



MULTI-USE INVESTMENT PROPERTY

1123 Somerville Road SE - Decatur, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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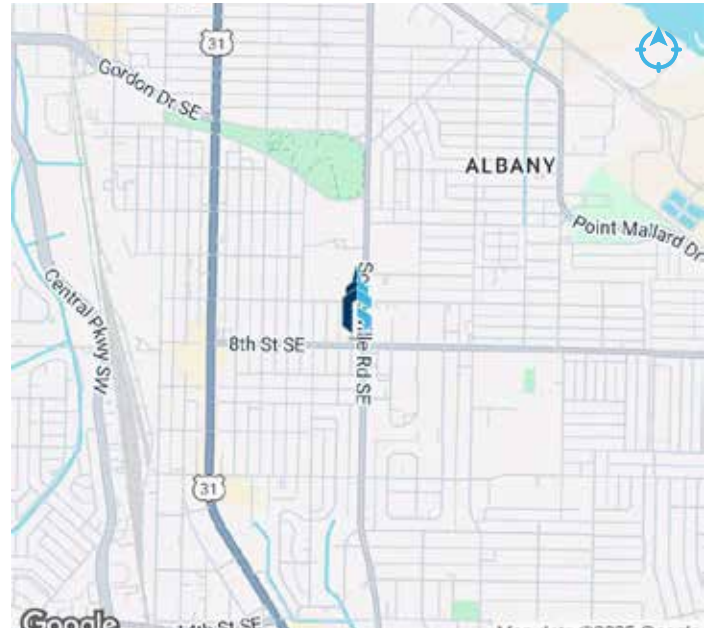
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MULTI-USE INVESTMENT PROPERTY
EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$395,000.00
# of Parcels:	1
Lot Size:	+/- 0.17 Acres
Zoning:	M-C
Parking:	17 spaces
Best Use:	Restaurant
Market:	Decatur
Utilities:	All available including Sewer

PROPERTY OVERVIEW

This retail property, priced at \$395,000, is located at 1123 Somerville Rd SE in Decatur, AL. The property has multiple potential applications and is currently leased to a thriving restaurant on a NNN basis. Situated on a 0.17-acre lot, the building spans approximately 2,310 square feet and features a single story construction with masonry on a wood frame and a concrete block foundation. The interior is finished with drywall and tile flooring. Built in 1961, the property includes surface parking with 17 spaces and is fully serviced with all utilities and sewer access. It is not located in a flood plain and benefits from high visibility, with approximately 8,400 vehicles passing daily.

The location is directly across from Decatur Morgan Hospital and just half a mile from 6th Avenue, offering strong potential for customer traffic.



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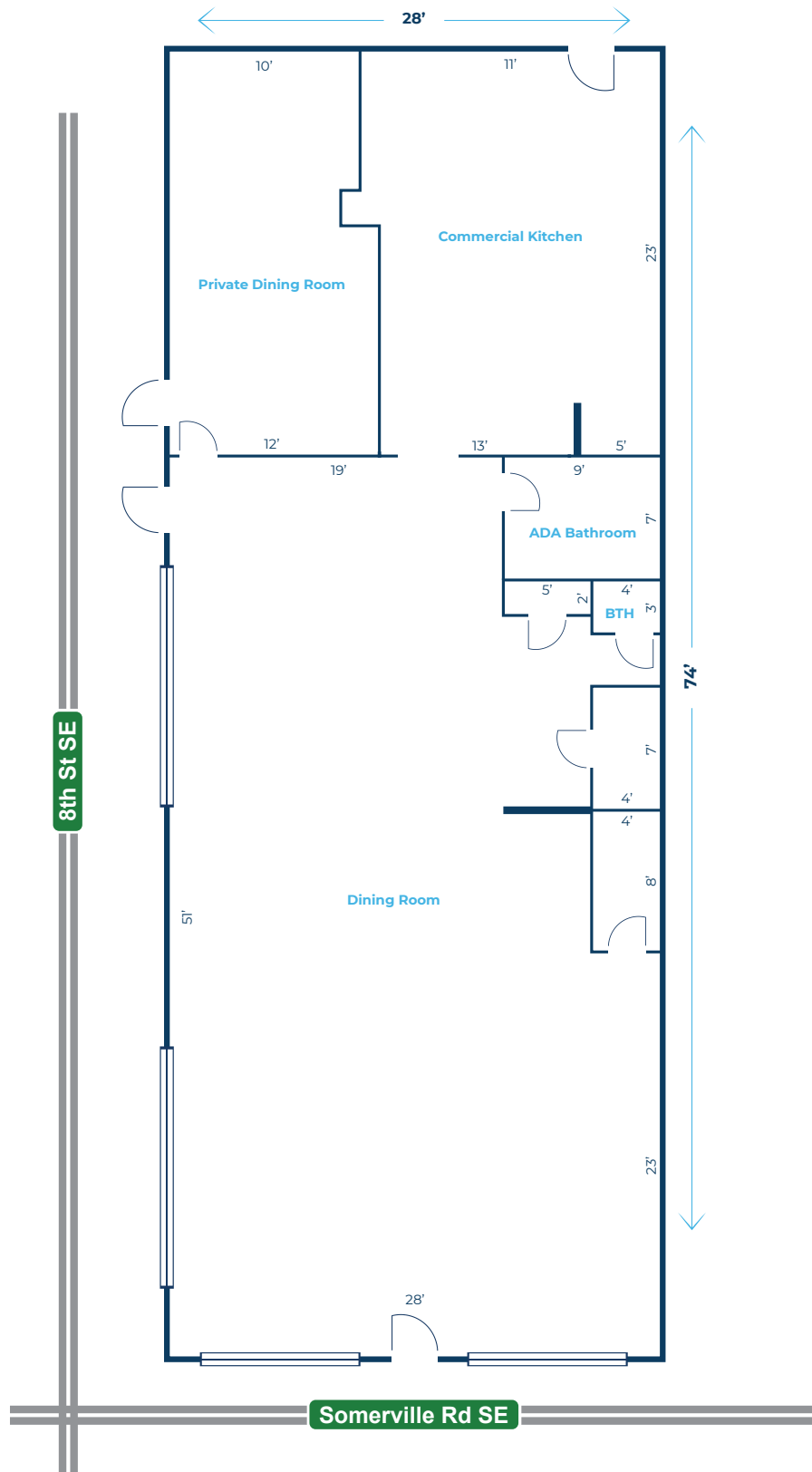
PROPERTY INFORMATION

1123 Somerville Rd SE - Decatur, AL

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PROPERTY PHOTOS



FLOOR PLAN





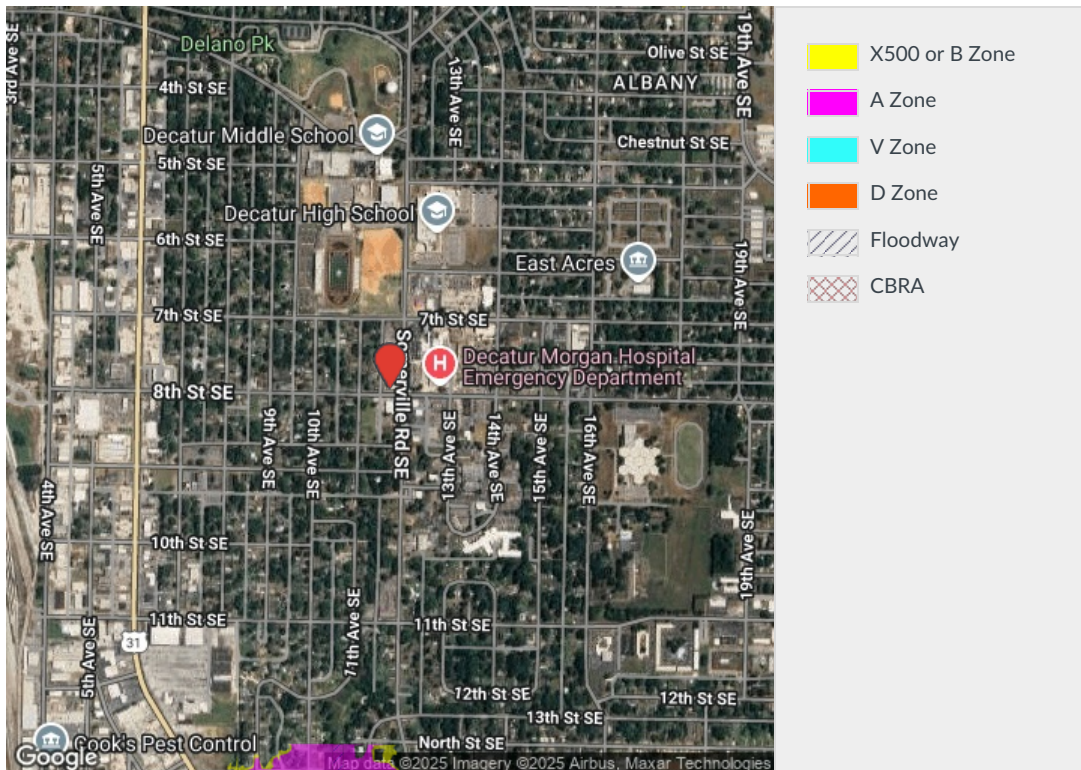
1123 SOMERVILLE RD SE DECATUR, AL 35601-3237

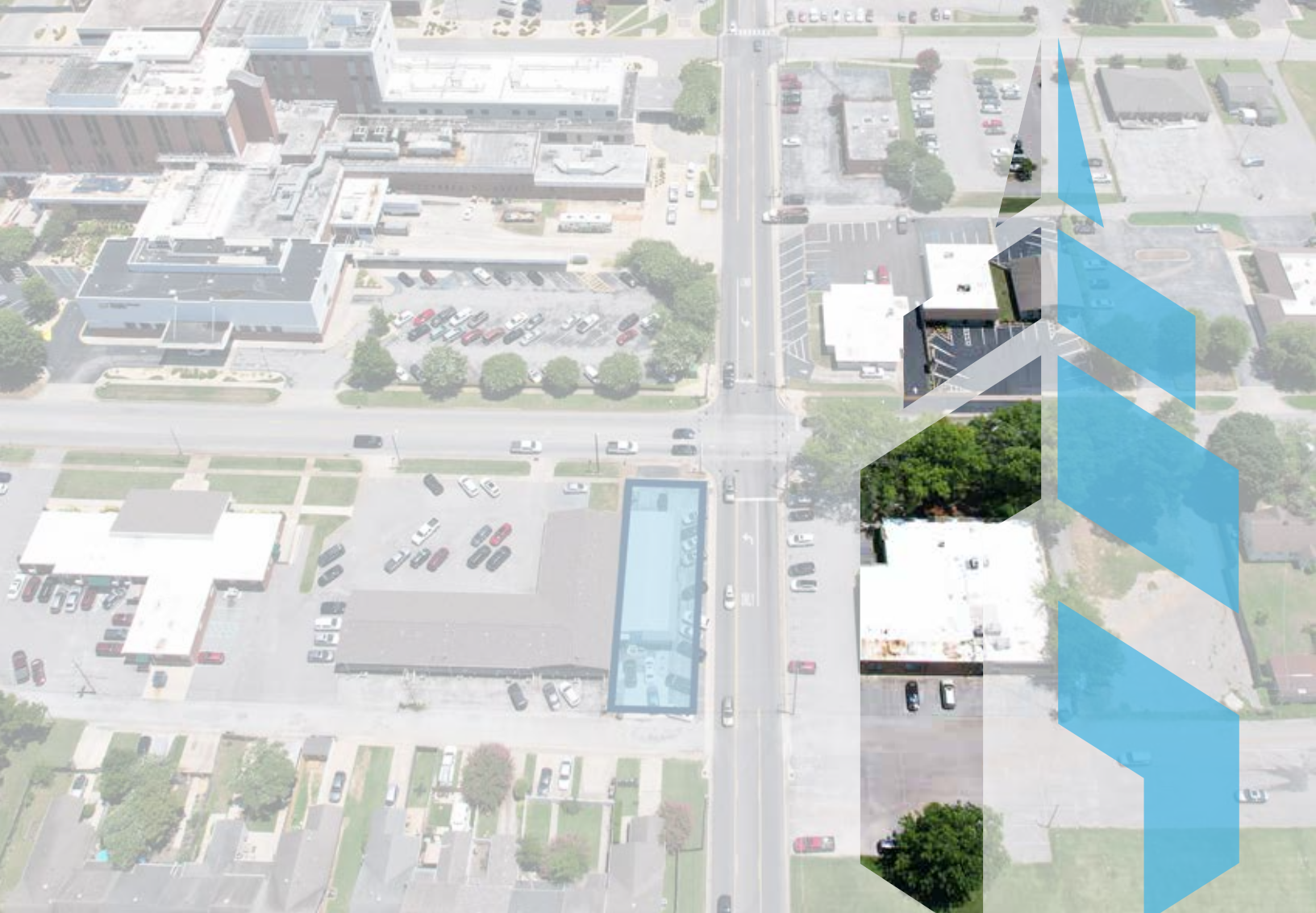
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0078F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0078F





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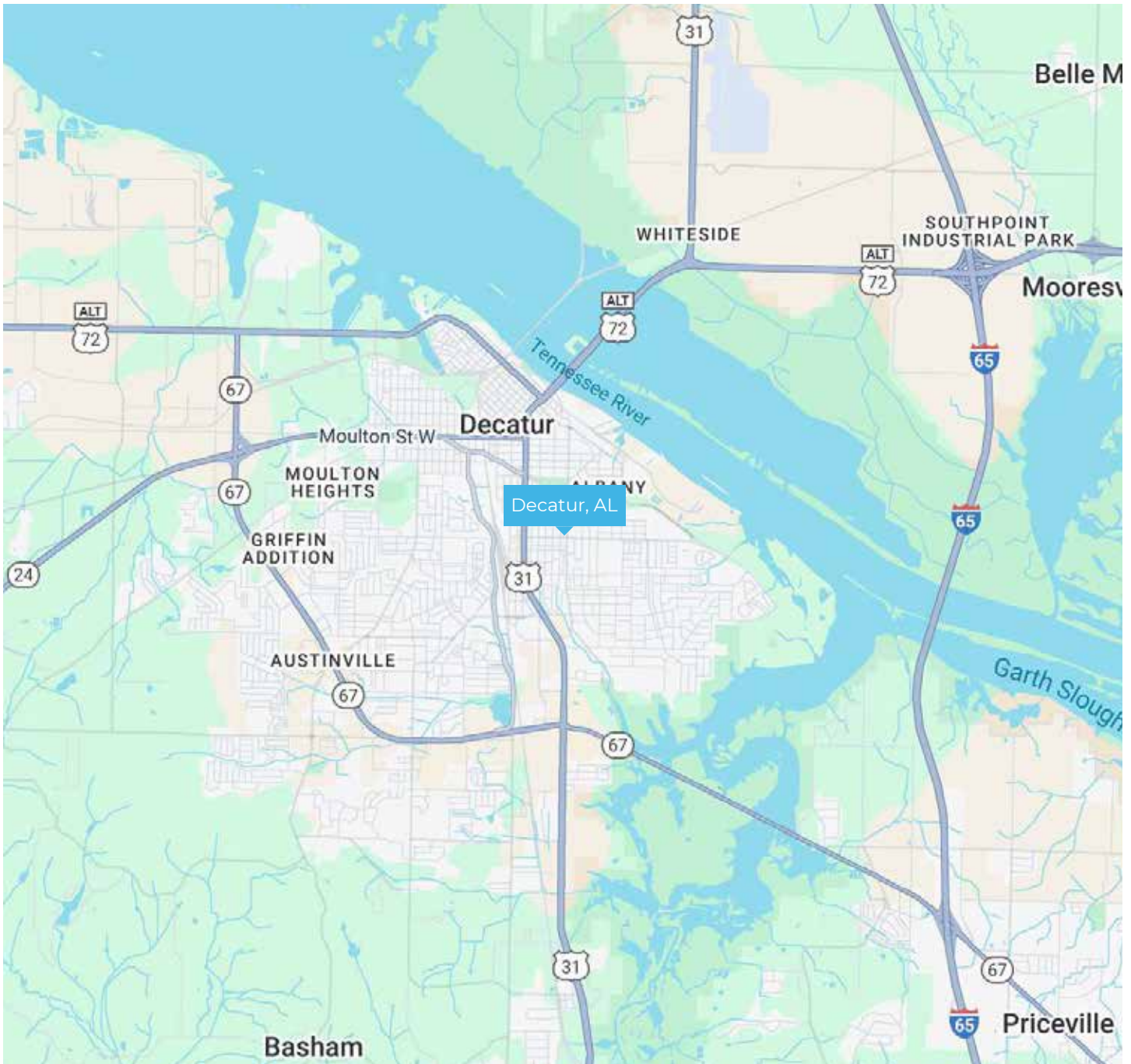
LOCATION INFORMATION

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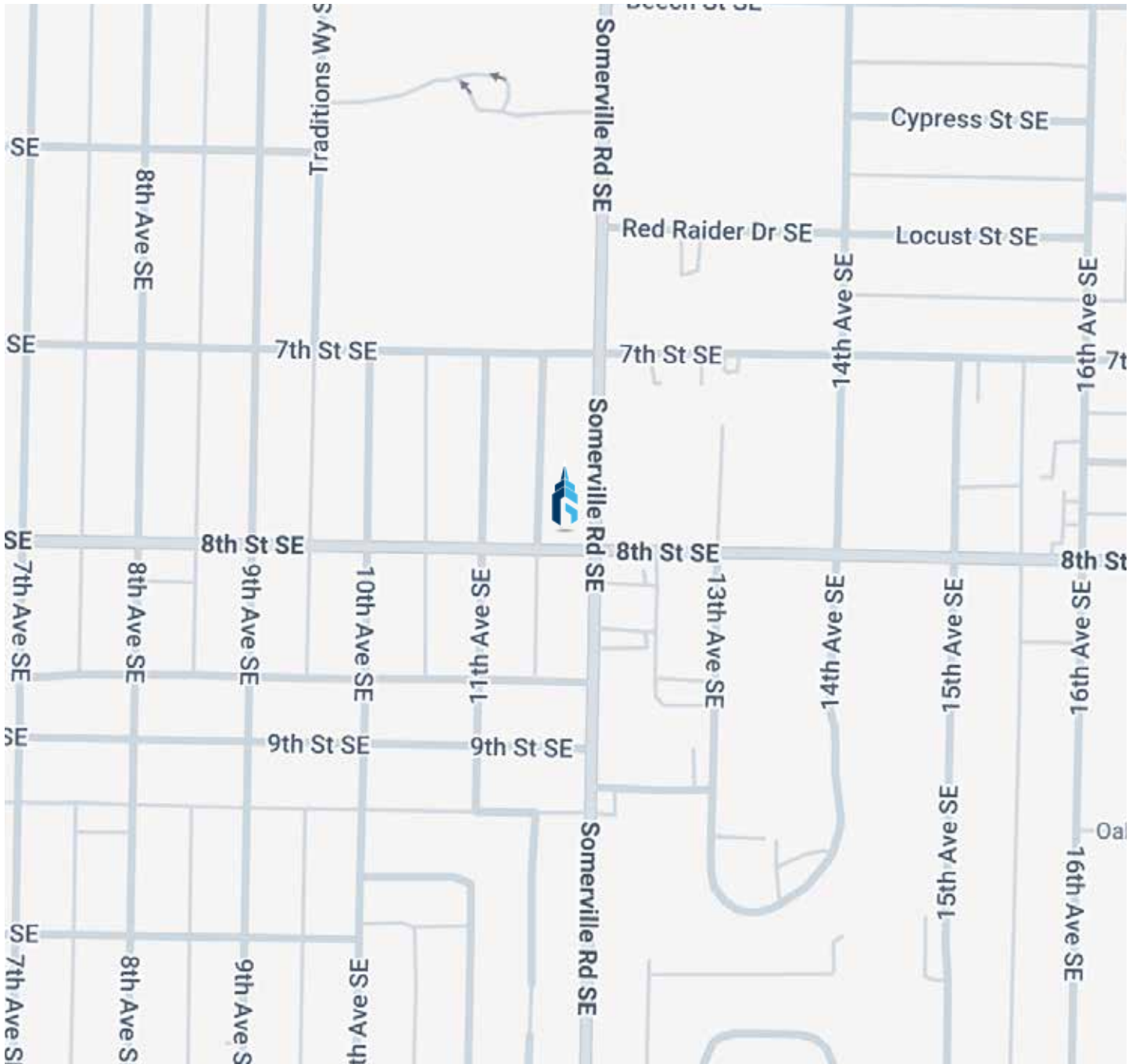
AERIAL MAP WITH RETAILERS



REGIONAL MAP

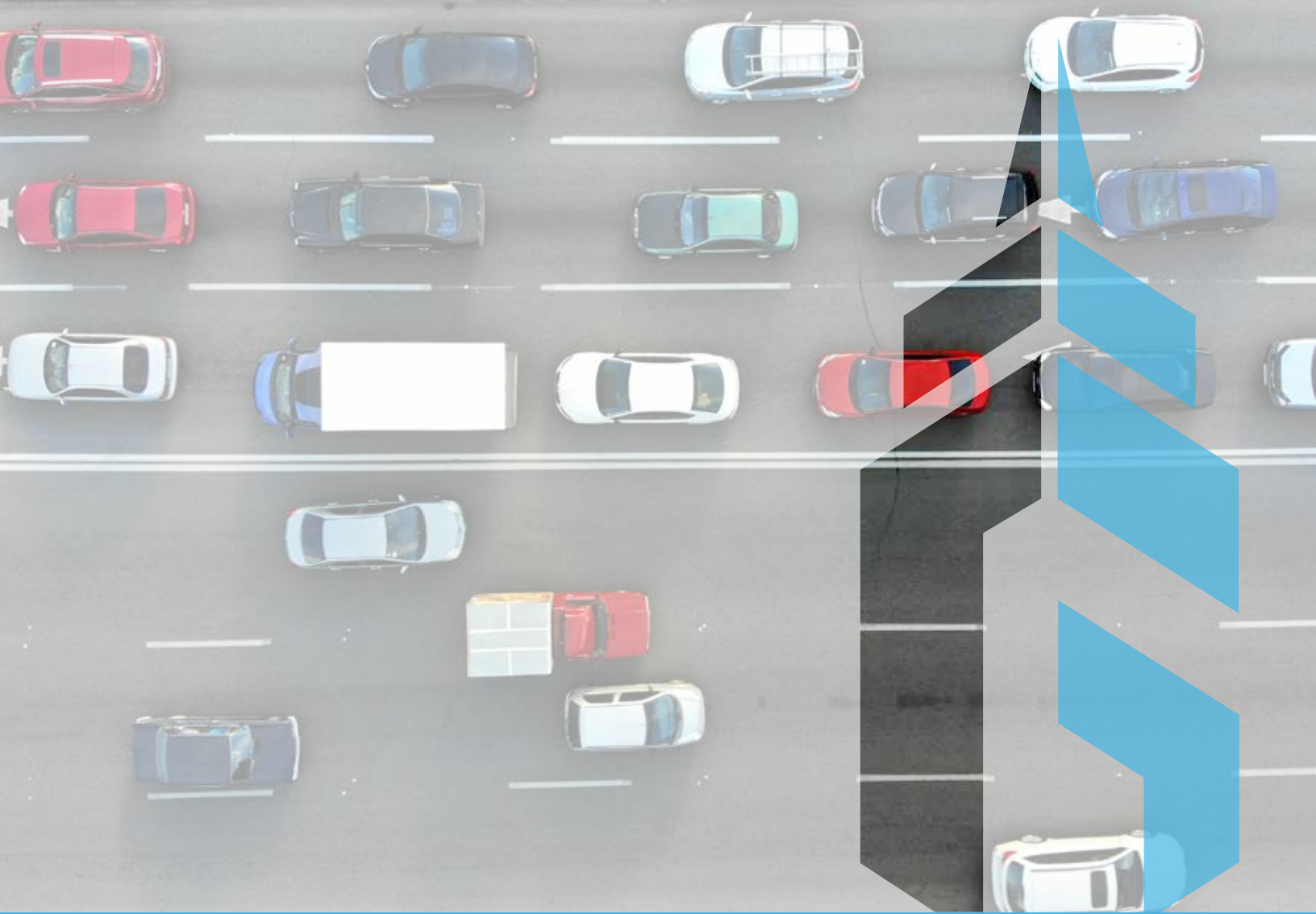


LOCATION MAP



PARCEL MAPS





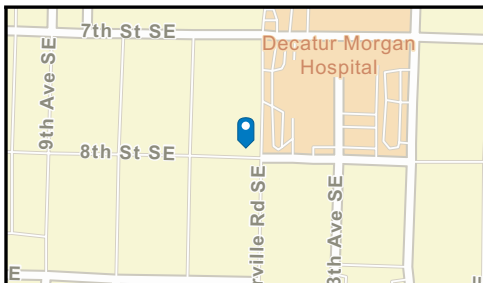
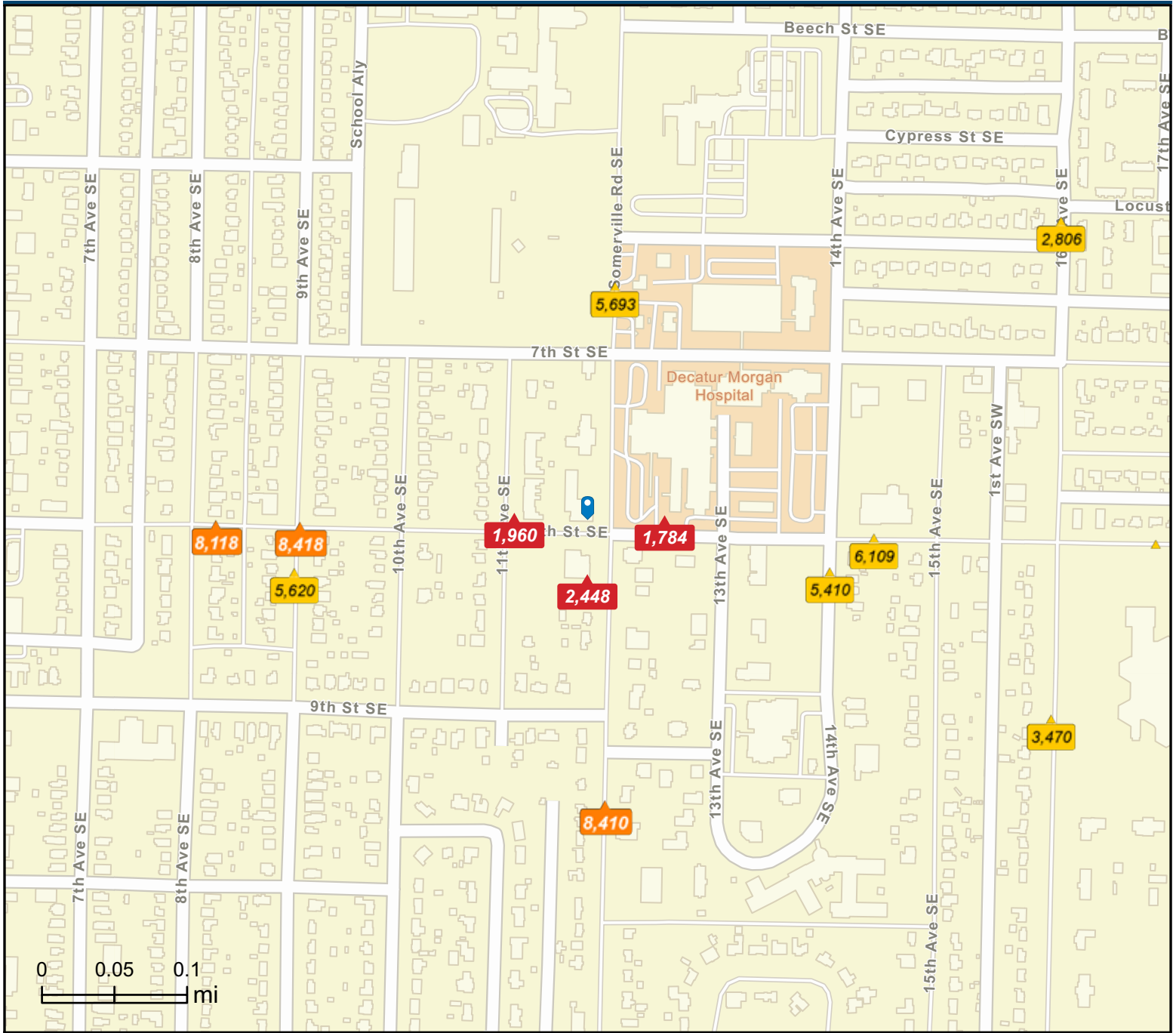
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TRAFFIC DATA

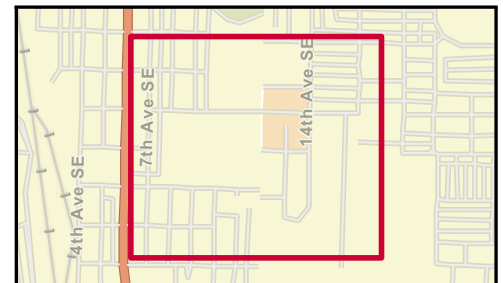
1123 Somerville Rd SE - Decatur, AL

Just Wing It
Rings: 1, 3, 5 mile radii

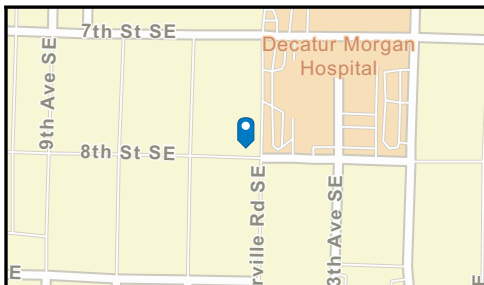
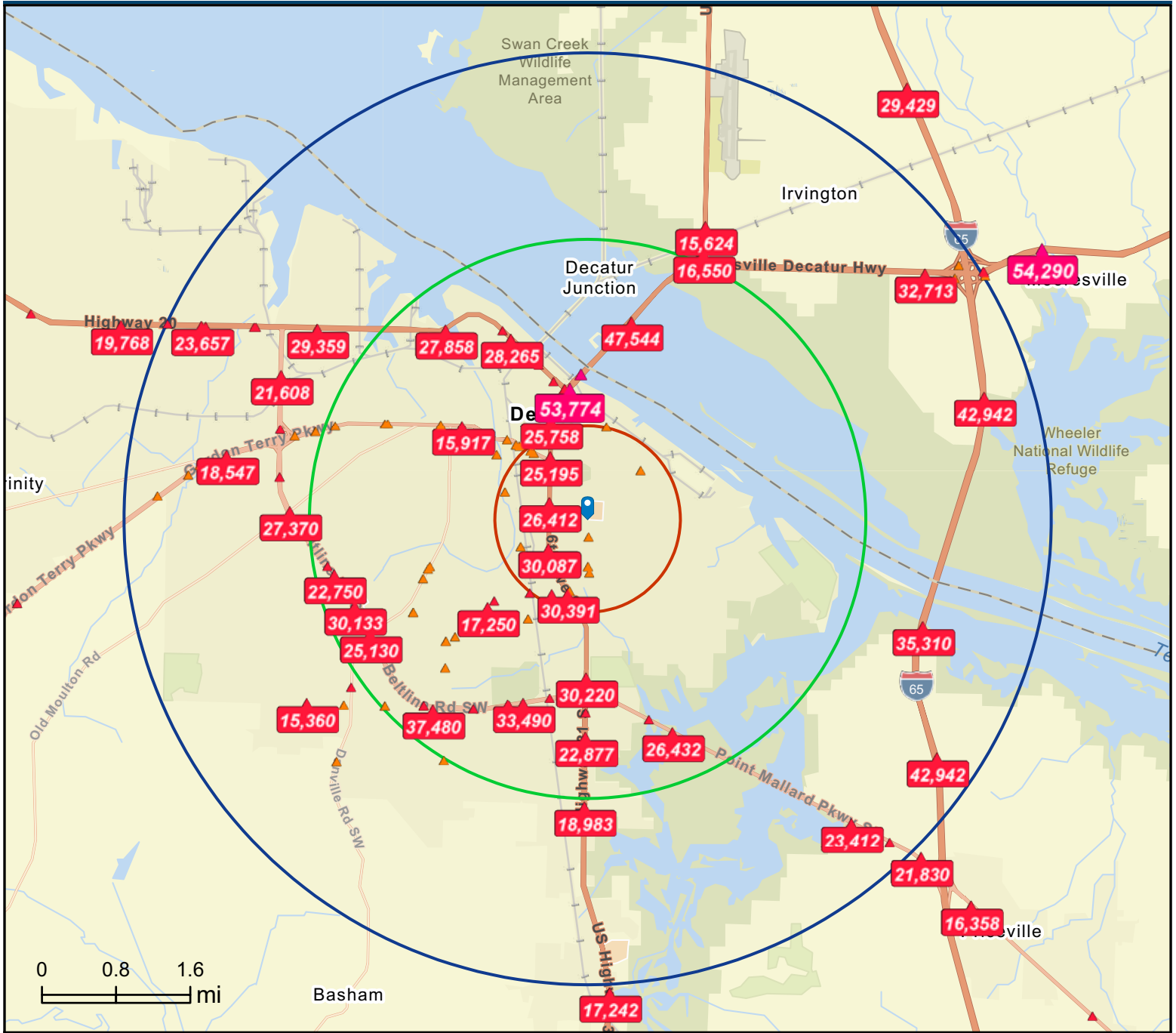
Prepared by Esri
Latitude: 34.58953
Longitude: -86.97305



- 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 (Q4 2024).



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Source: ©2024 Kalibrate Technologies (Q4 2024).

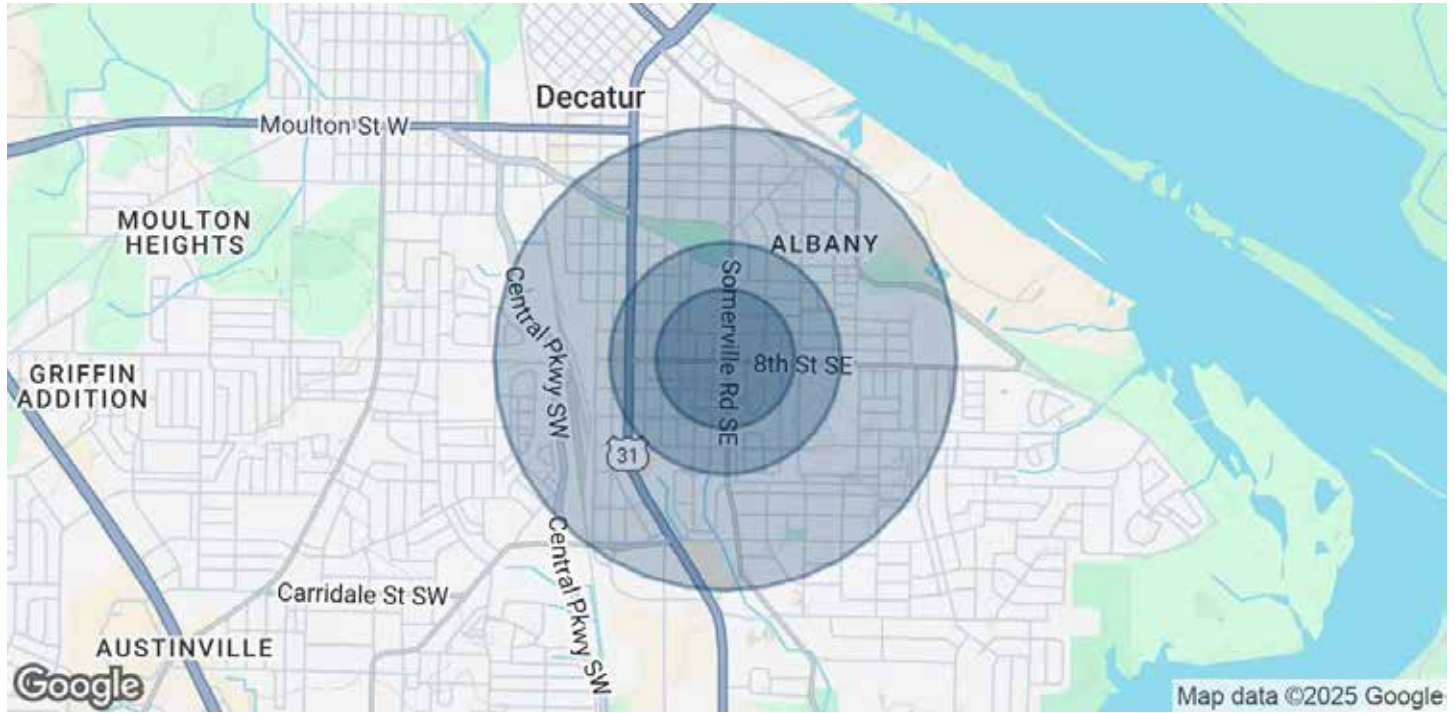


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DEMOGRAPHIC DATA

1123 Somerville Rd SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	746	2,363	8,634
Average Age	43	41	40
Average Age (Male)	39	39	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	953	3,489
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,380	\$67,777	\$69,534
Average House Value	\$154,908	\$171,577	\$201,589

Demographics data derived from AlphaMap

	1 mile	3 miles	5 miles
Population			
2010 Population	8,528	37,314	55,993
2020 Population	8,544	38,167	57,412
2024 Population	8,731	38,511	58,011
2029 Population	8,905	38,893	58,467
2010-2020 Annual Rate	0.02%	0.23%	0.25%
2020-2024 Annual Rate	0.51%	0.21%	0.24%
2024-2029 Annual Rate	0.40%	0.20%	0.16%
2020 Male Population	49.3%	49.3%	48.7%
2020 Female Population	50.7%	50.7%	51.3%
2020 Median Age	37.9	37.7	39.0
2024 Male Population	49.9%	50.0%	49.5%
2024 Female Population	50.1%	50.0%	50.5%
2024 Median Age	38.2	37.9	39.2

In the identified area, the current year population is 58,011. In 2020, the Census count in the area was 57,412. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 58,467 representing a change of 0.16% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.2%	47.9%	53.8%
2024 Black Alone	19.3%	26.5%	24.5%
2024 American Indian/Alaska Native Alone	1.0%	1.0%	0.8%
2024 Asian Alone	0.8%	0.7%	1.0%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	15.5%	15.5%	11.9%
2024 Two or More Races	8.1%	8.3%	7.9%
2024 Hispanic Origin (Any Race)	21.5%	22.3%	17.7%

Persons of Hispanic origin represent 17.7% of the population in the identified area compared to 19.6% 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 73.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	54	50	63
2010 Households	3,570	14,848	22,388
2020 Households	3,604	15,290	23,313
2024 Households	3,729	15,631	23,824
2029 Households	3,841	15,932	24,236
2010-2020 Annual Rate	0.09%	0.29%	0.41%
2020-2024 Annual Rate	0.81%	0.52%	0.51%
2024-2029 Annual Rate	0.59%	0.38%	0.34%
2024 Average Household Size	2.20	2.36	2.37

The household count in this area has changed from 23,313 in 2020 to 23,824 in the current year, a change of 0.51% annually. The five-year projection of households is 24,236, a change of 0.34% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2020. The number of families in the current year is 14,712 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.2%	19.3%	20.2%
Median Household Income			
2024 Median Household Income	\$55,707	\$53,245	\$59,132
2029 Median Household Income	\$61,589	\$57,472	\$64,564
2024-2029 Annual Rate	2.03%	1.54%	1.77%
Average Household Income			
2024 Average Household Income	\$72,231	\$68,017	\$77,437
2029 Average Household Income	\$81,463	\$75,988	\$86,548
2024-2029 Annual Rate	2.43%	2.24%	2.25%
Per Capita Income			
2024 Per Capita Income	\$29,291	\$27,850	\$31,992
2029 Per Capita Income	\$33,411	\$31,369	\$36,068
2024-2029 Annual Rate	2.67%	2.41%	2.43%
GINI Index			
2024 Gini Index	39.8	40.3	40.4

Households by Income

Current median household income is \$59,132 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,564 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$77,437 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$86,548 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,992 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,068 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	131	137	132
2010 Total Housing Units	4,012	16,338	24,351
2010 Owner Occupied Housing Units	2,026	8,426	13,732
2010 Renter Occupied Housing Units	1,544	6,422	8,657
2010 Vacant Housing Units	442	1,490	1,963
2020 Total Housing Units	4,014	16,667	25,130
2020 Owner Occupied Housing Units	1,963	8,076	13,596
2020 Renter Occupied Housing Units	1,641	7,214	9,717
2020 Vacant Housing Units	413	1,381	1,818
2024 Total Housing Units	4,089	16,930	25,591
2024 Owner Occupied Housing Units	2,086	8,466	14,217
2024 Renter Occupied Housing Units	1,643	7,165	9,607
2024 Vacant Housing Units	360	1,299	1,767
2029 Total Housing Units	4,195	17,205	25,965
2029 Owner Occupied Housing Units	2,215	8,853	14,782
2029 Renter Occupied Housing Units	1,626	7,079	9,454
2029 Vacant Housing Units	354	1,273	1,729

Socioeconomic Status Index

2024 Socioeconomic Status Index	44.3	41.9	45.0
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Currently, 55.6% of the 25,591 housing units in the area are owner occupied; 37.5%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 25,130 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$190,600, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.11% annually to \$268,686.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



MULTI-USE INVESTMENT PROPERTY

ADVISOR BIO

1123 Somerville Rd SE - Decatur, AL



TILLMAN HURST

Investor, Manager & Sales

thurst@gatewaycommercial.net

Direct: 256.566.8002 | Office: 256.849.2213

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.



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