



AL 24 & GHOST HILL RD LAND

ALABAMA 24, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE

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



Contents

OFFERING INFORMATION

4

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.

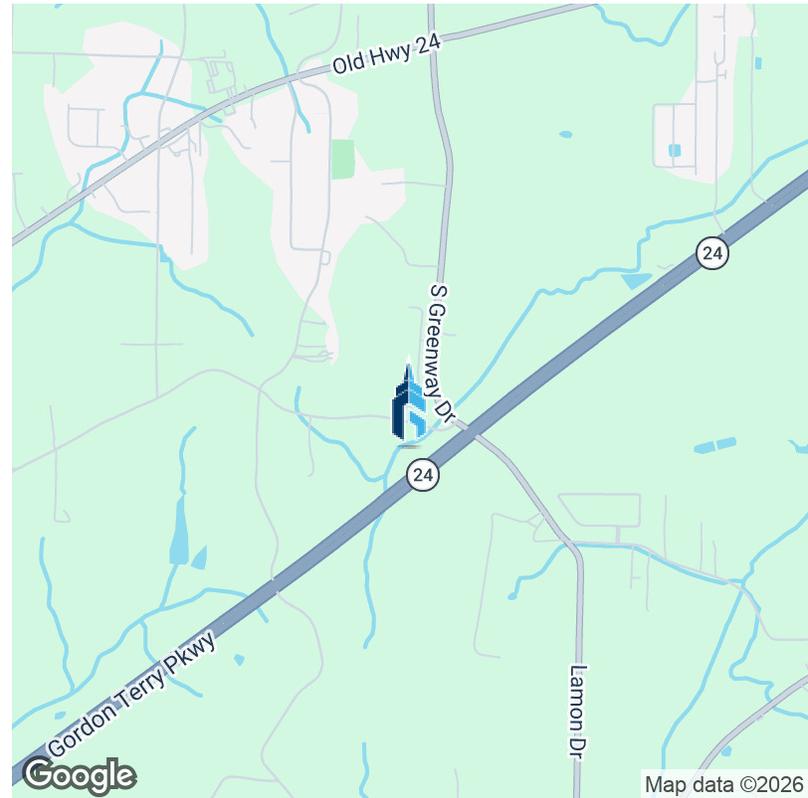
Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether 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.

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$175,000
Available SF:	
Lot Size:	3.55 Acres
Price / Acre:	\$49,296
Zoning:	None
Market:	Decatur
Submarket:	Trinity
Traffic Count:	16,968

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Decatur, AL. This prime property, with no zoning would be a great location for a coffee shop or a convenience store. With its strategic positioning and versatile zoning, the property offers endless potential for a variety of development opportunities. Investors will appreciate the promising prospects this land presents, whether for residential, commercial, or mixed-use projects. Take advantage of the dynamic market and explore the possibilities this property affords. Don't miss the chance to secure a valuable asset in this thriving location.

PROPERTY HIGHLIGHTS

- Zoned None
- Prime Decatur location
- Owner financing available



OFFERING INFORMATION

Alabama 24, Decatur, AL 35603

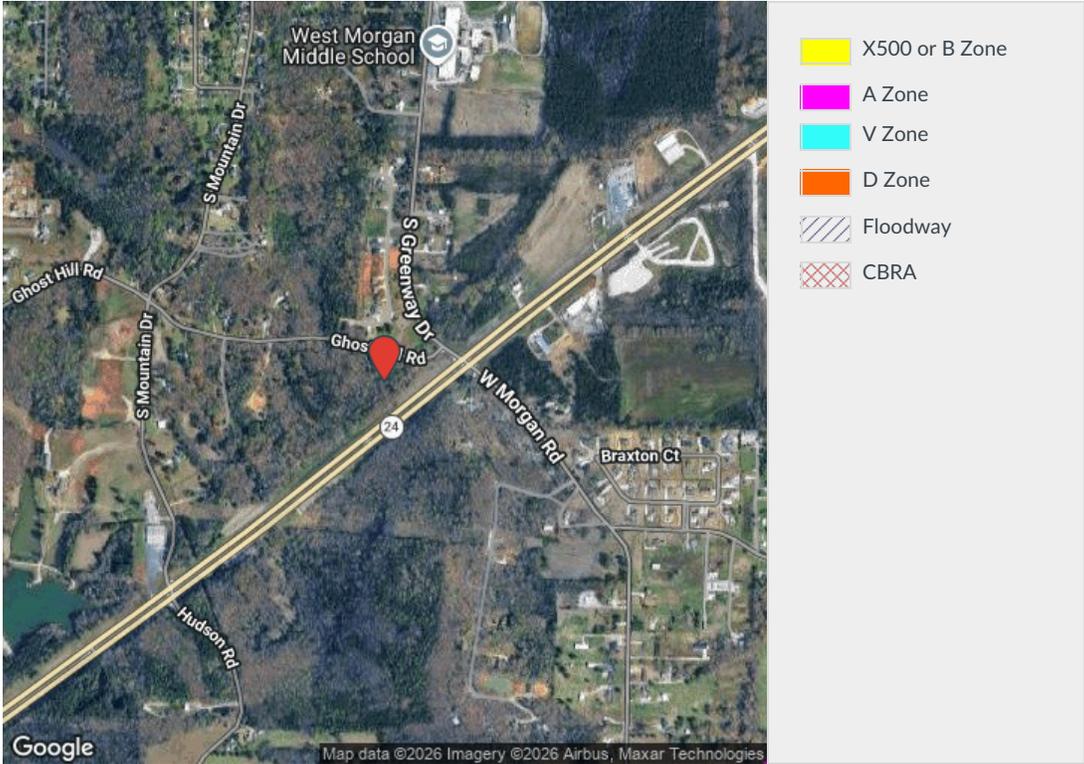
AL-24 DECATUR, AL 35601-3674

LOCATION ACCURACY: *User-defined location*

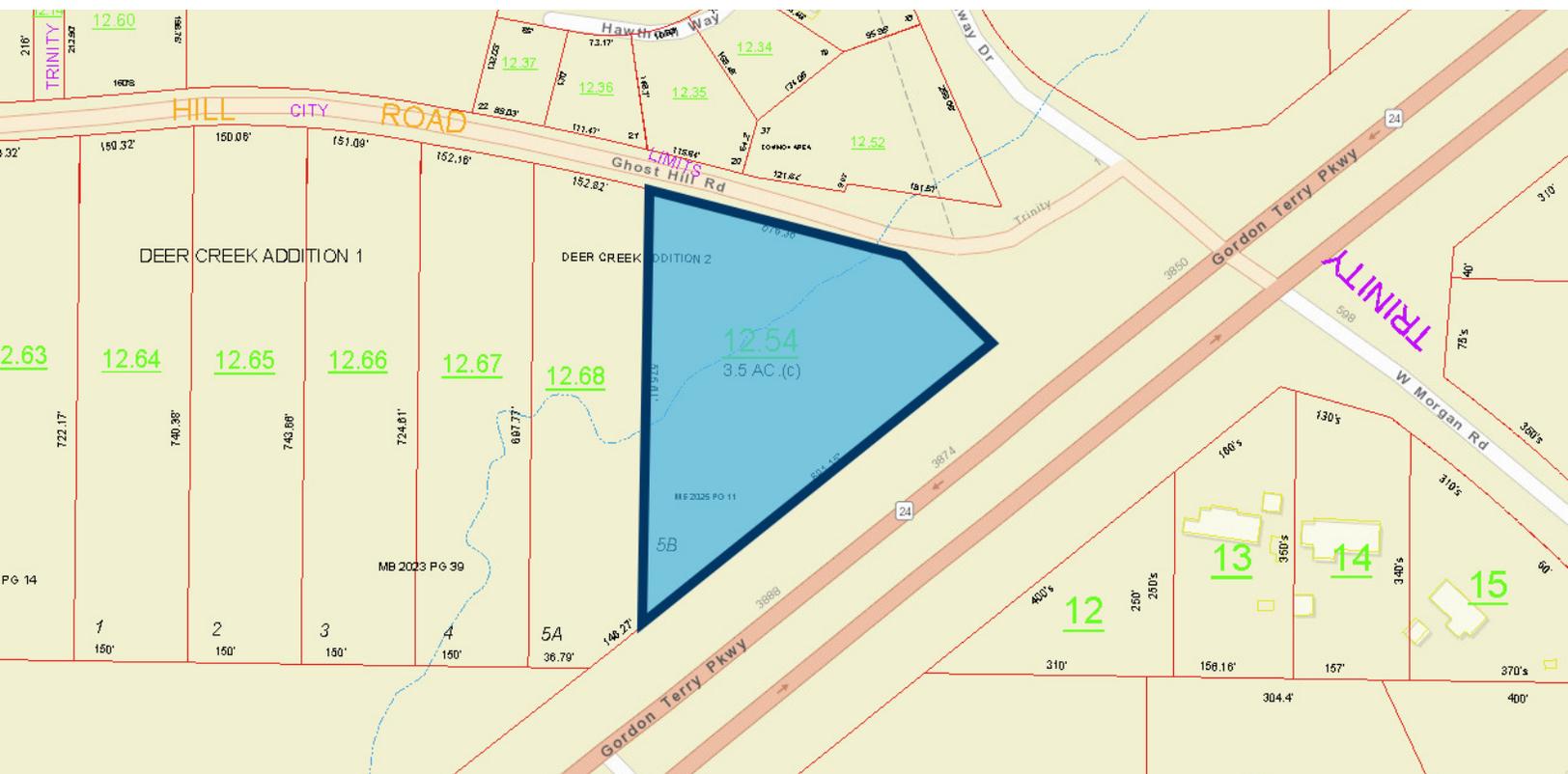
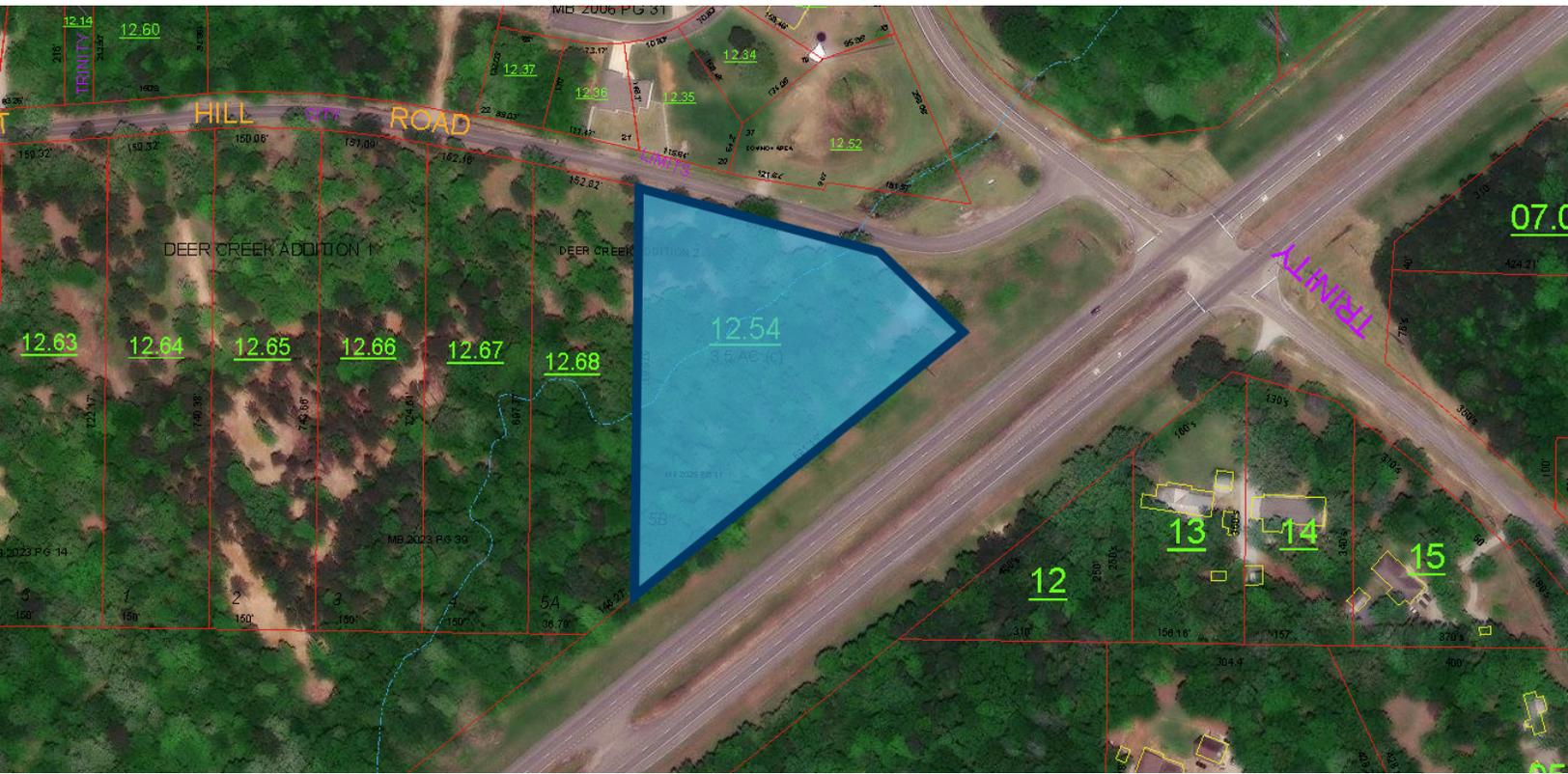
Flood Zone Determination Report

Flood Zone Determination: OUT

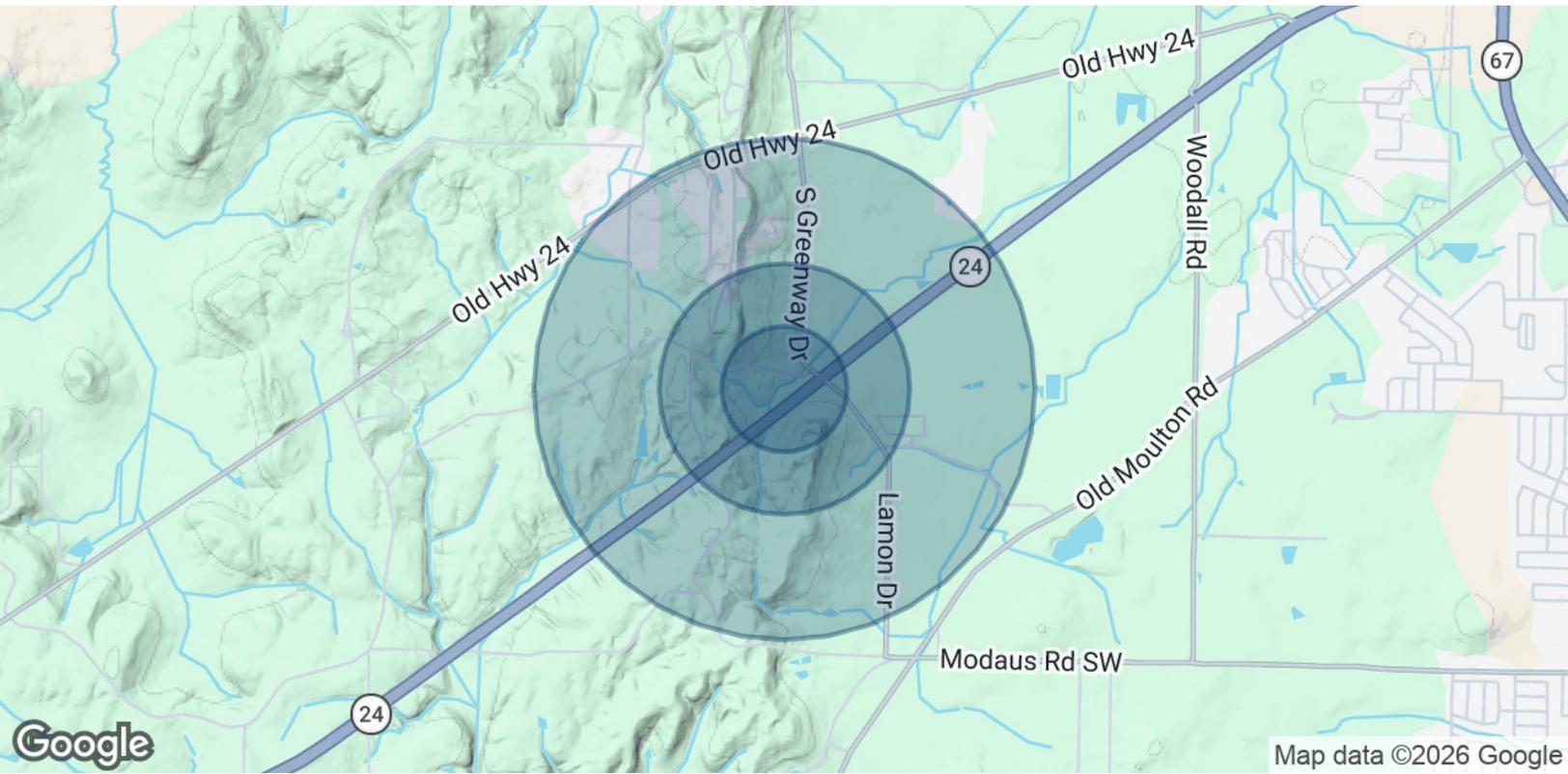
COMMUNITY	010175	PANEL	0054F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0054F



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	28	114	595
Average Age	49.9	49.1	44.8
Average Age (Male)	53.0	52.1	48.1
Average Age (Female)	44.8	44.0	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	40	216
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$81,946	\$81,946	\$90,402
Average House Value	\$261,487	\$246,105	\$285,405

2023 American Community Survey (ACS)

Executive Summary

2-218 Ghost Hill Rd
 2-218 Ghost Hill Rd, Trinity, Alabama, 35673
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	710	10,909	35,200
2020 Population	770	11,180	35,428
2025 Population	814	11,176	35,439
2030 Population	825	11,152	35,401
2010-2020 Annual Rate	0.81%	0.25%	0.06%
2020-2025 Annual Rate	1.06%	-0.01%	0.01%
2025-2030 Annual Rate	0.27%	-0.04%	-0.02%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.7	42.1	41.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.4%	68.5%	58.8%
Black Alone	7.6%	16.3%	21.3%
American Indian Alone	1.7%	1.0%	1.0%
Asian Alone	0.3%	1.0%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	9.8%	5.3%	9.6%
Two or More Races	8.1%	7.9%	8.3%
Hispanic Origin	14.4%	9.1%	14.8%
Diversity Index	58.8	57.9	69.5

Households	1 mile	3 miles	5 miles
2010 Total Households	296	4,365	13,851
2020 Total Households	318	4,566	14,348
2025 Total Households	336	4,686	14,731
2030 Total Households	347	4,755	14,960
2010-2020 Annual Rate	0.72%	0.45%	0.35%
2020-2025 Annual Rate	1.05%	0.50%	0.50%
2025-2030 Annual Rate	0.65%	0.29%	0.31%
2025 Average Household Size	2.42	2.38	2.38
Wealth Index	97	88	78

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

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	20.4%	18.1%	17.9%
Median Household Income			
2025 Median Household Income	\$92,749	\$85,936	\$75,419
2030 Median Household Income	\$105,732	\$98,368	\$82,091
2025-2030 Annual Rate	2.65%	2.74%	1.71%
Average Household Income			
2025 Average Household Income	\$111,465	\$104,738	\$93,771
2030 Average Household Income	\$124,306	\$114,063	\$101,802
Per Capita Income			
2025 Per Capita Income	\$43,170	\$44,276	\$38,924
2030 Per Capita Income	\$49,067	\$49,032	\$42,959
2025-2030 Annual Rate	2.59%	2.06%	1.99%
Income Equality			
2025 Gini Index	42.0	38.4	41.8
Socioeconomic Status			
2025 Socioeconomic Status Index	52.4	51.9	47.1
Housing Unit Summary			
Housing Affordability Index	120	134	133
2010 Total Housing Units	317	4,650	14,809
2010 Owner Occupied Hus (%)	87.5%	73.5%	70.8%
2010 Renter Occupied Hus (%)	12.5%	26.5%	29.1%
2010 Vacant Housing Units (%)	6.6%	6.1%	6.5%
2020 Housing Units	343	4,845	15,301
2020 Owner Occupied HUs (%)	84.6%	72.0%	68.3%
2020 Renter Occupied HUs (%)	15.4%	28.0%	31.6%
Vacant Housing Units	6.7%	5.3%	6.3%
2025 Housing Units	364	4,964	15,637
Owner Occupied Housing Units	85.4%	72.9%	69.1%
Renter Occupied Housing Units	14.6%	27.1%	30.9%
Vacant Housing Units	7.7%	5.6%	5.8%
2030 Total Housing Units	374	5,024	15,835
2030 Owner Occupied Housing Units	297	3,488	10,394
2030 Renter Occupied Housing Units	49	1,268	4,566
2030 Vacant Housing Units	27	269	875

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



PAULA PRESTWOOD

Commercial Agent

pprestwood@aol.com

Direct: **256.227.1524** | Cell: **256.227.1524**

AL #000043492-0

PROFESSIONAL BACKGROUND

Paula Prestwood brings more than three decades of experience in commercial real estate to Gateway Commercial Brokerage, where she has been a dedicated member of the team since 1994. Based in Decatur, Alabama, Paula has built a reputation for integrity, market insight, and an unwavering commitment to helping businesses find the right space to grow and succeed.

Over the course of her career, she has had the privilege of working with a diverse portfolio of well-known clients, including Lowe's, Archer-Daniels Midland, McDonald's, Burger King, Russell Corporation, Dutch Quality House, Solutia, Clark Properties, Decatur Lamp Company, Holladay Antiques, Maaco, and many others. Her ability to understand client needs—paired with her in-depth knowledge of the North Alabama market—has made her a trusted partner to local, regional, and national brands.

Paula is a graduate of the University of Alabama in Huntsville, where she earned a Bachelor of Science in Business Administration with a cognate in Marketing and a minor in Political Science. She continued to strengthen her professional foundation through the PRO Real Estate Academy.

Deeply rooted in her community, Paula has previously served on the Board of Directors for Habitat for Humanity, reflecting her belief in giving back and supporting organizations that help strengthen the lives of local families.

Known for her personable approach, strong negotiation skills, and commitment to client success, Paula remains passionate about contributing to the growth and vibrancy of Decatur and the surrounding region. When working with Paula, clients can expect professionalism, persistence, and a genuine dedication to helping them reach their goals.

Gateway Commercial Brokerage, Inc.

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