

# DEVELOPMENT ACREAGE IN SOUTHWEST DECATUR

14TH AVE SW, DECATUR, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)

# TABLE OF CONTENTS



## Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	7
DEMOGRAPHICS	11
TRAFFIC DATA	15
ADVISOR BIOS	18

## Confidentiality & Disclaimer

All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

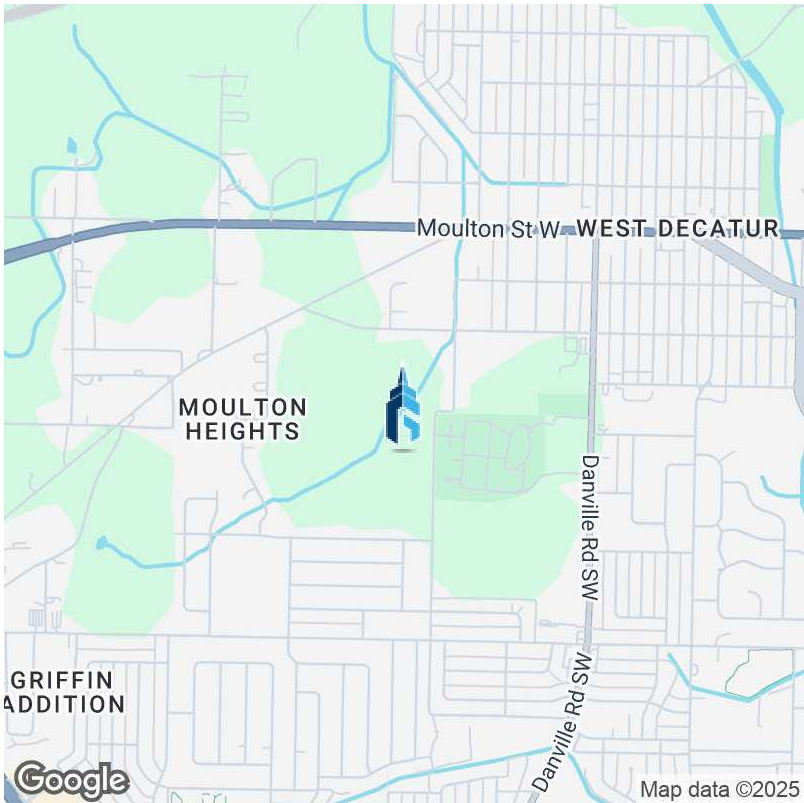
Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:	\$720,000
Lot Size:	72 Acres
Zoning:	R-2
Market:	Decatur

PROPERTY OVERVIEW

Presenting a prime investment opportunity in Decatur, AL, this property on 14th Ave SW is impeccably zoned R-2, making it ideal for an office or office building development. Boasting a strategic location in the heart of Decatur, this parcel offers excellent visibility and accessibility for potential tenants. With its R-2 zoning, investors have the flexibility to leverage this property's full potential in the thriving Decatur market. Seize the chance to capitalize on the strategic positioning and zoning of this property, perfectly suited for an office or office building venture, in the bustling Decatur area.

PROPERTY HIGHLIGHTS

- Zoned R-2
- Strategic location in Decatur
- Excellent visibility
- High accessibility
- Flexible zoning for potential tenants
- Prime investment opportunity
- Thriving Decatur market opportunity



# PROPERTY INFORMATION

14th Ave SW, Decatur, AL 35601



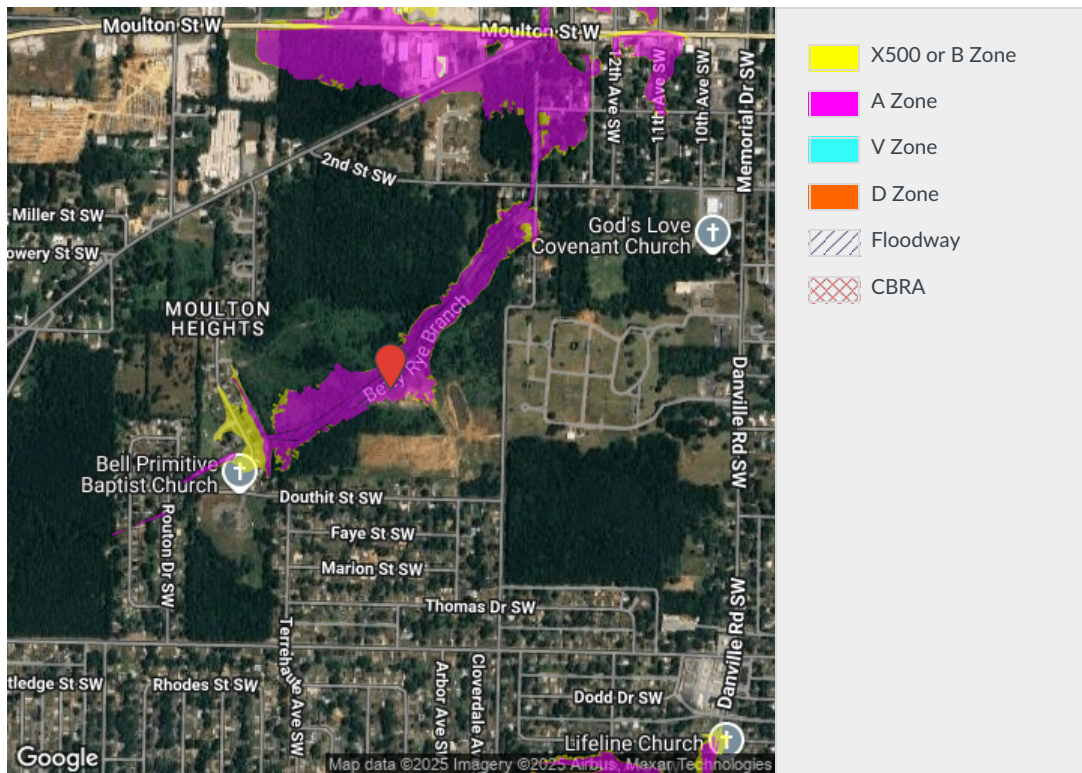
## MOULTON HEIGHTS RD SW DECATUR, AL 35601-2782

LOCATION ACCURACY: *User-defined location*

## Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	010176	PANEL	0057F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0057F





# PARCEL MAPS







Douthit St SW

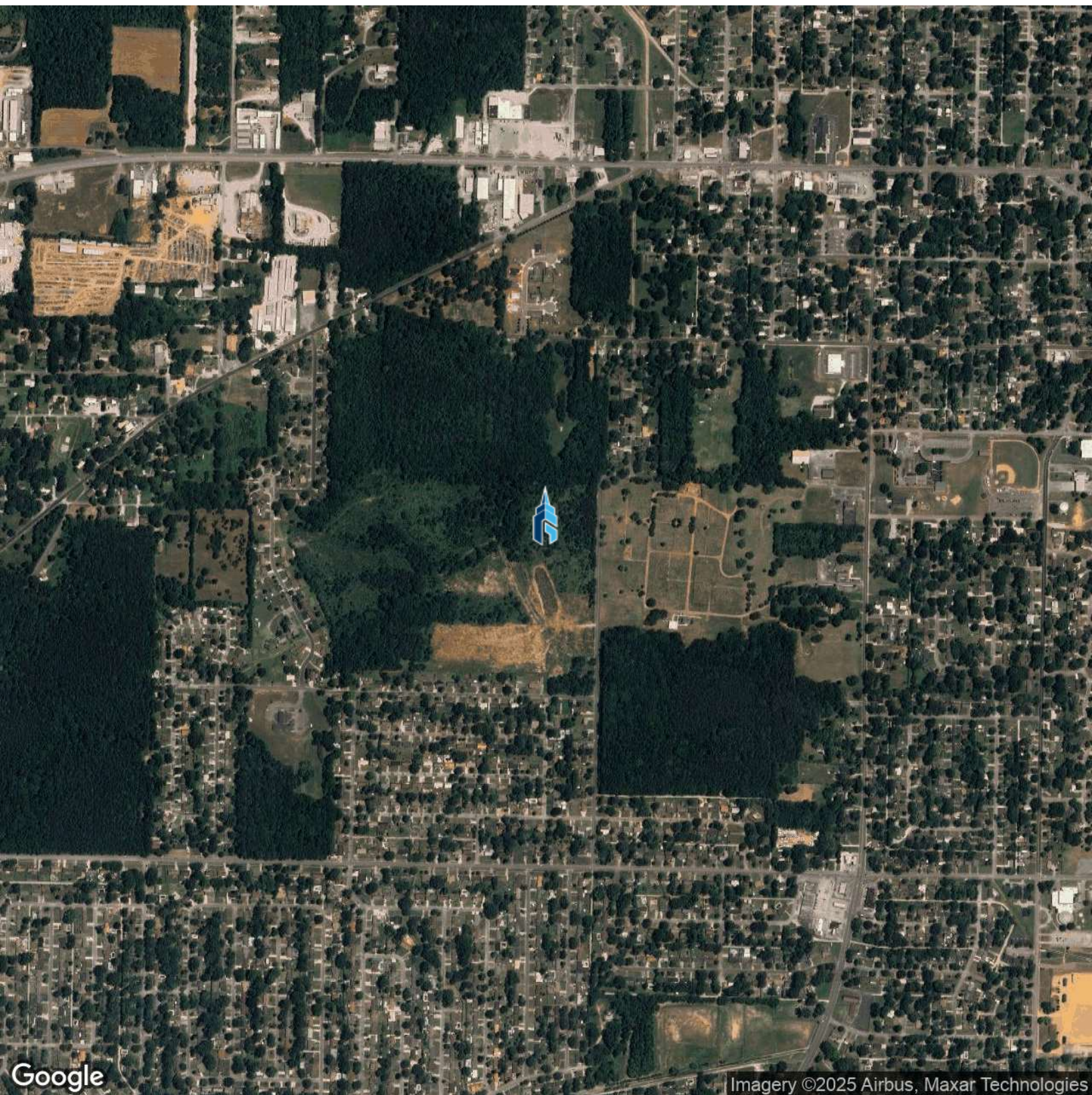
14th Ave SW

## LOCATION INFORMATION

14th Ave SW, Decatur, AL 35601

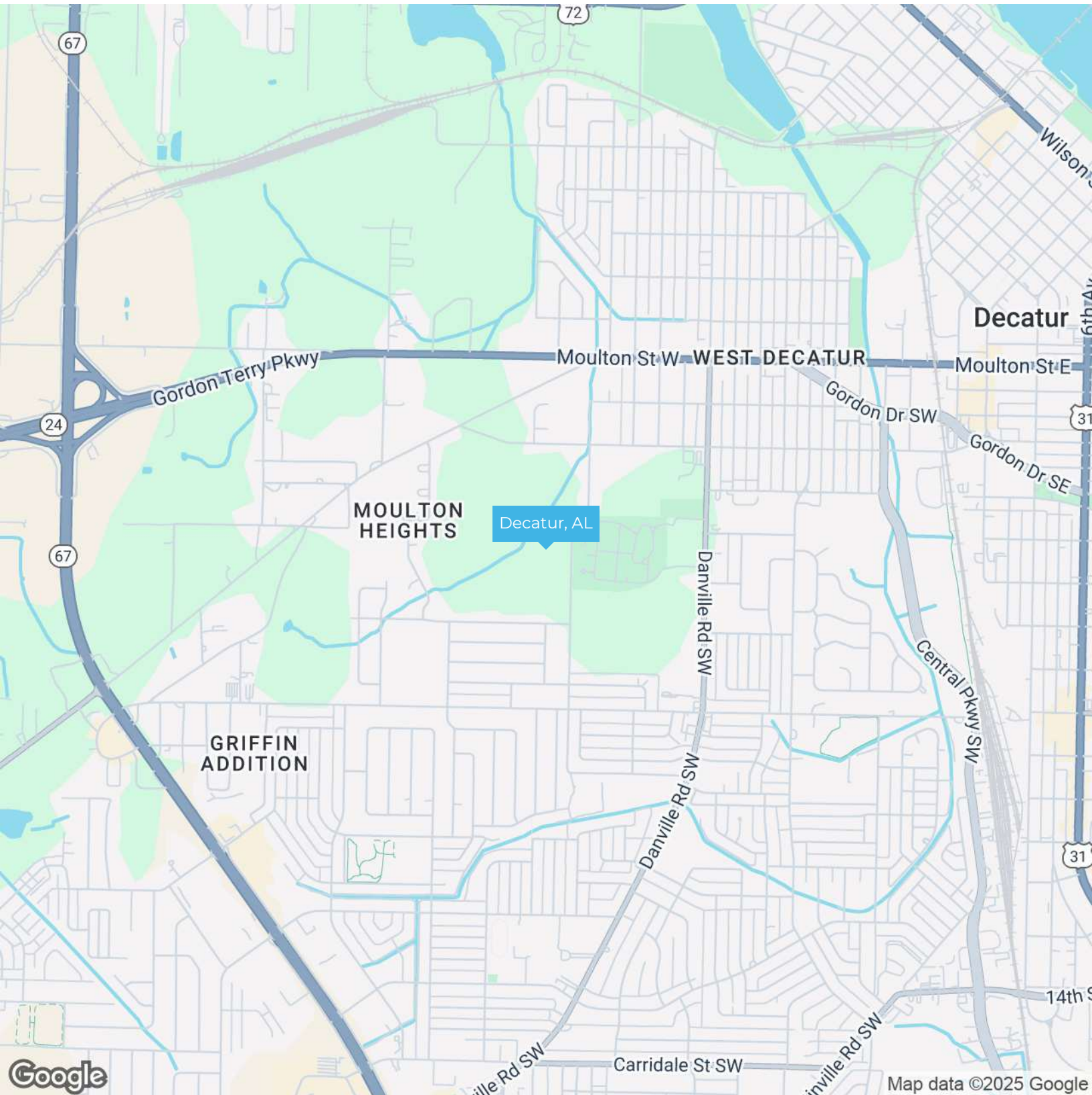


# AERIAL MAP





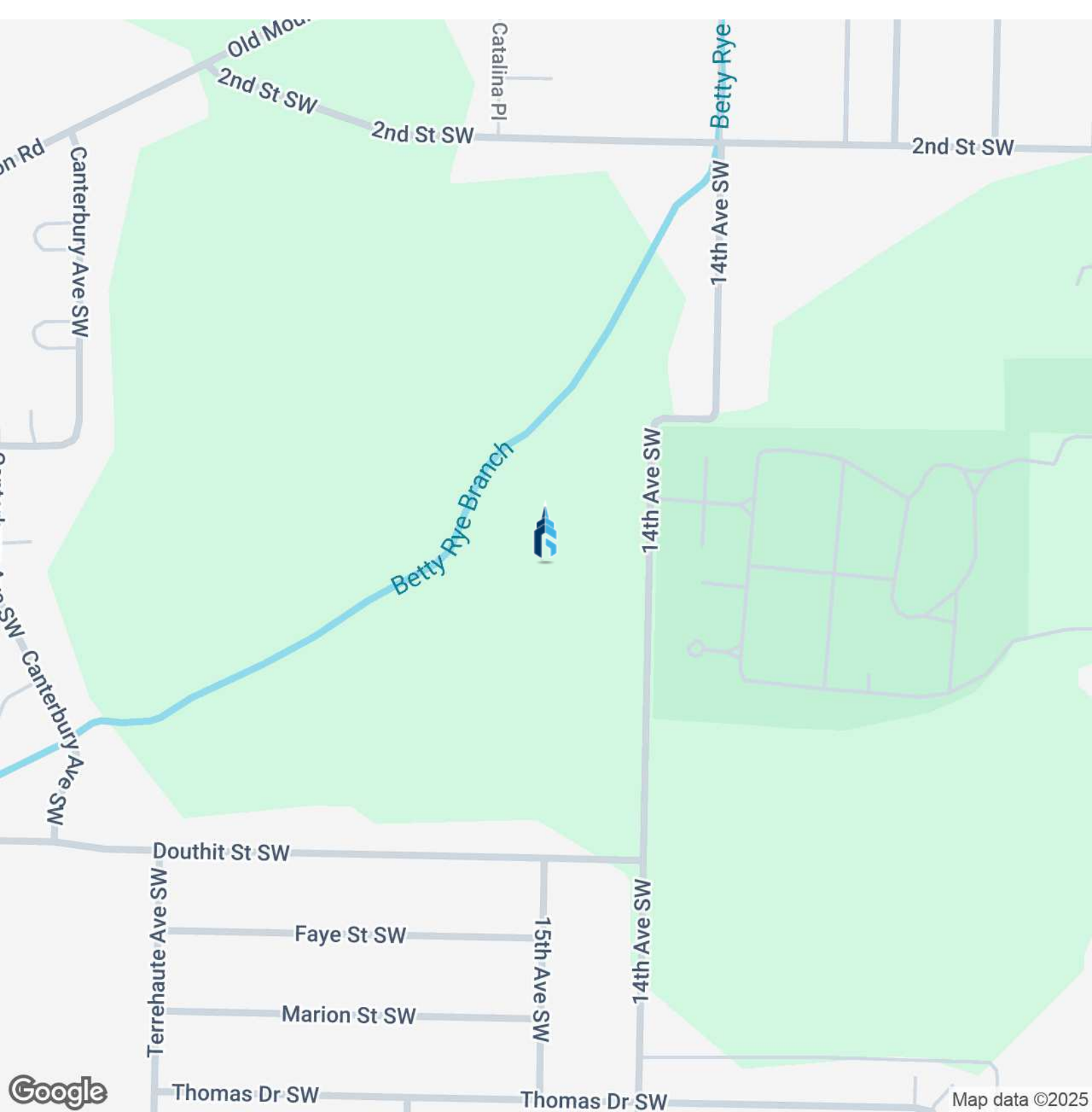
# REGIONAL MAP







# LOCATION MAP





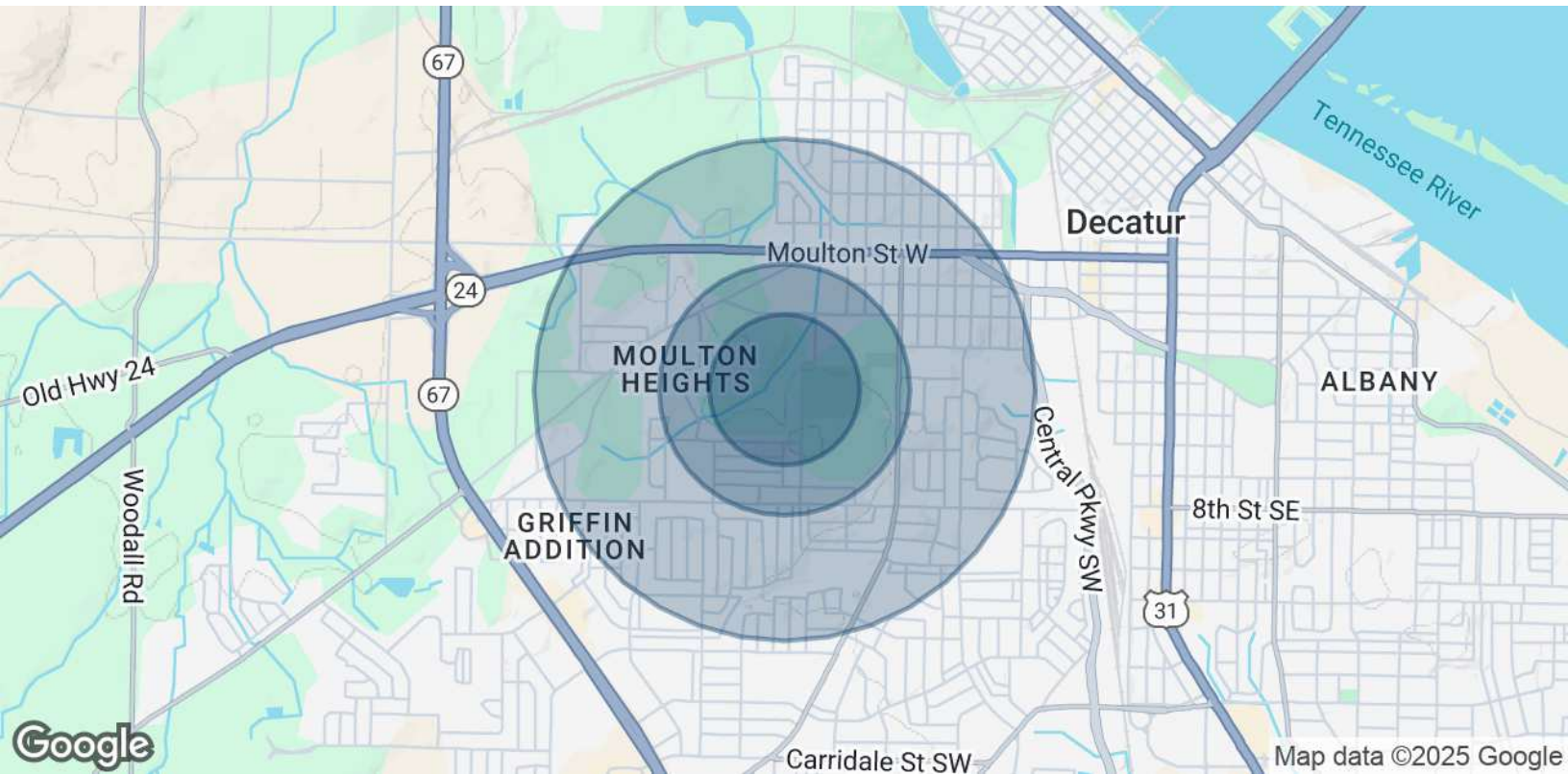


# DEMOGRAPHICS

14th Ave SW, Decatur, AL 35601



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	15	72
Average Age	52	51	49
Average Age (Male)	48	48	47
Average Age (Female)	55	54	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	7	32
# of Persons per HH	2	2.1	2.3
Average HH Income	\$67,052	\$64,140	\$58,010
Average House Value	\$194,411	\$181,903	\$156,166

Demographics data derived from AlphaMap



## Executive Summary

35601  
 35601, Decatur, Alabama  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.59554  
 Longitude: -87.00979

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,393	41,968	58,018
2020 Population	6,278	42,462	59,319
2024 Population	6,378	42,704	59,819
2029 Population	6,404	43,037	60,239
2010-2020 Annual Rate	-0.18%	0.12%	0.22%
2020-2024 Annual Rate	0.37%	0.13%	0.20%
2024-2029 Annual Rate	0.08%	0.16%	0.14%
2020 Male Population	49.6%	48.9%	48.8%
2020 Female Population	50.4%	51.1%	51.2%
2020 Median Age	35.8	38.3	39.1
2024 Male Population	50.4%	49.6%	49.6%
2024 Female Population	49.6%	50.4%	50.4%
2024 Median Age	35.9	38.5	39.3

In the identified area, the current year population is 59,819. In 2020, the Census count in the area was 59,319. The rate of change since 2020 was 0.20% annually. The five-year projection for the population in the area is 60,239 representing a change of 0.14% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

### Median Age

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

### Race and Ethnicity

2024 White Alone	31.0%	47.8%	54.0%
2024 Black Alone	39.6%	27.9%	24.0%
2024 American Indian/Alaska Native Alone	1.2%	0.9%	0.9%
2024 Asian Alone	0.3%	0.9%	0.9%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	18.6%	14.3%	12.0%
2024 Two or More Races	9.1%	8.1%	8.0%
2024 Hispanic Origin (Any Race)	27.5%	20.7%	17.8%

Persons of Hispanic origin represent 17.8% 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 73.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	38	48	63
2010 Households	2,265	16,821	23,137
2020 Households	2,256	17,350	24,056
2024 Households	2,284	17,691	24,534
2029 Households	2,310	17,993	24,948
2010-2020 Annual Rate	-0.04%	0.31%	0.39%
2020-2024 Annual Rate	0.29%	0.46%	0.46%
2024-2029 Annual Rate	0.23%	0.34%	0.34%
2024 Average Household Size	2.75	2.32	2.37

The household count in this area has changed from 24,056 in 2020 to 24,534 in the current year, a change of 0.46% annually. The five-year projection of households is 24,948, 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 15,208 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.

## Executive Summary

35601  
 35601, Decatur, Alabama  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.59554  
 Longitude: -87.00979

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	16.5%	19.5%	20.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$48,693	\$55,089	\$59,229
2029 Median Household Income	\$52,728	\$59,232	\$64,654
2024-2029 Annual Rate	1.60%	1.46%	1.77%
<b>Average Household Income</b>			
2024 Average Household Income	\$60,211	\$68,771	\$77,455
2029 Average Household Income	\$66,932	\$76,627	\$86,597
2024-2029 Annual Rate	2.14%	2.19%	2.26%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$21,881	\$28,664	\$31,917
2029 Per Capita Income	\$24,486	\$32,193	\$36,006
2024-2029 Annual Rate	2.28%	2.35%	2.44%
<b>GINI Index</b>			
2024 Gini Index	37.7	39.2	40.3
<b>Households by Income</b>			

Current median household income is \$59,229 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,654 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$77,455 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$86,597 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,917 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,006 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	161	136	130
2010 Total Housing Units	2,448	18,417	25,140
2010 Owner Occupied Housing Units	1,548	9,597	14,367
2010 Renter Occupied Housing Units	717	7,224	8,771
2010 Vacant Housing Units	183	1,596	2,003
2020 Total Housing Units	2,413	18,802	25,903
2020 Owner Occupied Housing Units	1,422	9,385	14,217
2020 Renter Occupied Housing Units	834	7,965	9,839
2020 Vacant Housing Units	180	1,452	1,861
2024 Total Housing Units	2,445	19,101	26,336
2024 Owner Occupied Housing Units	1,472	9,821	14,815
2024 Renter Occupied Housing Units	812	7,870	9,719
2024 Vacant Housing Units	161	1,410	1,802
2029 Total Housing Units	2,474	19,377	26,711
2029 Owner Occupied Housing Units	1,520	10,249	15,389
2029 Renter Occupied Housing Units	791	7,744	9,558
2029 Vacant Housing Units	164	1,384	1,763
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	37.1	42.8	45.1

Currently, 56.3% of the 26,336 housing units in the area are owner occupied; 36.9%, renter occupied; and 6.8% 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 25,903 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is \$193,142, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.08% annually to \$271,884.

**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.

May 28, 2025





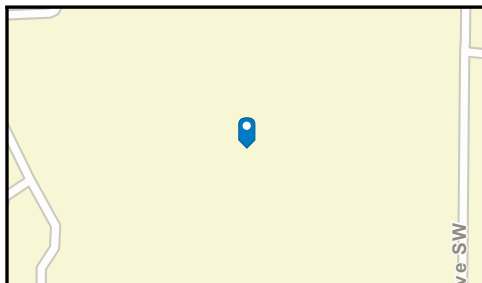
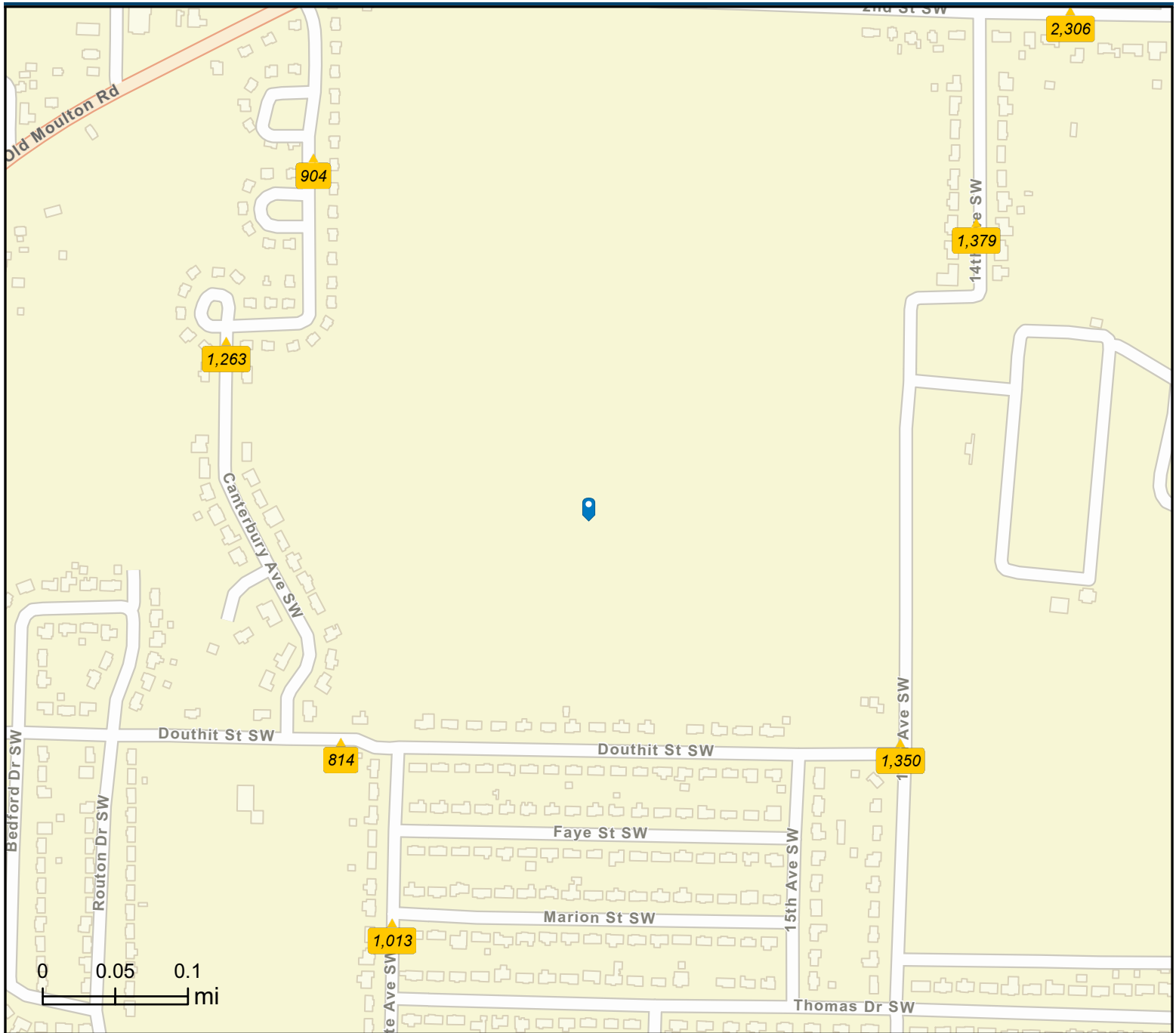
# TRAFFIC DATA

14th Ave SW, Decatur, AL 35601

# Traffic Count Map - Close Up

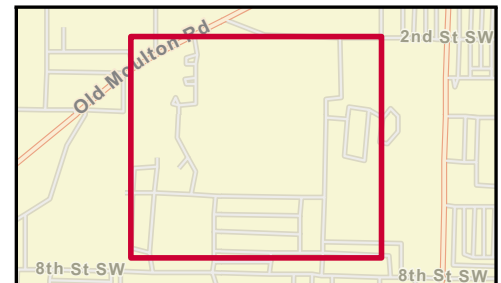
35601  
35601, Decatur, Alabama  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.59554  
Longitude: -87.00979



**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).

May 28, 2025







# ADVISOR BIOS

14th Ave SW, Decatur, AL 35601



**JASON CAGLE****Commercial Agent**

jcagle@gatewaycommercial.net

Direct: **256.898.6170** | Cell: **205.807.8795**

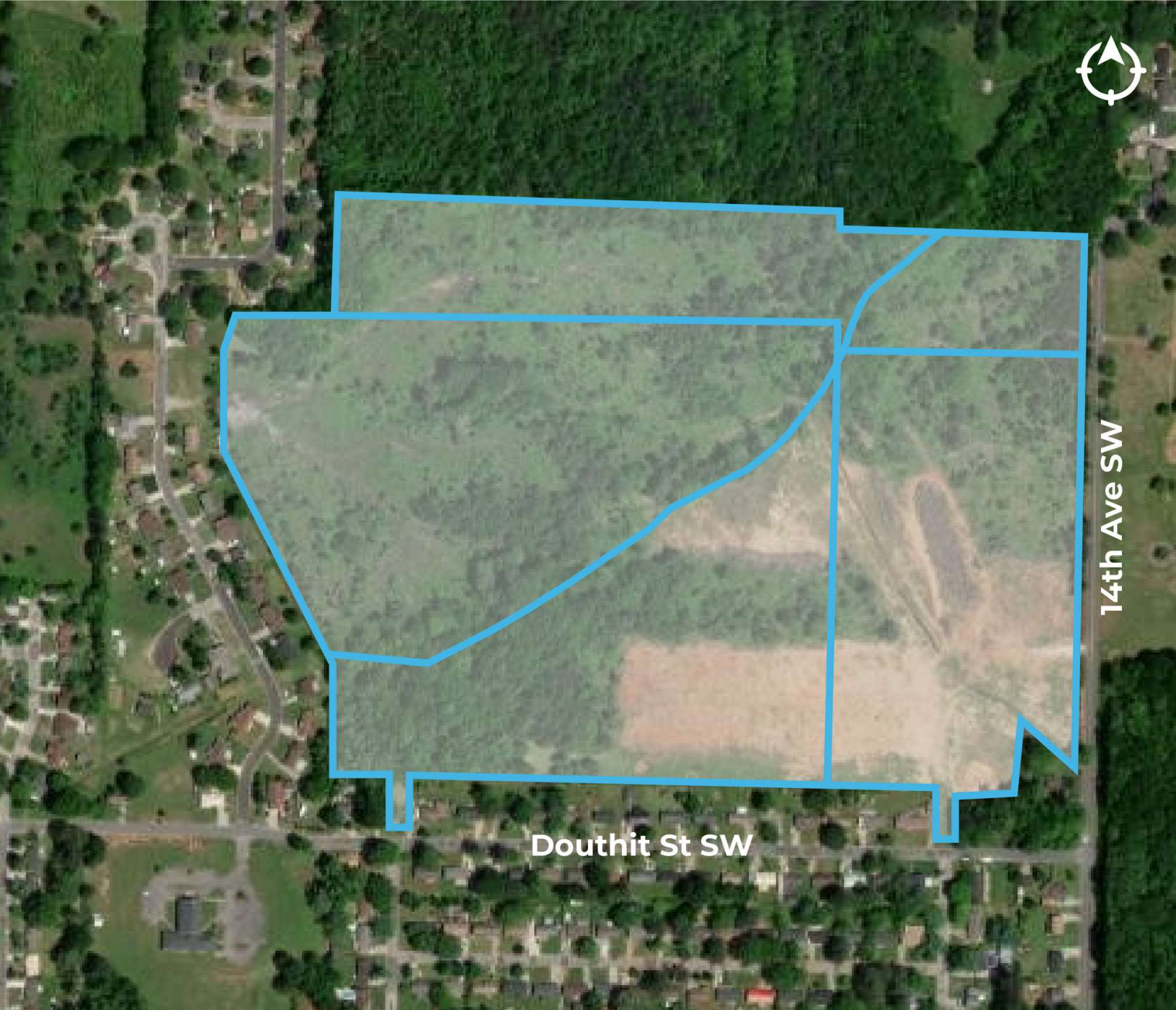
AL #000129887-0

**PROFESSIONAL BACKGROUND**

Jason Cagle is a distinguished Commercial Agent at Gateway Commercial Brokerage with five years of specialized experience in investment properties. His expertise encompasses land acquisitions, industrial facilities, multi-family apartment complexes, and shopping centers. Mr. Cagle demonstrates exceptional proficiency in comprehensive property evaluation, detailed market analysis, and strategic negotiations. Known for his forward-thinking approach, he consistently identifies emerging market opportunities and develops innovative solutions for his clients' investment needs. Mr. Cagle's analytical precision and commitment to client success have established him as a valuable asset within the Gateway Commercial Brokerage team and a trusted advisor in the commercial real estate sector.

**Gateway Commercial Brokerage, Inc.**

300 Market St NE, Suite 3  
Decatur, AL 35601  
256.355.0721



14th Ave SW

Douthit St SW



300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | [GATEWAYCOMMERCIAL.COM](https://www.gatewaycommercial.com)