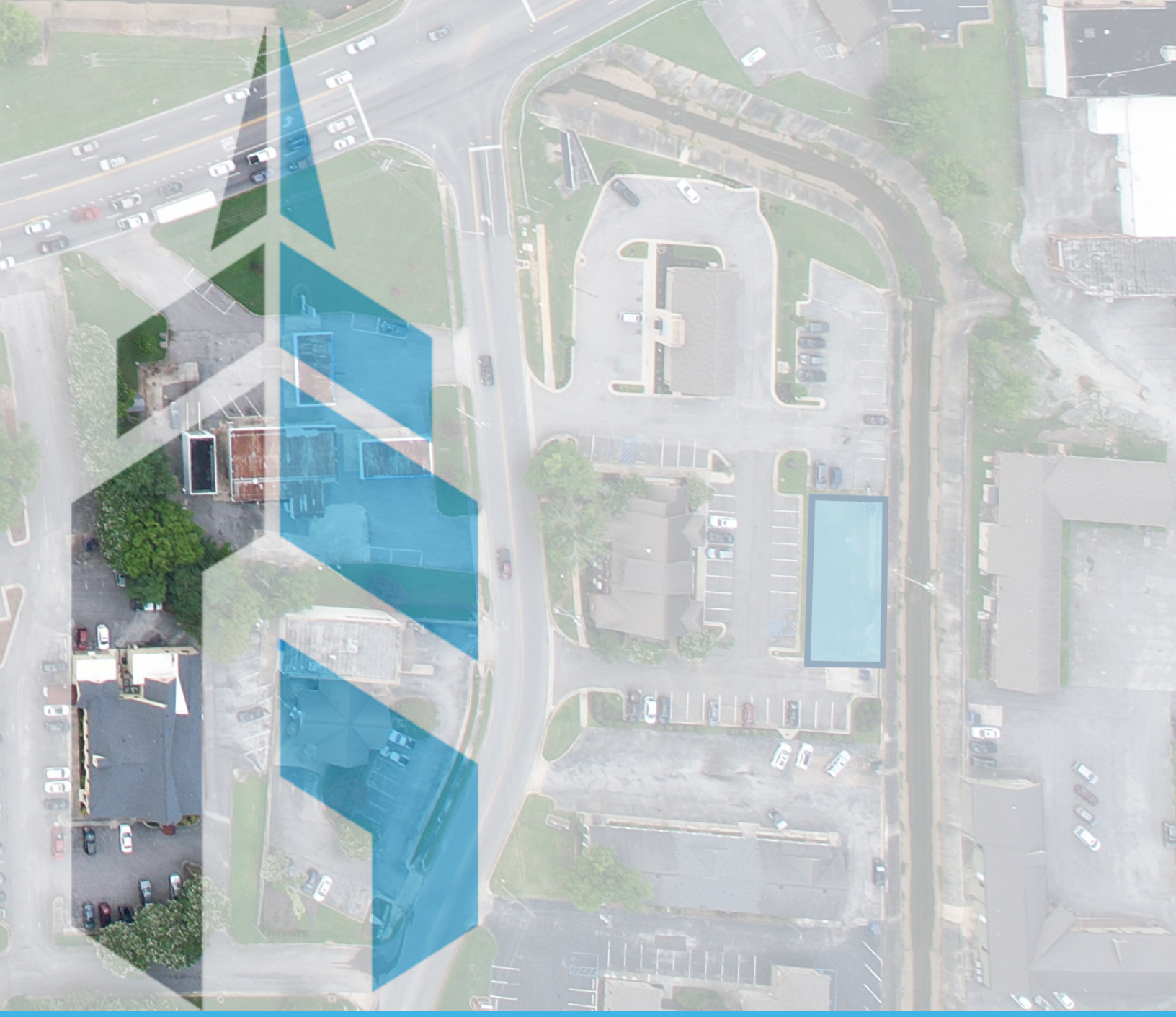

COMMERCIAL DEVELOPMENT LOT

1316C STRATFORD RD SE, DECATUR, AL 35601

GATEWAY
COMMERCIAL BROKERAGE

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

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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.

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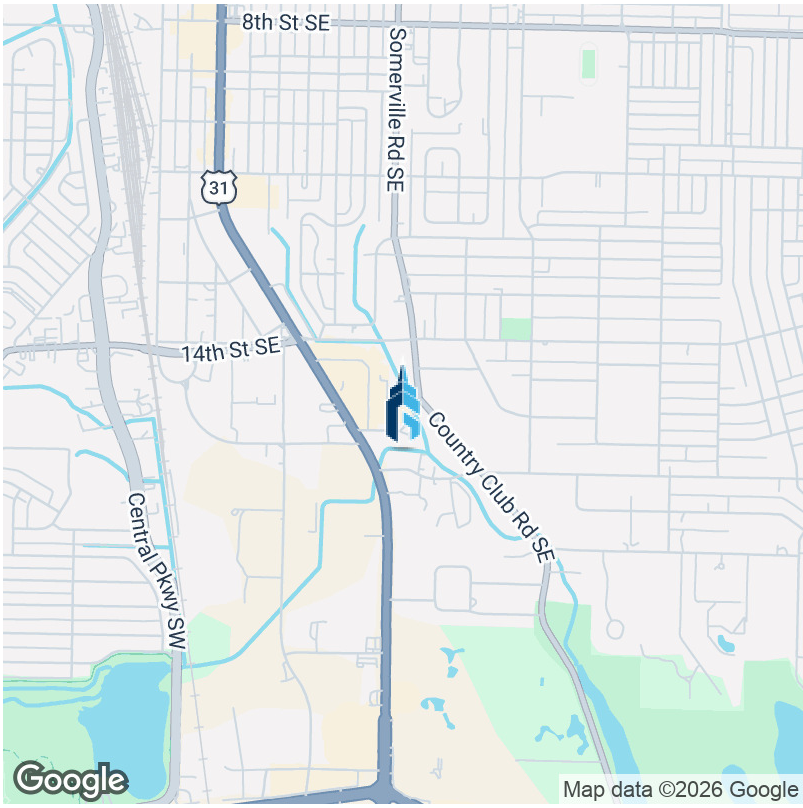
EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	$200,000
Lot Size:	0.11 Acres
Price / Acre:	$1,818,182
Zoning:	CC
Market:	Decatur
Submarket:	6th Ave

PROPERTY OVERVIEW

Unlock the potential of this prime property located in the sought-after Decatur area. Zoned B-2, this versatile property at 1316c Stratford Rd SE, Decatur, AL, 35601, presents an exceptional opportunity for Land and Office investors. With its strategic zoning and advantageous location, this property offers a wide array of development possibilities to cater to various business needs. Situated in a thriving area, it is primed for growth and success. Don't miss the chance to make your mark in the Decatur market with this exceptional property.

PROPERTY HIGHLIGHTS

- Zoned CC
- Strategic location
- Versatile development opportunities
- Ideal for Land and Office investors

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PROPERTY INFORMATION

1316c Stratford Rd SE, Decatur, AL 35601

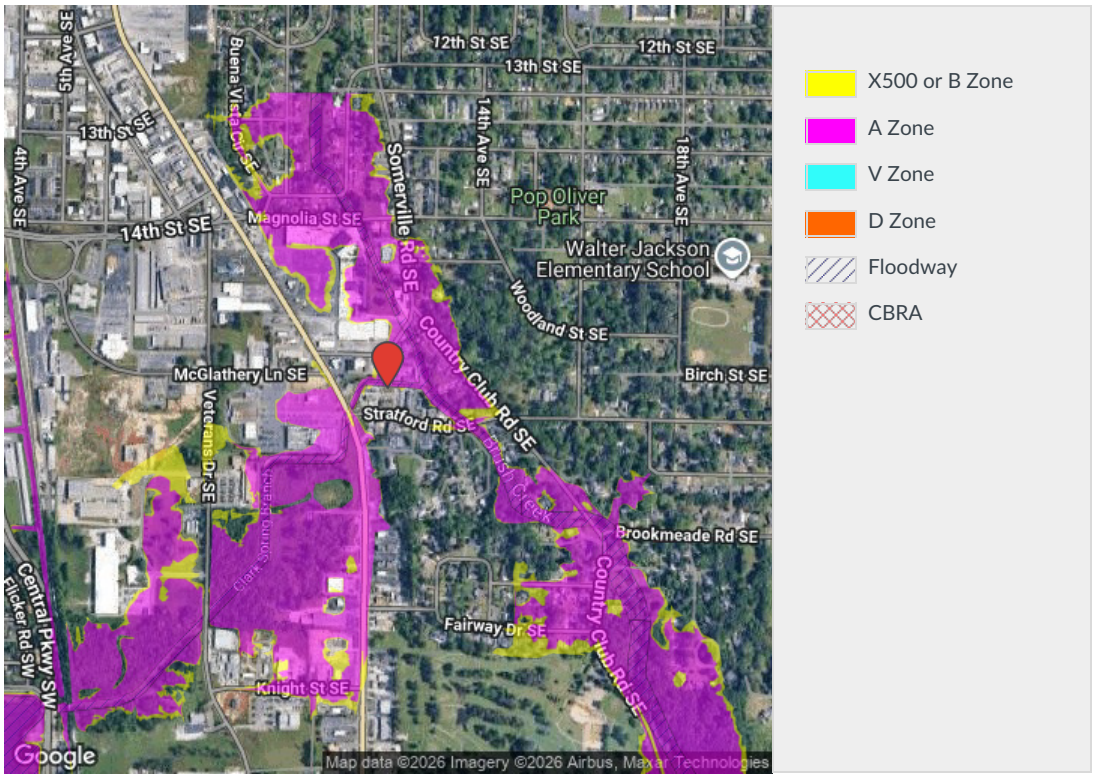
1316 STRATFORD RD SE DECATUR, AL 35601-6036

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

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



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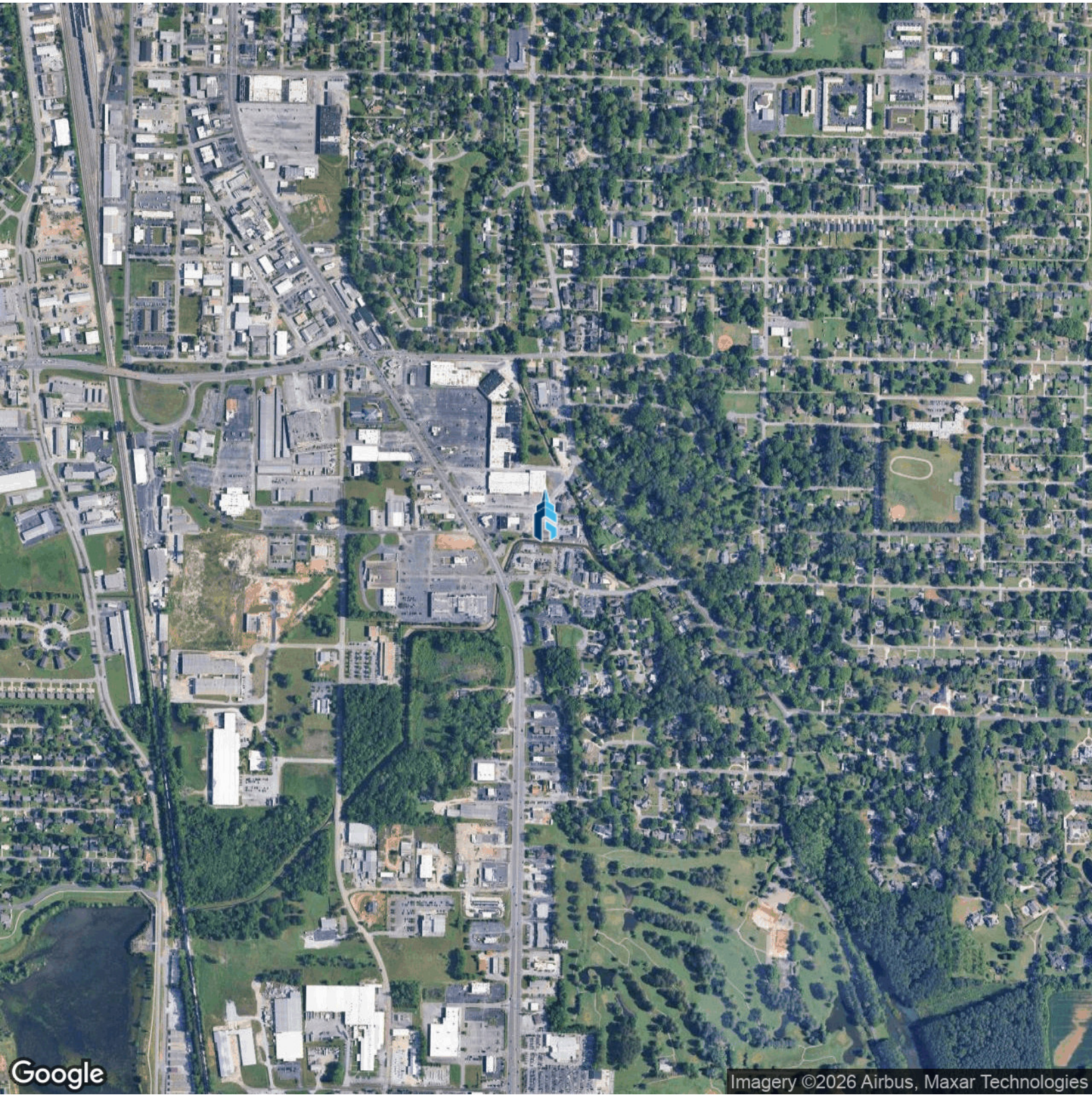
LOCATION INFORMATION

1316c Stratford Rd SE, Decatur, AL 35601

AERIAL MAP



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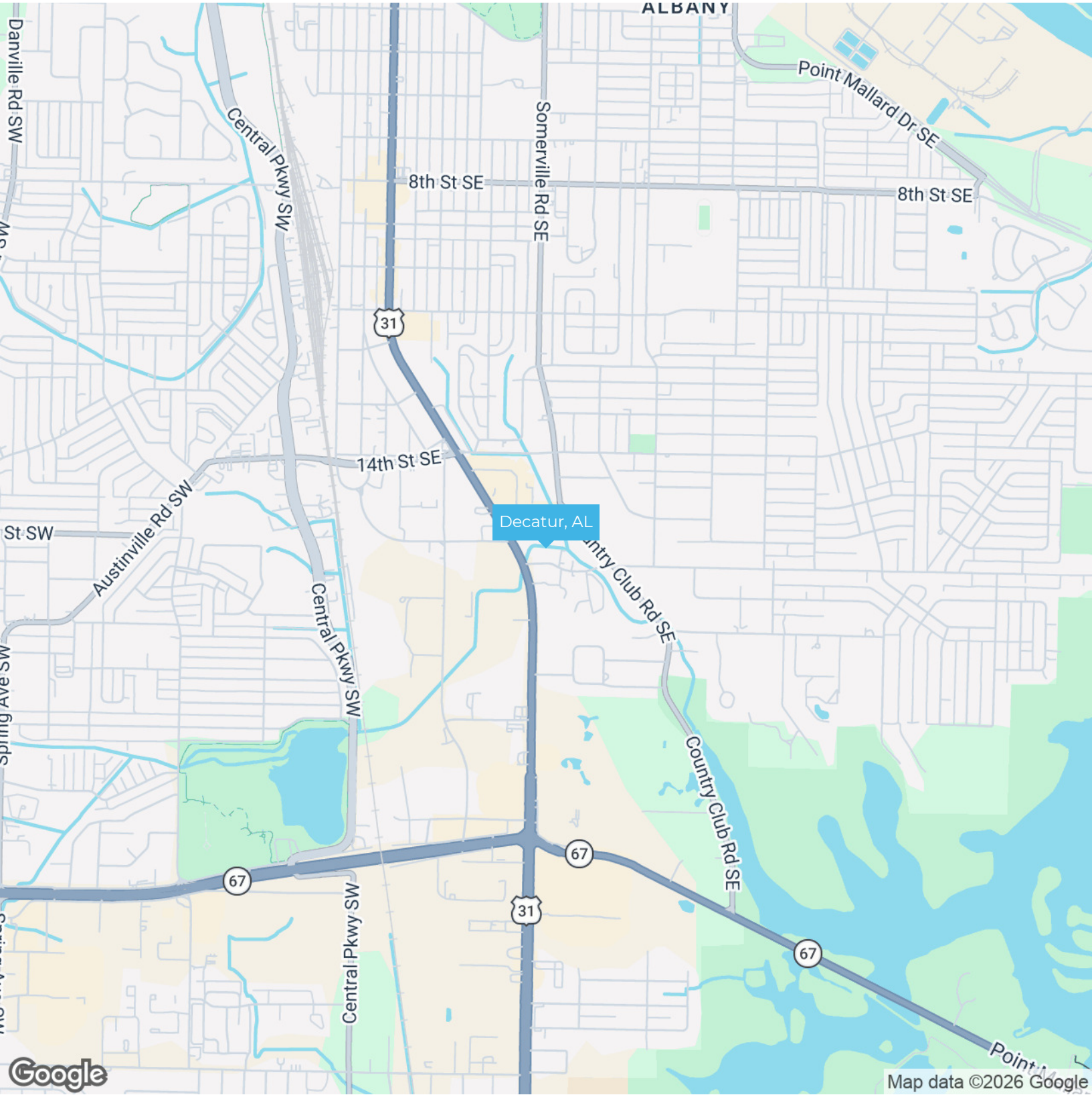
REGIONAL MAP



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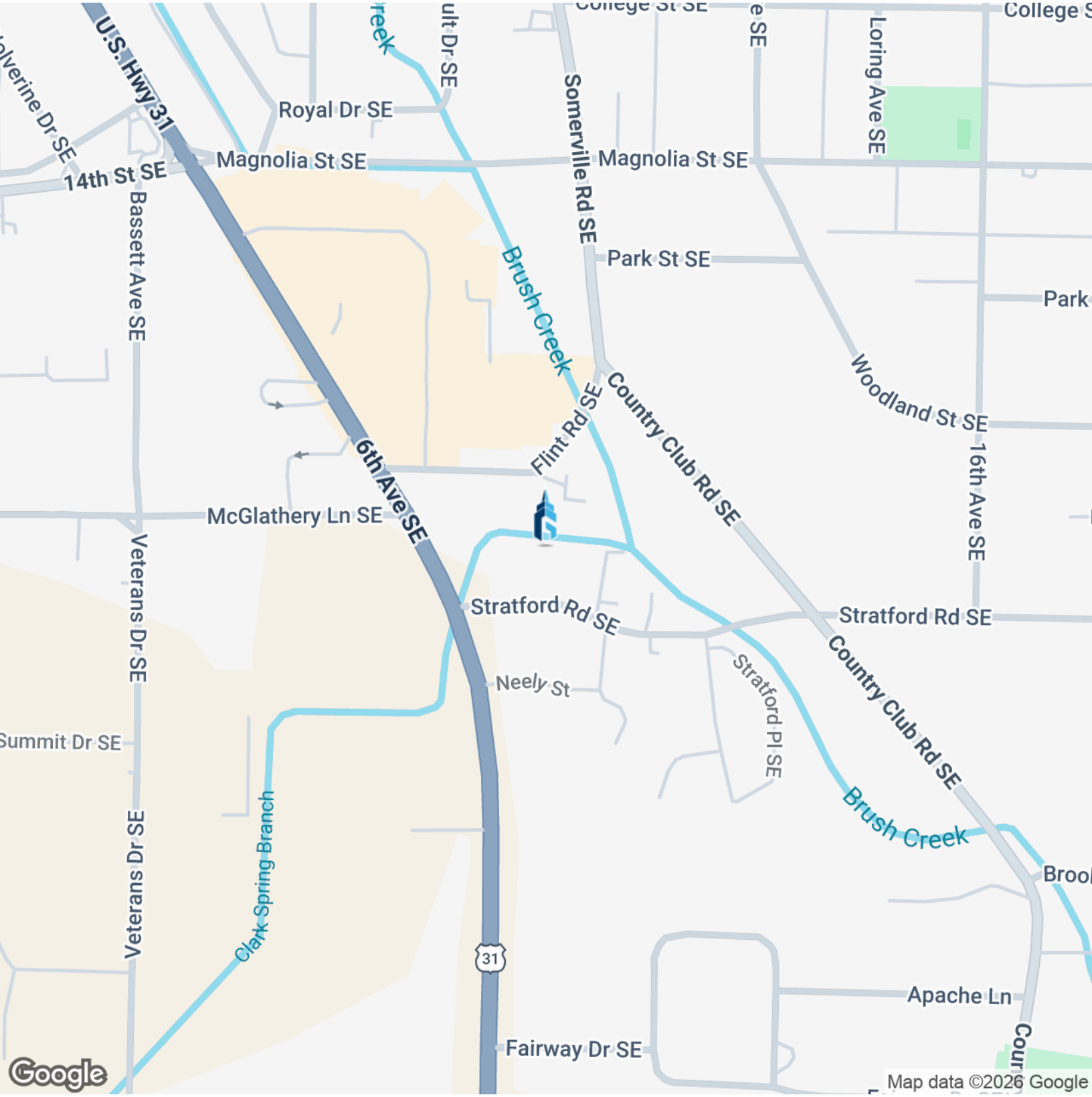
LOCATION MAP



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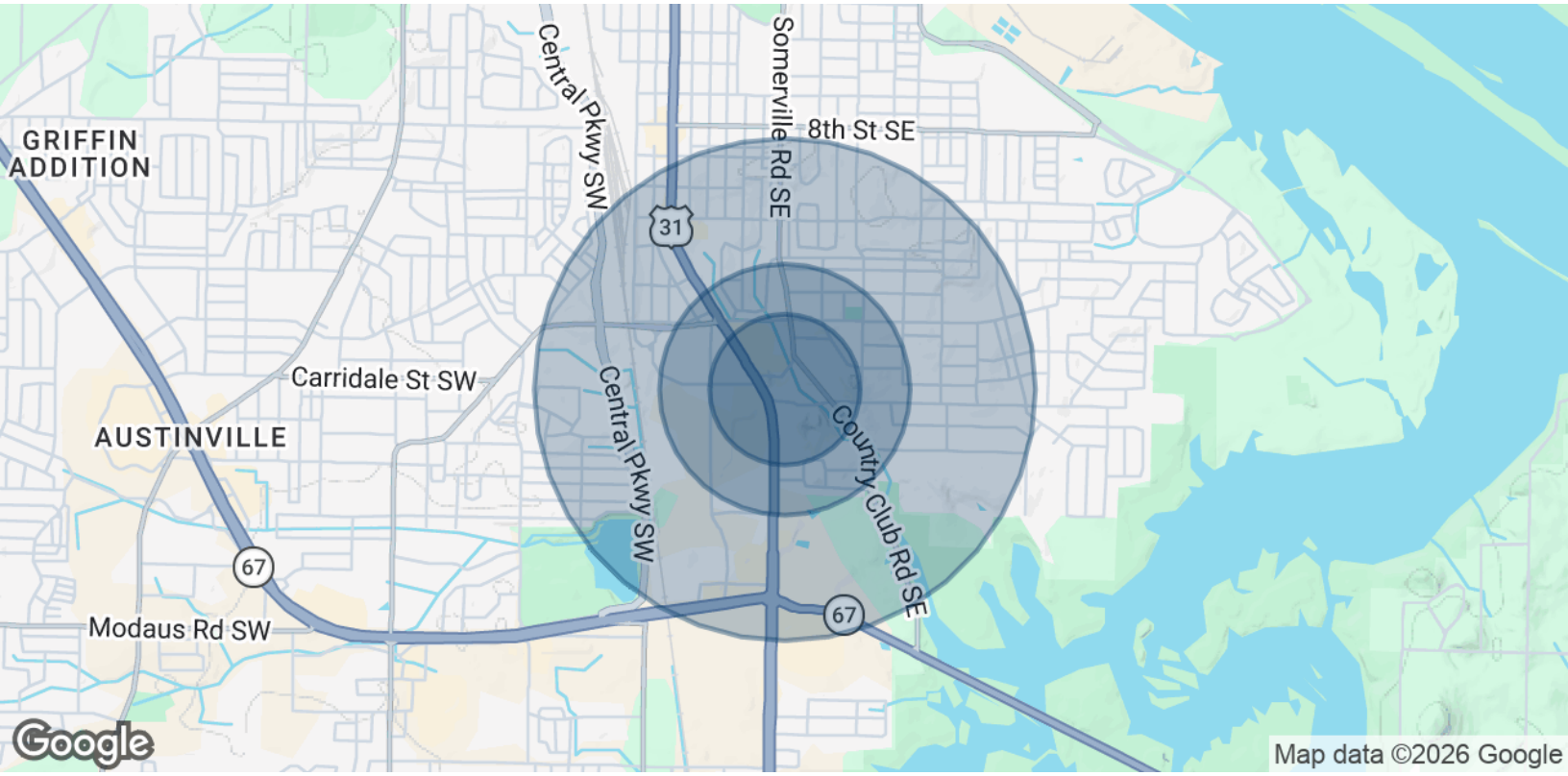
DEMOGRAPHICS

1316c Stratford Rd SE, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	289	858	5,633
Average Age	41	41	40
Average Age (Male)	40	40	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	355	2,334
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$94,102	$91,095	$74,547
Average House Value	$344,141	$328,052	$227,898

Demographics data derived from AlphaMap

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Executive Summary

1316C Stratford Rd SE
1316C Stratford Rd SE, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	5,391	41,141	59,107
2020 Population	5,476	42,543	60,824
2025 Population	5,577	42,853	61,210
2030 Population	5,627	43,032	61,439
2010-2020 Annual Rate	0.16%	0.34%	0.29%
2020-2025 Annual Rate	0.35%	0.14%	0.12%
2025-2030 Annual Rate	0.18%	0.08%	0.07%

Age			
2025 Median Age	39.5	38.6	40.1
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	57.9%	51.3%	55.5%
Black Alone	14.7%	24.1%	23.2%
American Indian Alone	1.3%	0.9%	0.8%
Asian Alone	0.8%	0.9%	1.0%
Pacific Islander Alone	0.3%	0.1%	0.1%
Some Other Race Alone	15.8%	14.2%	11.6%
Two or More Races	9.2%	8.4%	7.9%
Hispanic Origin	22.7%	20.8%	17.2%
Diversity Index	74.6	76.6	72.8

Households			
2010 Total Households	2,204	16,872	23,665
2020 Total Households	2,314	17,571	24,715
2025 Total Households	2,411	18,205	25,616
2030 Total Households	2,472	18,563	26,125
2010-2020 Annual Rate	0.49%	0.41%	0.44%
2020-2025 Annual Rate	0.79%	0.68%	0.68%
2025-2030 Annual Rate	0.50%	0.39%	0.39%
2025 Average Household Size	2.26	2.28	2.32
Wealth Index	71	60	72

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.9%	19.6%	19.4%

Median Household Income			
2025 Median Household Income	US$59,526	US$59,521	US$68,898
2030 Median Household Income	US$70,845	US$67,840	US$77,634
2025-2030 Annual Rate	3.54%	2.65%	2.42%

Average Household Income			
2025 Average Household Income	US$85,762	US$78,468	US$88,281
2030 Average Household Income	US$93,282	US$85,073	US$95,728

Per Capita Income			
2025 Per Capita Income	US$36,901	US$32,980	US$37,087
2030 Per Capita Income	US$40,787	US$36,289	US$40,849
2025-2030 Annual Rate	2.02%	1.93%	1.95%

Income Equality			
2025 Gini Index	44.7	43.9	43.7

Socioeconomic Status			
2025 Socioeconomic Status Index	45.7	43.5	45.5

Housing Unit Summary			
Housing Affordability Index	102	120	122
2010 Total Housing Units	2,402	18,453	25,725
2010 Owner Occupied Hus (%)	54.0%	58.5%	62.9%
2010 Renter Occupied Hus (%)	46.0%	41.5%	37.1%
2010 Vacant Housing Units (%)	8.2%	8.6%	8.0%
2020 Housing Units	2,506	19,005	26,615
2020 Owner Occupied HUs (%)	50.7%	54.8%	60.2%
2020 Renter Occupied HUs (%)	49.3%	45.2%	39.8%
Vacant Housing Units	7.6%	7.7%	7.2%
2025 Housing Units	2,564	19,417	27,315
Owner Occupied Housing Units	51.7%	55.6%	61.1%
Renter Occupied Housing Units	48.3%	44.4%	38.9%
Vacant Housing Units	6.0%	6.2%	6.2%
2030 Total Housing Units	2,621	19,753	27,790
2030 Owner Occupied Housing Units	1,292	10,454	16,122
2030 Renter Occupied Housing Units	1,181	8,108	10,003
2030 Vacant Housing Units	149	1,190	1,665

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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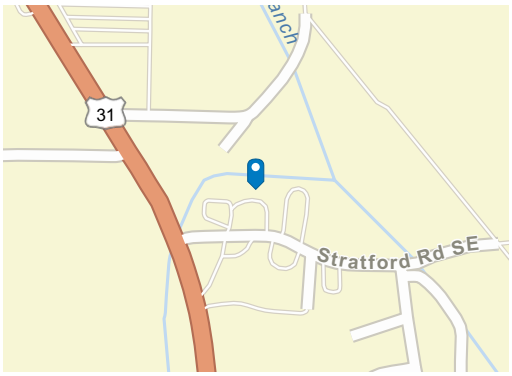
TRAFFIC DATA

1316c Stratford Rd SE, Decatur, AL 35601

Traffic Count Map - Close Up

1316C Stratford Rd SE
1316C Stratford Rd SE, 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

Source: Traffic Counts (2025)

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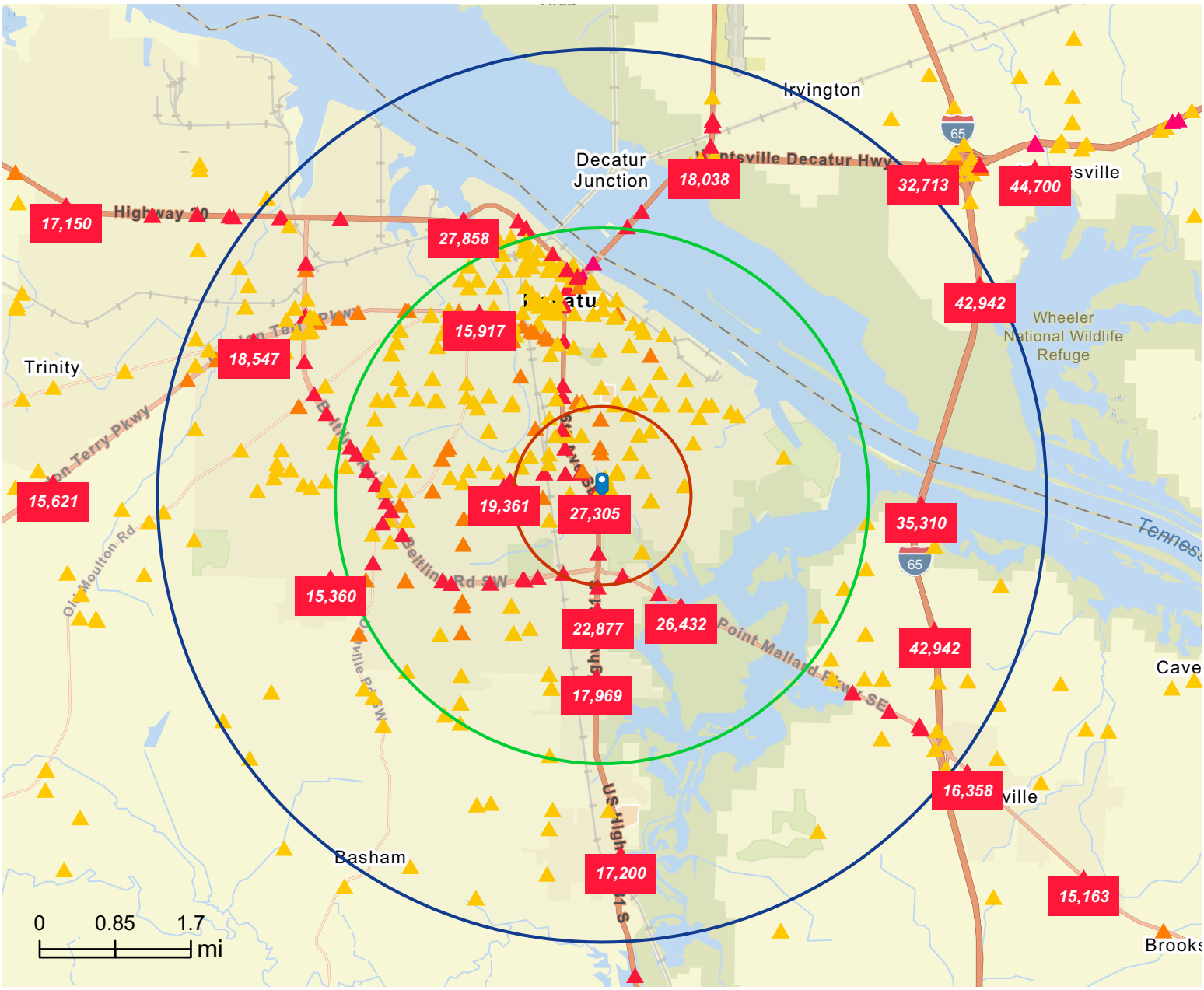
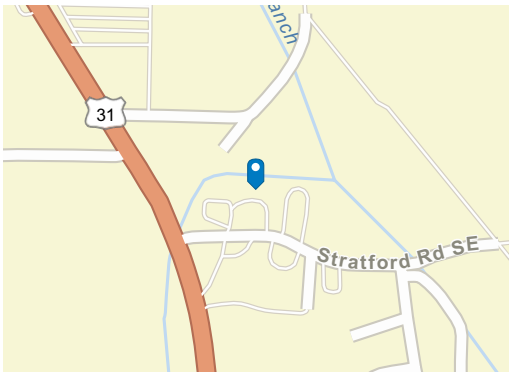
Traffic Count Map

1316C Stratford Rd SE
1316C Stratford Rd SE, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii





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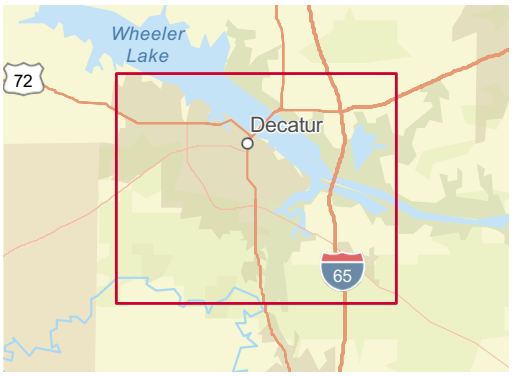

Source: Traffic Counts (2025)

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ADVISOR BIOS

1316c Stratford Rd SE, Decatur, AL 35601

ADVISOR BIO 1

WILL SWANN

Commercial Agent

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.

Gateway Commercial Brokerage, Inc.
300 Market St NE, Suite 3
Decatur, AL 35601
256.355.0721

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