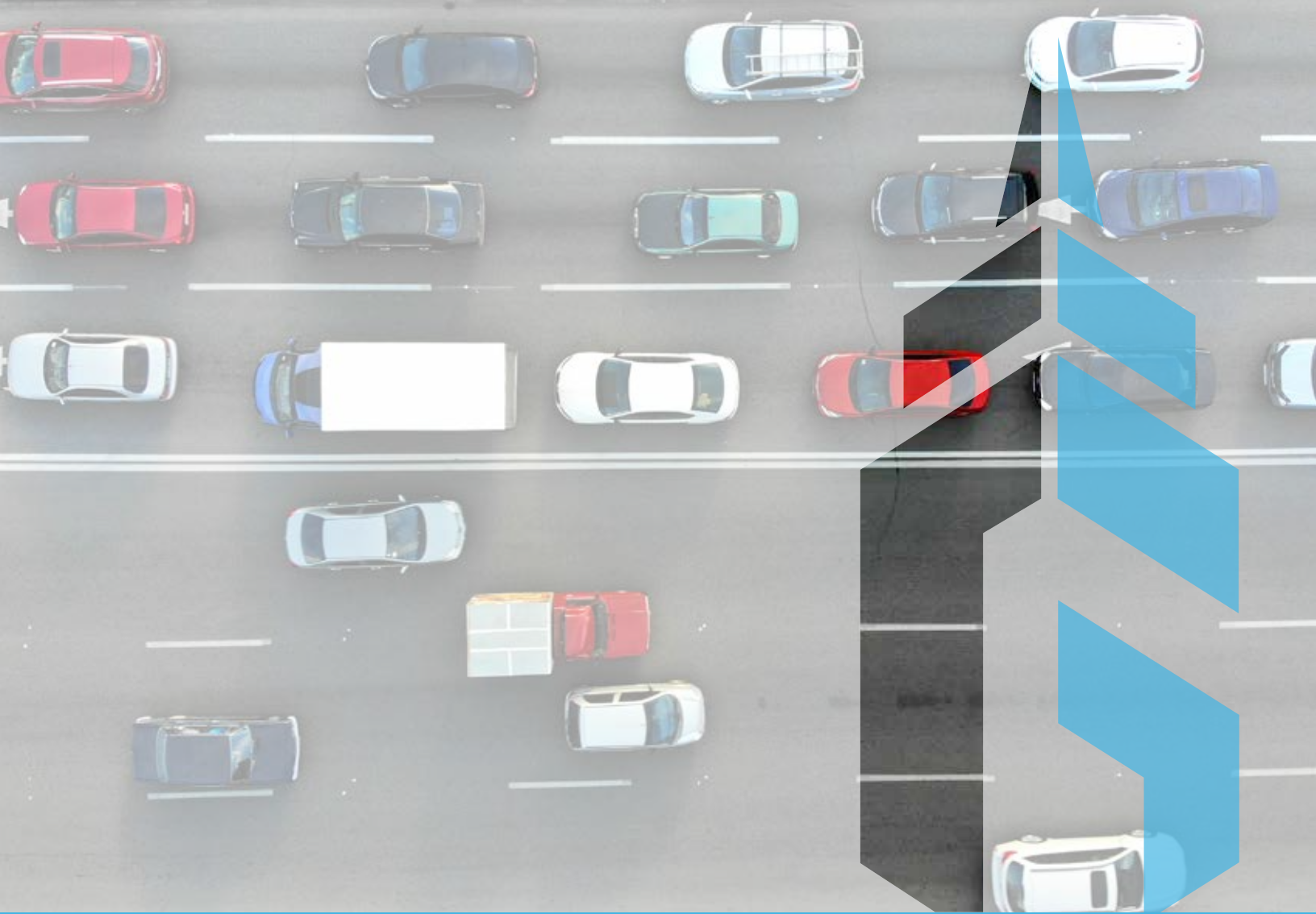
Current per capita income is \$51,515 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$59,513 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	186	183	184
2010 Total Housing Units	792	6,175	14,480
2010 Owner Occupied Housing Units	394	2,204	7,409
2010 Renter Occupied Housing Units	318	3,399	5,896
2010 Vacant Housing Units	78	572	1,175
2020 Total Housing Units	1,456	8,684	20,144
2020 Vacant Housing Units	52	517	1,214
2022 Total Housing Units	1,589	9,696	21,310
2022 Owner Occupied Housing Units	995	4,334	11,444
2022 Renter Occupied Housing Units	556	4,623	8,442
2022 Vacant Housing Units	38	739	1,424
2027 Total Housing Units	1,768	10,480	22,377
2027 Owner Occupied Housing Units	1,132	4,652	11,995
2027 Renter Occupied Housing Units	587	5,008	8,808
2027 Vacant Housing Units	49	820	1,573

Currently, 53.7% of the 21,310 housing units in the area are owner occupied; 39.6%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 20,144 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.53%. Median home value in the area is \$258,560, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.87% annually to \$297,795.

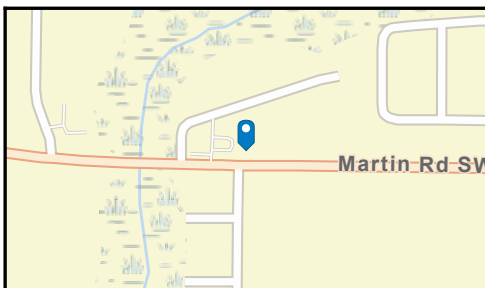
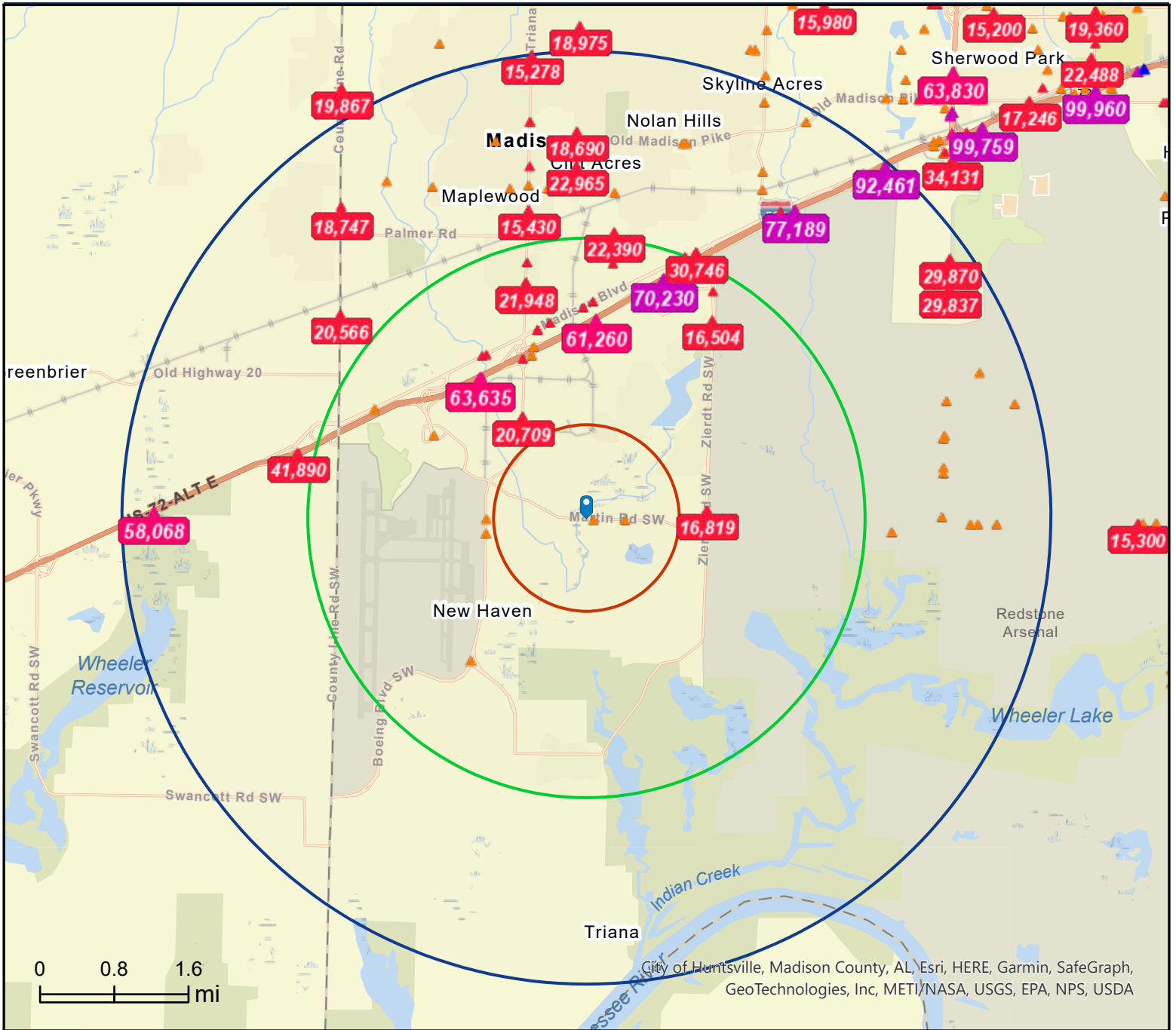
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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

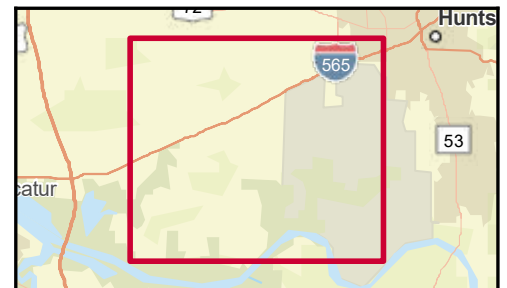


TRAFFIC DATA

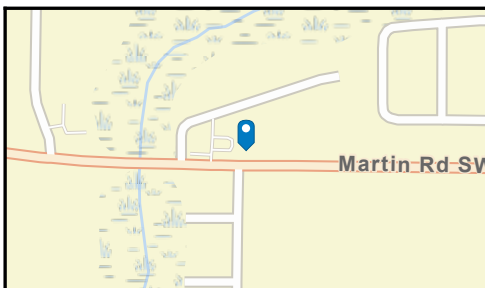
655 Martin Road SW, Huntsville, AL 35824



- 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 (Q3 2022).



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Source: ©2022 Kalibrate Technologies (Q3 2022).



ADVISOR BIO

655 Martin Road SW, Huntsville, AL 35824



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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