

**MORGAN PLAZA
HARTSELLE, ALABAMA**

**INCOME PROPERTY FOR SALE
56,993 TOTAL SQUARE FEET**

GATEWAY
COMMERCIAL BROKERAGE, INC.



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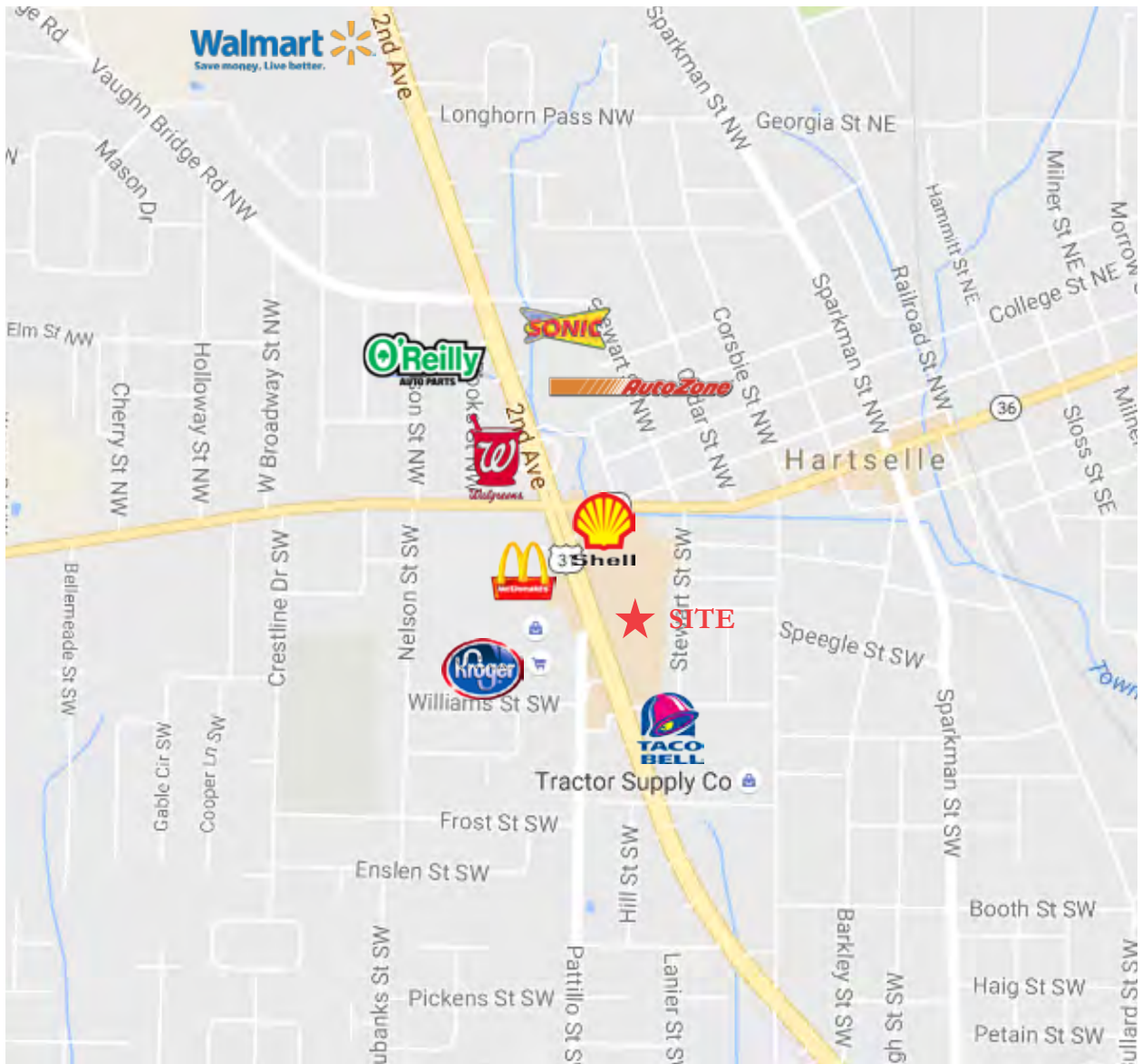
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EXECUTIVE SUMMARY

LOCATION:	240 Hwy 31 , Hartselle, Morgan County, Alabama
DEVELOPED LAND:	5.73 acres
BUILDING AREA:	Total: 56,993 square feet
UTILITIES:	All utilities are available to property.
ZONING:	B-2 (General Business)
ANNUAL PROPERTY OPERATING DATA:	Effective gross rental income: \$266,459.05 Total 2015 expenses: \$59,650.16 Net Operating Income: \$206,808.89 YTD 10/31/16 gross rental income: \$210,731.69 YTD 10/31/16 expenses: \$43,379.82 Net YTD 10/31/16 operating income: \$167,351.87 (Expenses were based on 2015/2016 YTD expenses. A rent roll and detailed income statement is available upon signing confidentiality agreement)
VACANCY:	Total: 16,000 sf
OCCUPANCY RATE:	72%
PRICE:	\$2,750,000

LOCATION MAP



TAX MAP



PICTURES



DEMOGRAPHICS



Executive Summary

240 Highway 31 SW, Hartselle, Alabama, 35640
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.44152
Longitude: -86.94173

	1 mile	3 miles	5 miles
Population			
2000 Population	4,906	13,351	18,717
2010 Population	5,654	15,489	21,530
2016 Population	5,706	15,601	21,704
2021 Population	5,746	15,684	21,820
2000-2010 Annual Rate	1.43%	1.50%	1.41%
2010-2016 Annual Rate	0.15%	0.12%	0.13%
2016-2021 Annual Rate	0.14%	0.11%	0.11%
2016 Male Population	47.8%	48.5%	48.8%
2016 Female Population	52.3%	51.5%	51.2%
2016 Median Age	40.7	40.8	41.3

In the identified area, the current year population is 21,704. In 2010, the Census count in the area was 21,530. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 21,820 representing a change of 0.11% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	90.4%	91.4%	91.8%
2016 Black Alone	3.3%	3.9%	3.6%
2016 American Indian/Alaska Native Alone	0.9%	0.7%	0.8%
2016 Asian Alone	0.7%	0.6%	0.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.5%	1.3%	1.2%
2016 Two or More Races	2.3%	2.0%	2.0%
2016 Hispanic Origin (Any Race)	4.7%	2.6%	2.5%

Persons of Hispanic origin represent 2.5% of the population in the identified area compared to 17.9% 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 19.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,114	5,321	7,286
2010 Households	2,451	6,201	8,479
2016 Total Households	2,454	6,197	8,484
2021 Total Households	2,456	6,200	8,492
2000-2010 Annual Rate	1.49%	1.54%	1.53%
2010-2016 Annual Rate	0.02%	-0.01%	0.01%
2016-2021 Annual Rate	0.02%	0.01%	0.02%
2016 Average Household Size	2.32	2.52	2.55

The household count in this area has changed from 8,479 in 2010 to 8,484 in the current year, a change of 0.01% annually. The five-year projection of households is 8,492, a change of 0.02% annually from the current year total. Average household size is currently 2.55, compared to 2.53 in the year 2010. The number of families in the current year is 6,181 in the specified area.

DEMOGRAPHICS CONTINUED



Executive Summary

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Prepared by Esri
Latitude: 34.44152
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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$38,703	\$48,782	\$50,051
2021 Median Household Income	\$38,905	\$52,881	\$54,439
2016-2021 Annual Rate	0.10%	1.63%	1.69%
Average Household Income			
2016 Average Household Income	\$50,308	\$62,425	\$64,653
2021 Average Household Income	\$53,510	\$68,848	\$71,472
2016-2021 Annual Rate	1.24%	1.98%	2.03%
Per Capita Income			
2016 Per Capita Income	\$20,976	\$24,931	\$25,541
2021 Per Capita Income	\$22,125	\$27,372	\$28,100
2016-2021 Annual Rate	1.07%	1.89%	1.93%

Households by Income

Current median household income is \$50,051 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$54,439 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$64,653 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$71,472 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,541 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,100 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,301	5,713	7,796
2000 Owner Occupied Housing Units	1,463	4,015	5,678
2000 Renter Occupied Housing Units	652	1,306	1,608
2000 Vacant Housing Units	186	392	510
2010 Total Housing Units	2,636	6,651	9,116
2010 Owner Occupied Housing Units	1,622	4,616	6,504
2010 Renter Occupied Housing Units	829	1,585	1,975
2010 Vacant Housing Units	185	450	637
2016 Total Housing Units	2,636	6,659	9,131
2016 Owner Occupied Housing Units	1,577	4,513	6,378
2016 Renter Occupied Housing Units	877	1,684	2,106
2016 Vacant Housing Units	182	462	647
2021 Total Housing Units	2,640	6,692	9,178
2021 Owner Occupied Housing Units	1,589	4,543	6,414
2021 Renter Occupied Housing Units	867	1,657	2,078
2021 Vacant Housing Units	184	492	686

Currently, 69.8% of the 9,131 housing units in the area are owner occupied; 23.1%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 9,116 housing units in the area - 71.3% owner occupied, 21.7% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 0.07%. Median home value in the area is \$139,063, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.40% annually to \$180,860.