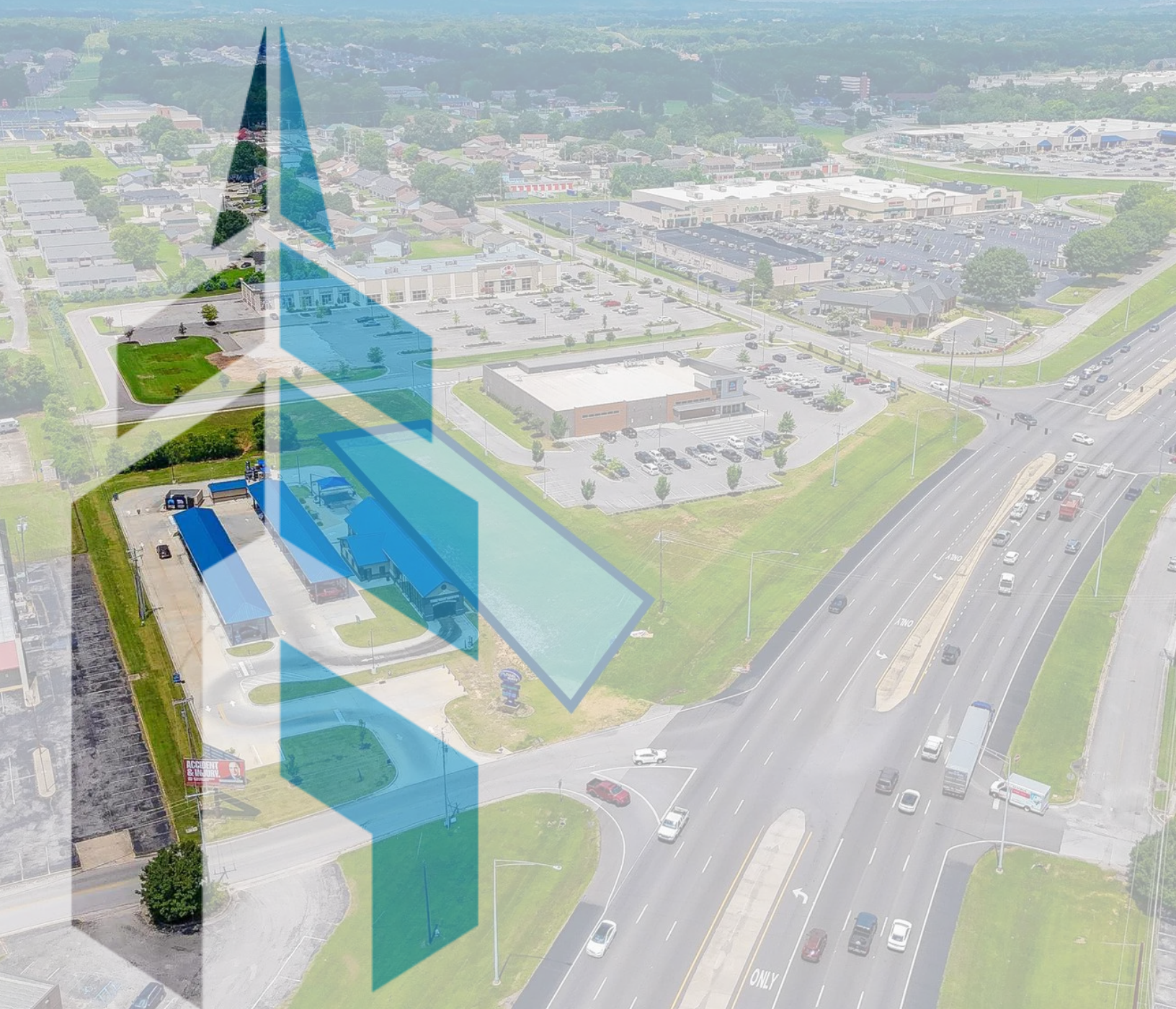




PRIME DEVELOPMENT PARCEL

1403 BELTLINE ROAD SOUTHWEST, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE

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



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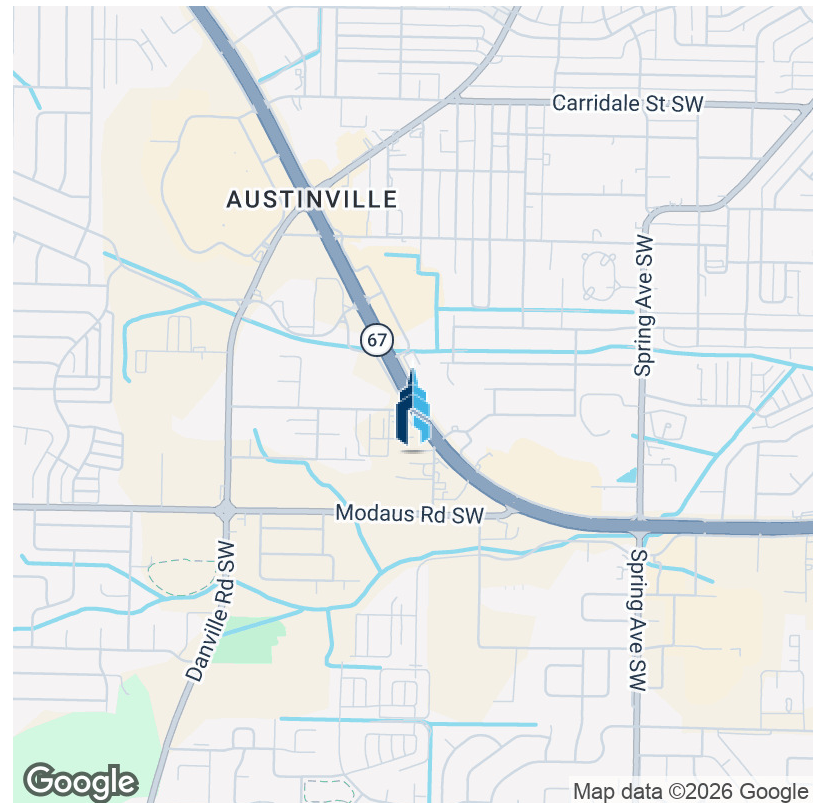
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1 Acres
Market:	Decatur
Traffic Count:	41,365

PROPERTY OVERVIEW

This generous parcel at 1403 Beltline Road Southwest provides a canvas for a visionary land investor seeking a strategic site within Decatur, Alabama. The flat topography and cleared acreage simplify planning for future development while offering direct frontage on Beltline Road Southwest. Utilities are readily accessible along the road, minimizing infrastructure costs and accelerating entitlement timelines. The property's configuration allows flexible lot design, making it suitable for multi-family, recreational, or mixed-use opportunities tailored to market demand. With immediate visibility to Beltline Road, the site delivers strong exposure for any new development seeking to anchor a growing community corridor.

PROPERTY HIGHLIGHTS

- Spacious land parcel totaling ample acreage for diverse development programs
- Direct Beltline Road Southwest frontage enhances visibility and accessibility
- Flat terrain simplifies site preparation and utility installation
- Utilities available along the frontage reduce construction lead time
- Supports flexible planning for residential, recreational, or mixed-use concepts
- Located within an active corridor attracting community-driven investment



PROPERTY INFORMATION

1403 Beltline Road Southwest, Decatur, AL 35603

ADDITIONAL PHOTOS



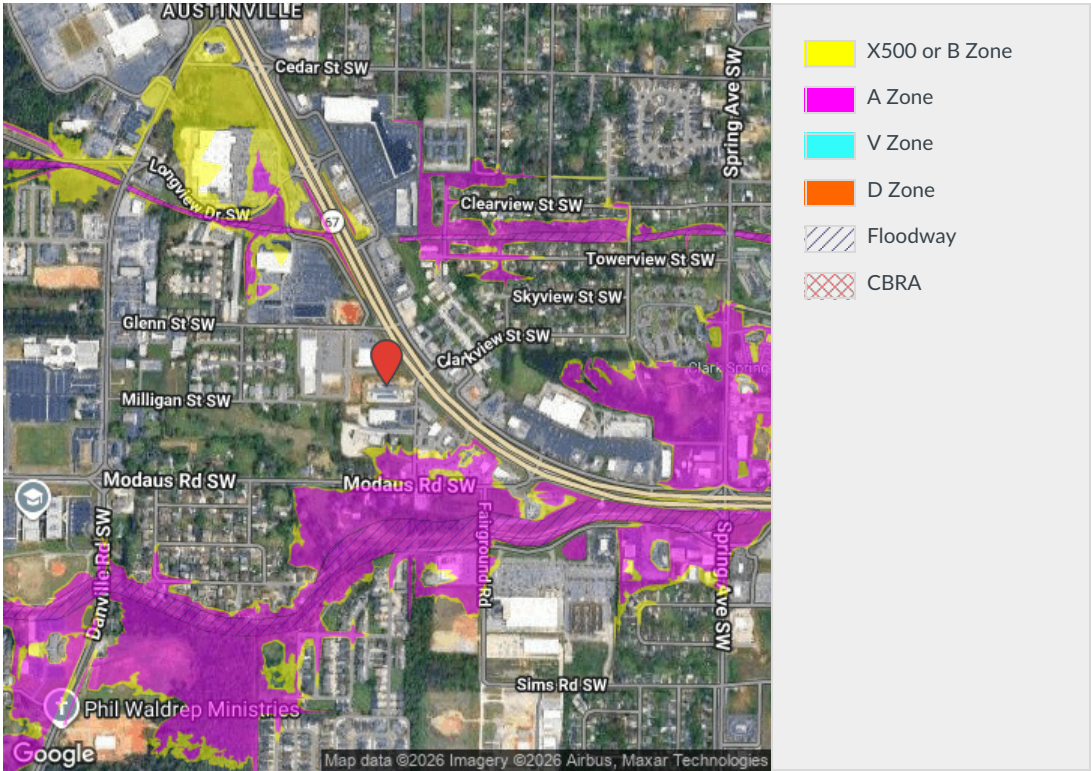
1403 BELTLINE RD SW DECATUR, AL 35601-5566

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

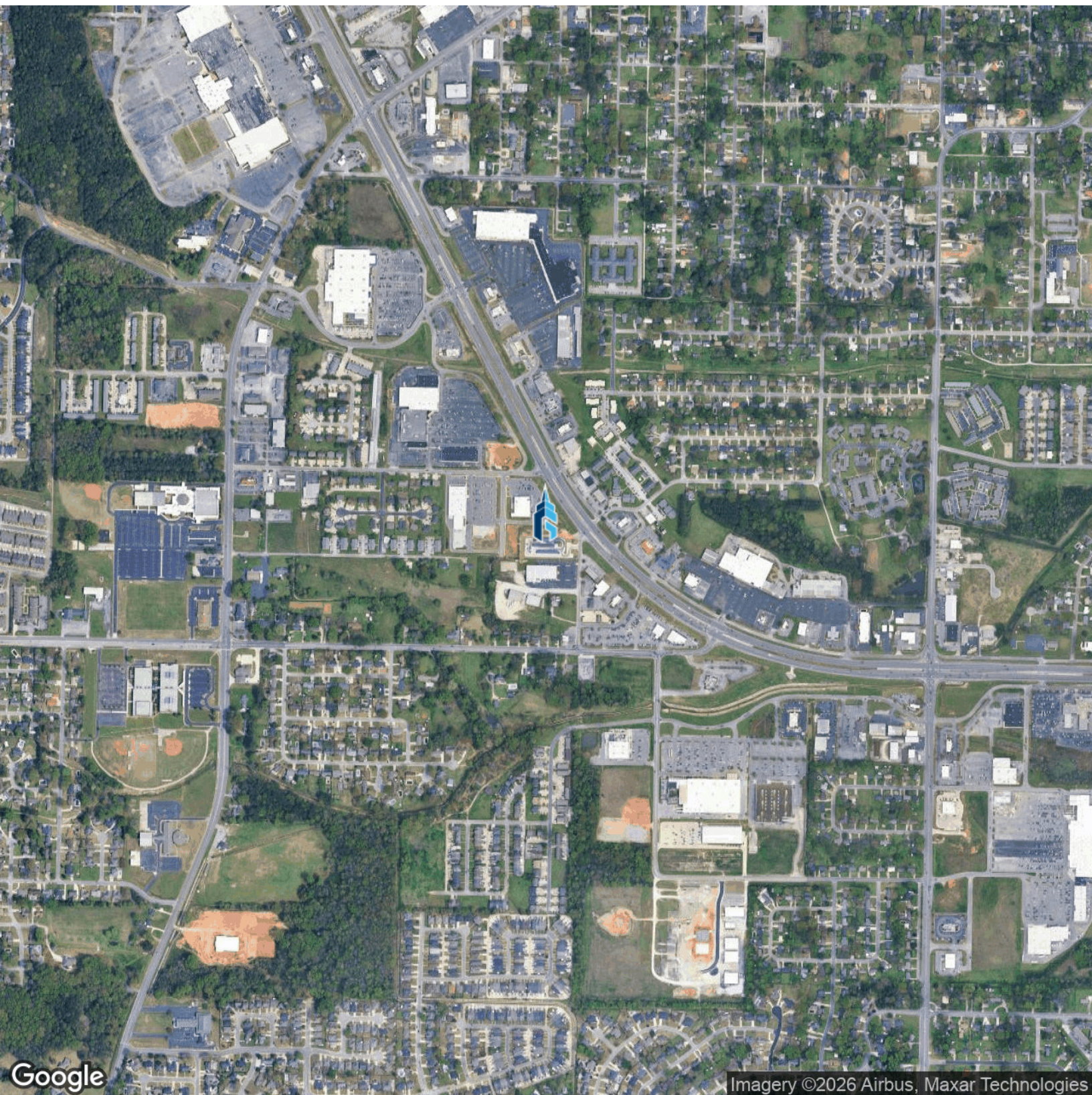
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PANEL DATE	August 16, 2018	MAP NUMBER	01103C0059F

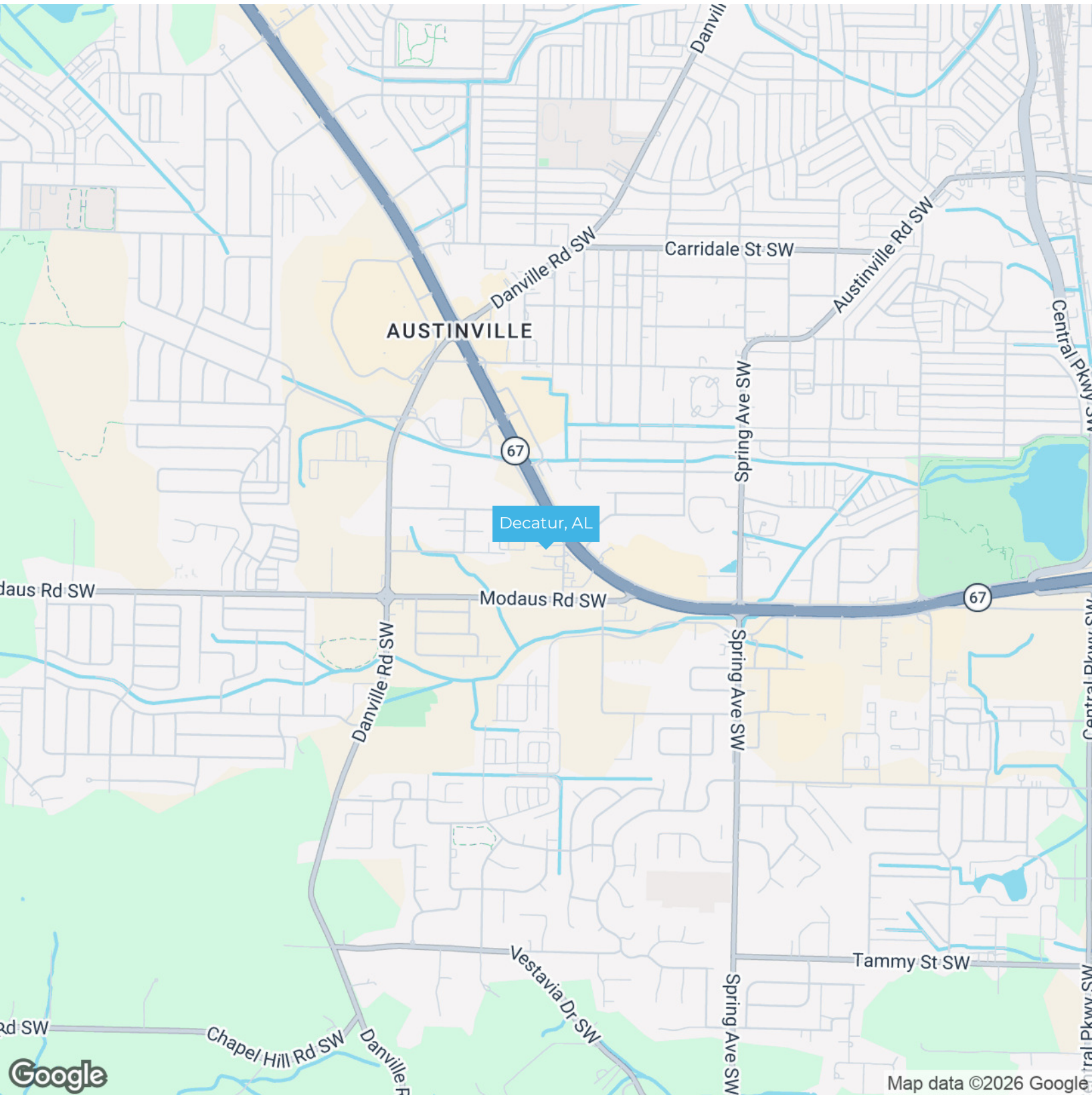




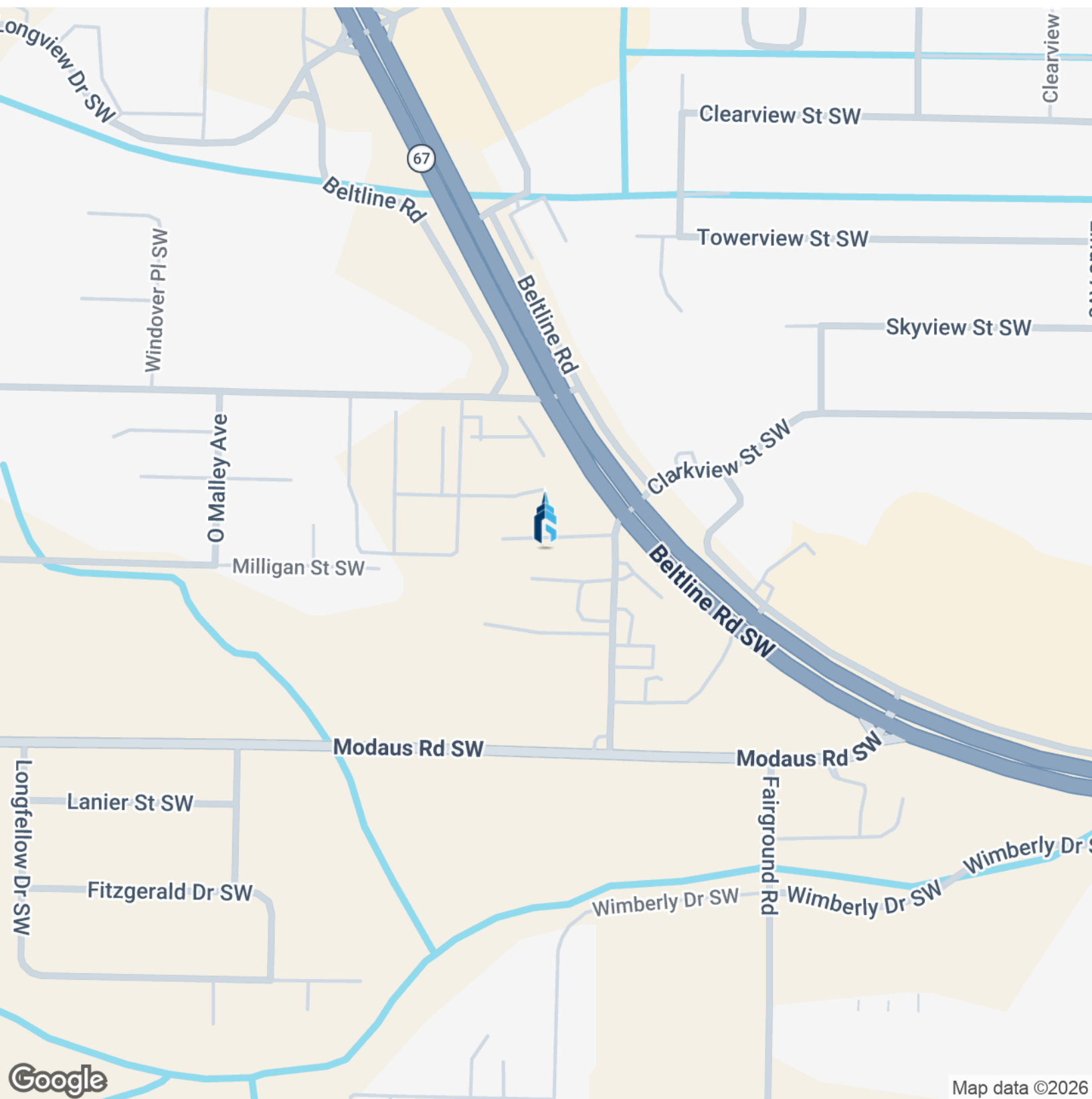
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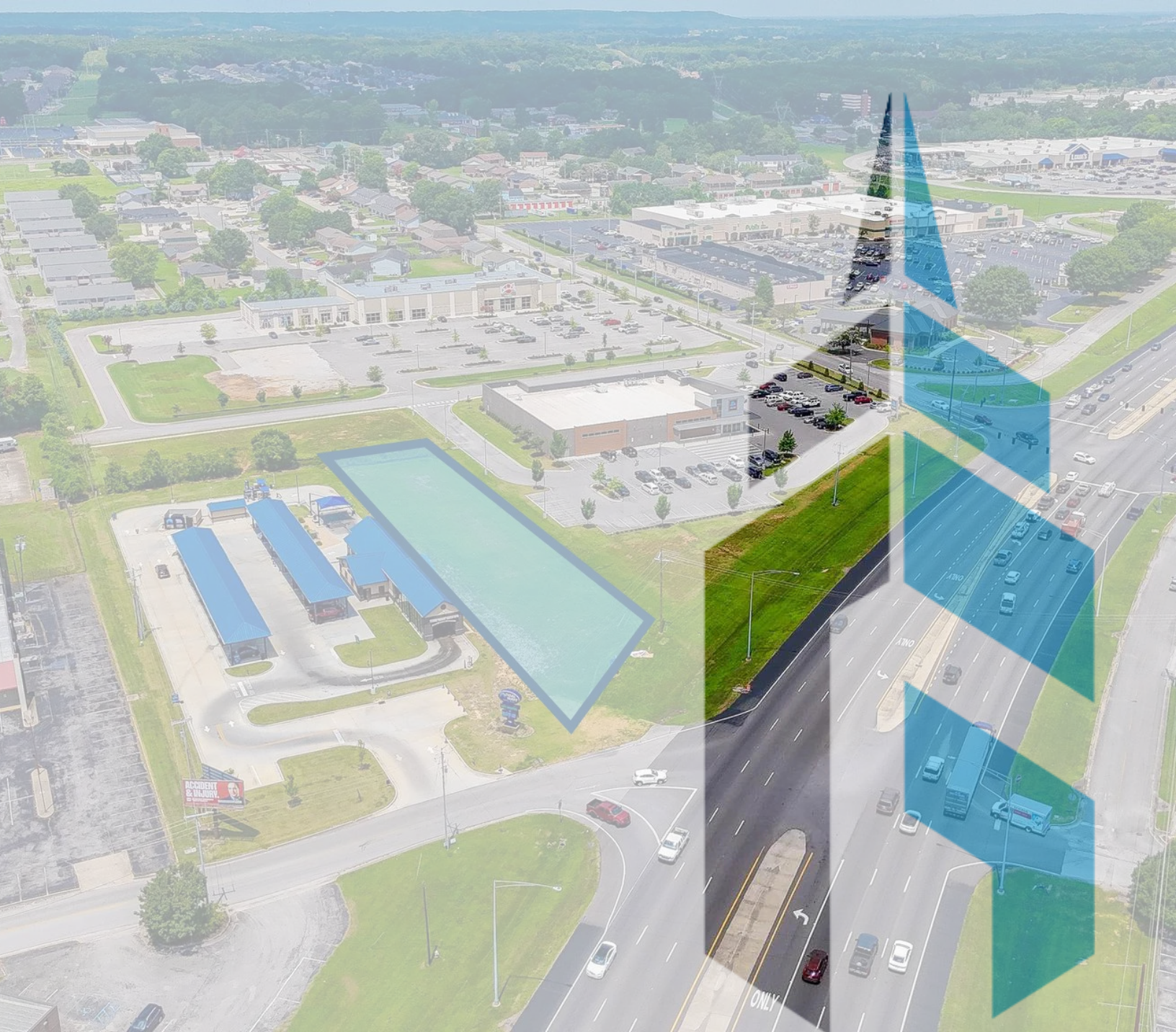
1403 Beltline Road Southwest, Decatur, AL 35603





LOCATION MAP

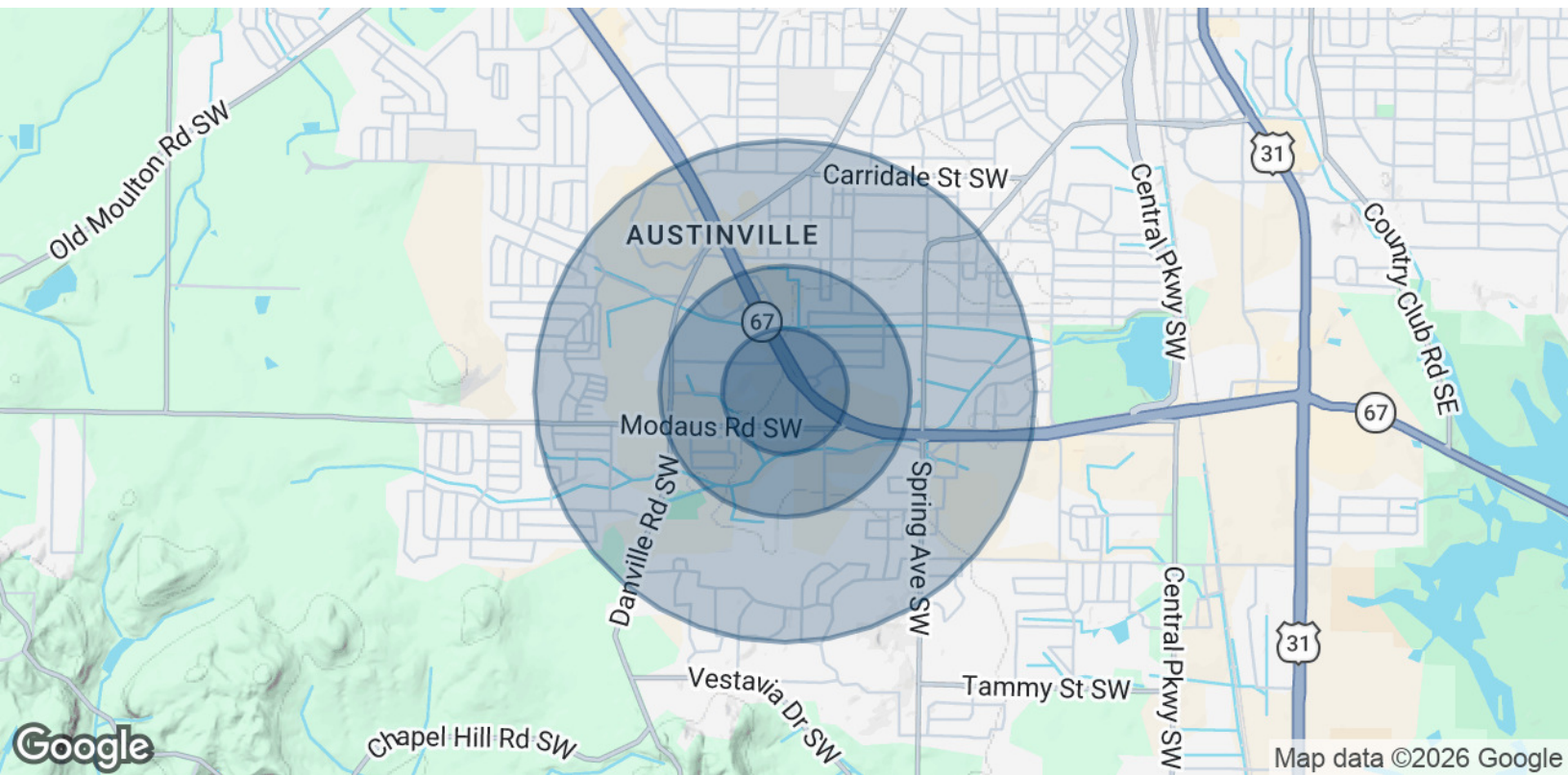




DEMOGRAPHICS

1403 Beltline Road Southwest, Decatur, AL 35603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	367	1,767	8,126
Average Age	39.8	41.8	41.7
Average Age (Male)	38.8	40.3	38.3
Average Age (Female)	41.7	44.3	43.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	783	3,565
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$66,407	\$70,001	\$75,331
Average House Value	\$150,923	\$168,443	\$190,740

2023 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	9,107	42,758	61,955
2020 Male Population	45.6%	47.8%	48.9%
2020 Female Population	54.4%	52.2%	51.1%
2026 Population	9,246	42,933	61,930
2026 Male Population	46.8%	48.6%	49.6%
2026 Female Population	53.2%	51.4%	50.4%
2031 Population	9,326	43,043	62,159
2031 Male Population	46.9%	48.5%	49.5%
2031 Female Population	53.1%	51.5%	50.5%
2010-2020 Annual Rate	0.54%	0.34%	0.26%
2020-2026 Annual Rate	0.24%	0.07%	-0.01%
2026-2031 Annual Rate	0.17%	0.05%	0.07%

In the identified area, the current year population is **61,930**. In 2020, the Census count in the area was **61,955**. The rate of change since 2020 was **-0.01%** annually. The five-year projection for the population in the area is **62,159** representing a change of **0.07%** annually from 2026 to 2031. Currently, the population is **49.6%** male and **50.4%** female.

Median Age			
2026 Median Age	40.0	39.0	39.9

The median age in this area is **39.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	53.1%	51.6%	54.5%
2026 Black Alone	23.9%	24.1%	22.5%
2026 American Indian Alone	0.9%	1.1%	1.1%
2026 Asian Alone	1.2%	1.0%	1.0%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	12.2%	13.2%	12.4%
2026 Two or More Races	8.7%	8.8%	8.4%
2026 Hispanic Origin	18.6%	20.0%	18.7%
2026 Diversity Index	74.8	76.2	74.3

Persons of Hispanic origin represent **18.7%** of the population in the identified area compared to **19.9%** 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 **74.3** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	57	65	69
2010 Total Households	3,965	16,717	24,157
2020 Total Households	4,225	17,607	25,163
2026 Total Households	4,444	18,357	26,217
2031 Total Households	4,561	18,737	26,789
2010-2020 Annual Rate	0.64%	0.52%	0.41%
2020-2026 Annual Rate	0.81%	0.67%	0.66%
2026-2031 Annual Rate	0.52%	0.41%	0.43%
2026 Average Household Size	2.05	2.31	2.30

The household count in this area has changed from **25,163** in 2020 to **26,217** in the current year, a change of **0.66%** annually. The five-year projection of households is **26,789**, a change of **0.43%** annually from the current year total. Average household size is currently **2.30**, compared to **2.39** in the year 2020. The number of families in the current year is **16,213** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	20.1%	18.6%	19.6%

Median Household Income			
2026 Median Household Income	\$61,963	\$64,231	\$65,699
2031 Median Household Income	\$68,911	\$72,466	\$75,181
2026-2031 Annual Rate	2.15%	2.44%	2.73%

Average Household Income			
2026 Average Household Income	\$75,179	\$81,195	\$83,829
2031 Average Household Income	\$85,120	\$91,691	\$94,991
2026-2031 Annual Rate	2.51%	2.46%	2.53%

Per Capita Income			
2026 Per Capita Income	\$34,590	\$34,669	\$35,543
2031 Per Capita Income	\$39,837	\$39,837	\$40,945
2026-2031 Annual Rate	2.86%	2.82%	2.87%

Income Equality			
2026 Gini Index	45.0	45.3	46.0

Households by Income

Current median household income is **\$65,699** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$75,181** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$83,829** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$94,991** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$35,543** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$40,945** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	118	127	120
2010 Total Housing Units	4,269	18,086	26,246
2010 Owner Occupied	2,130	10,237	15,241
2010 Renter Occupied	1,835	6,480	8,915
2010 Vacant	304	1,369	2,089
2020 Housing Units	4,513	18,758	27,109
2020 Owner Occupied	2,174	10,191	15,150
2020 Renter Occupied	2,051	7,416	10,013
2020 Vacant	301	1,151	1,971
2026 Housing Units	4,706	19,352	27,966
2026 Owner Occupied	2,362	10,976	16,283
2026 Renter Occupied	2,082	7,381	9,934
2026 Vacant	262	995	1,749
2031 Total Housing Units	4,817	19,706	28,503
2031 Owner Occupied	2,443	11,288	16,725
2031 Renter Occupied	2,119	7,449	10,064
2031 Vacant	256	969	1,714

Socioeconomic Status

2026 Socioeconomic Status Index	45.7	46.7	46.9
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Currently, **50.2%** of the **27,966** housing units in the area are owner occupied; **44.2%** renter occupied; and **5.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **27,109** housing units in the area and **301** vacant housing units. The annual rate of change in housing units since 2020 is **0.50%**. Median home value in the area is **\$218,747**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.30%** annually to **\$261,626**.

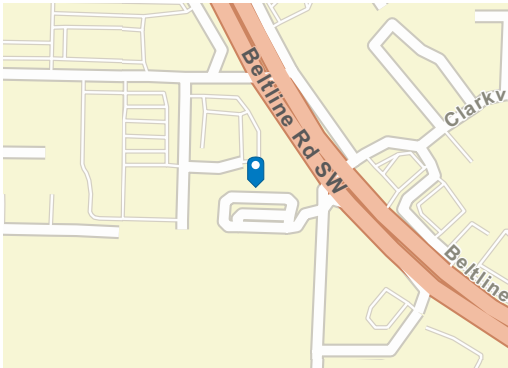
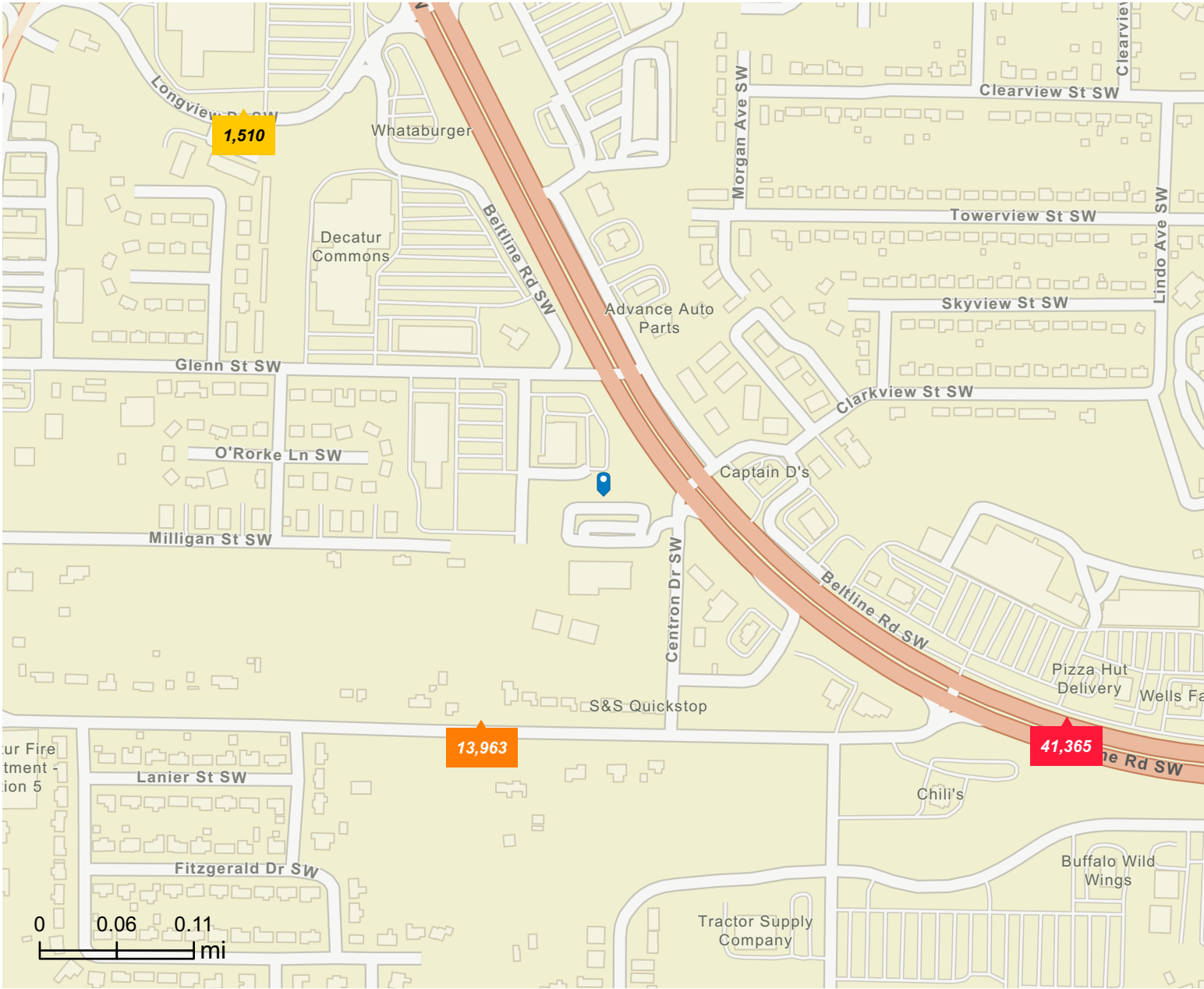


TRAFFIC DATA

1403 Beltline Road Southwest, Decatur, AL 35603

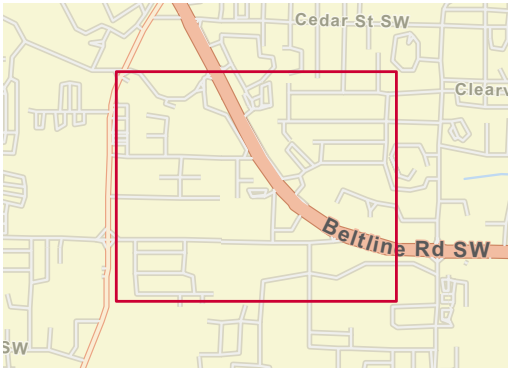
Traffic Count Map - Close Up

1407 Beltline Rd SW, Decatur, Alabama, 35601 2
1407 Beltline Rd SW, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

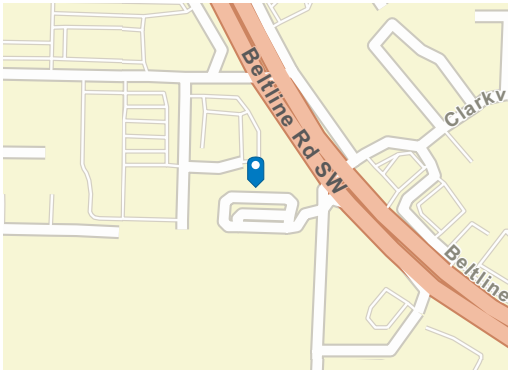
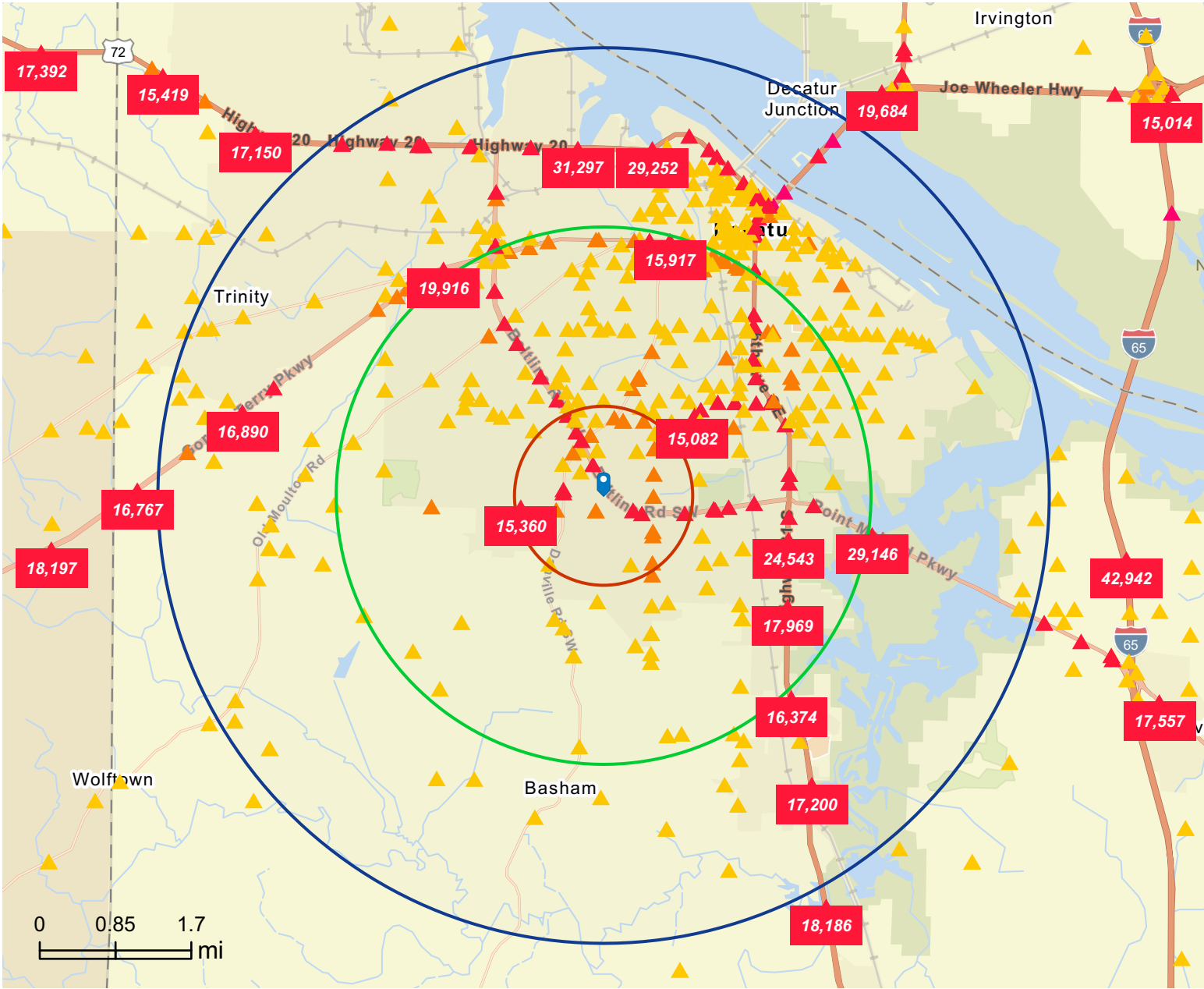


Traffic Count Map

1407 Beltline Rd SW, Decatur, Alabama, 35601

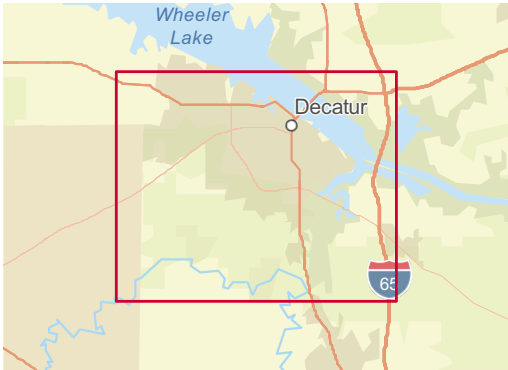


Rings: 1, 3, 5 mile radii



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