



MEDICAL PROFESSIONAL FACILITY

2117 Veterans Dr SE - Decatur, AL



GATEWAY
COMMERCIAL BROKERAGE

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

MEDICAL PROFESSIONAL FACILITY

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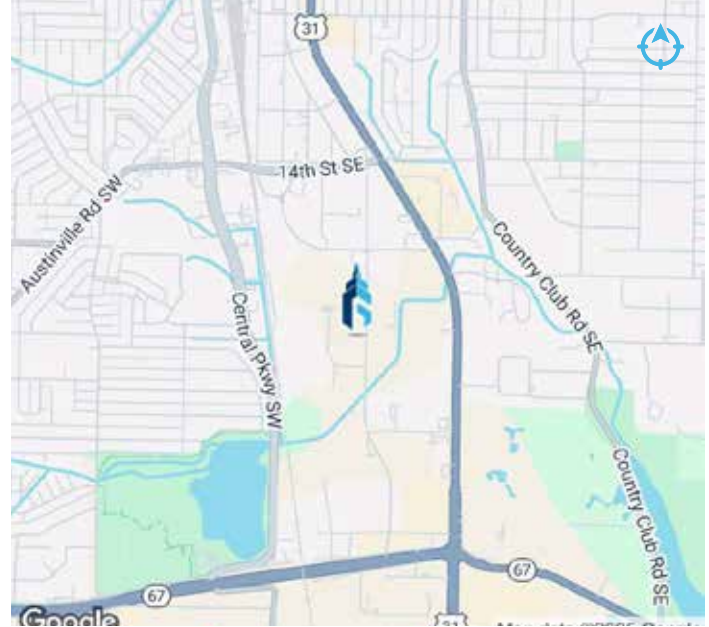
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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

MEDICAL PROFESSIONAL FACILITY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000
# of Parcels:	1
Parcel ID:	03-09-29-0-000-011.012
Lot Size:	+/- 1.9 Acres
Zoning:	M-2
Best Use:	Veterinary Hospital
Market:	Decatur
Utilities:	All available including sewer
Flood Plain:	No

PROPERTY OVERVIEW

This well-maintained, premium medical property is located at 2117 Veterans Dr SE, Decatur, AL 35601 and includes approximately 11,429 square feet on its 1.9-acre parcel. Strategically located just 0.5 miles from Highway 31 and 0.6 miles from Highway 67, the site offers excellent accessibility. Originally built in 2005 with a significant expansion in 2016, it features durable masonry construction on a wood frame with metal roof and a slab foundation. The interior is finished with drywall and tile flooring. The property includes 50 surface parking spaces and is fully equipped with all utilities and sewer service. Its layout is optimized for use by medical professional, with possible applications including a veterinary hospital, dental specialist facility, or other healthcare uses.



MEDICAL PROFESSIONAL FACILITY

PROPERTY INFORMATION

2117 Veterans Dr SE - Decatur, AL

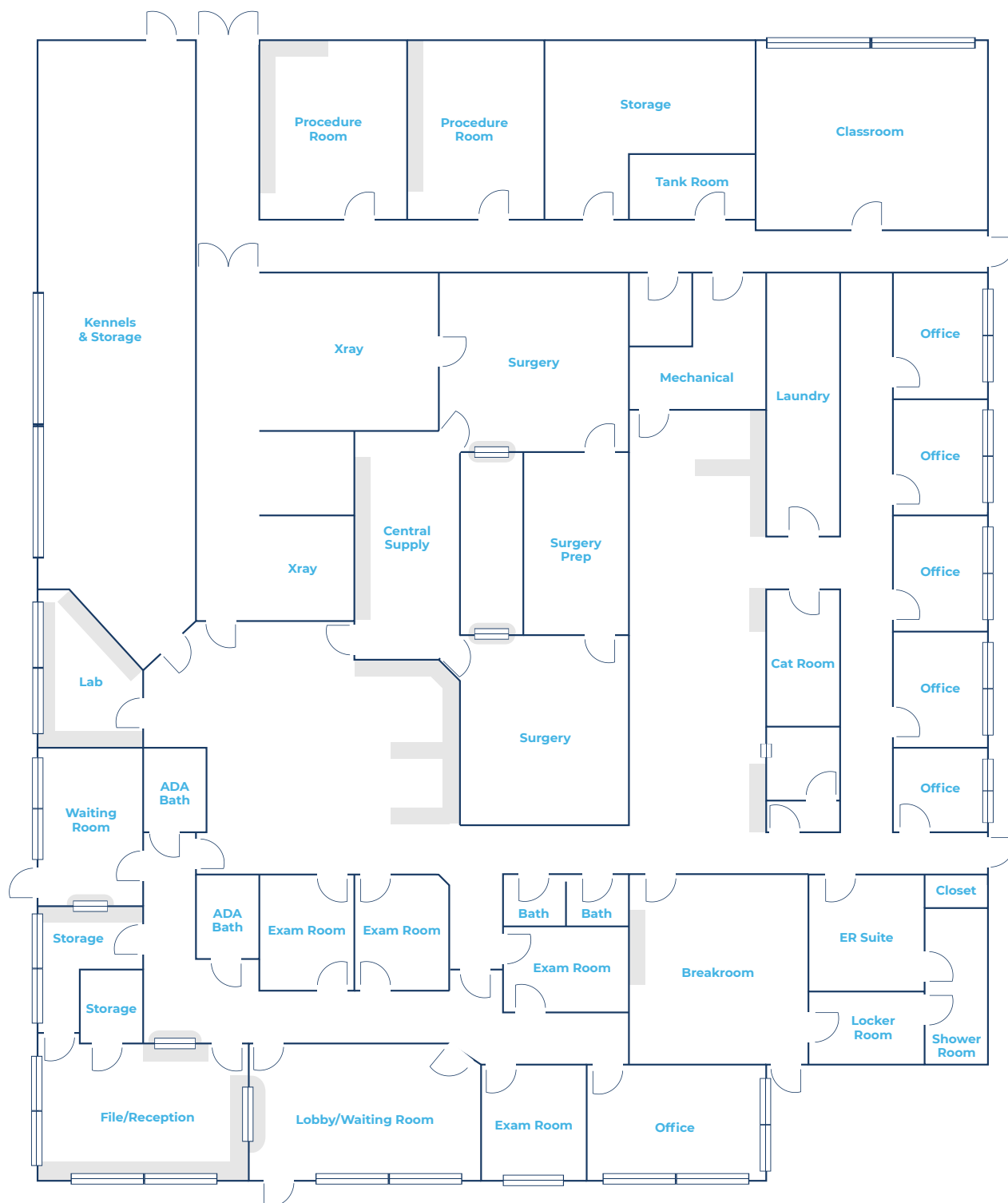
MEDICAL PROFESSIONAL FACILITY
EXTERIOR PHOTOS



MEDICAL PROFESSIONAL FACILITY INTERIOR PHOTOS



FLOOR PLAN



NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.



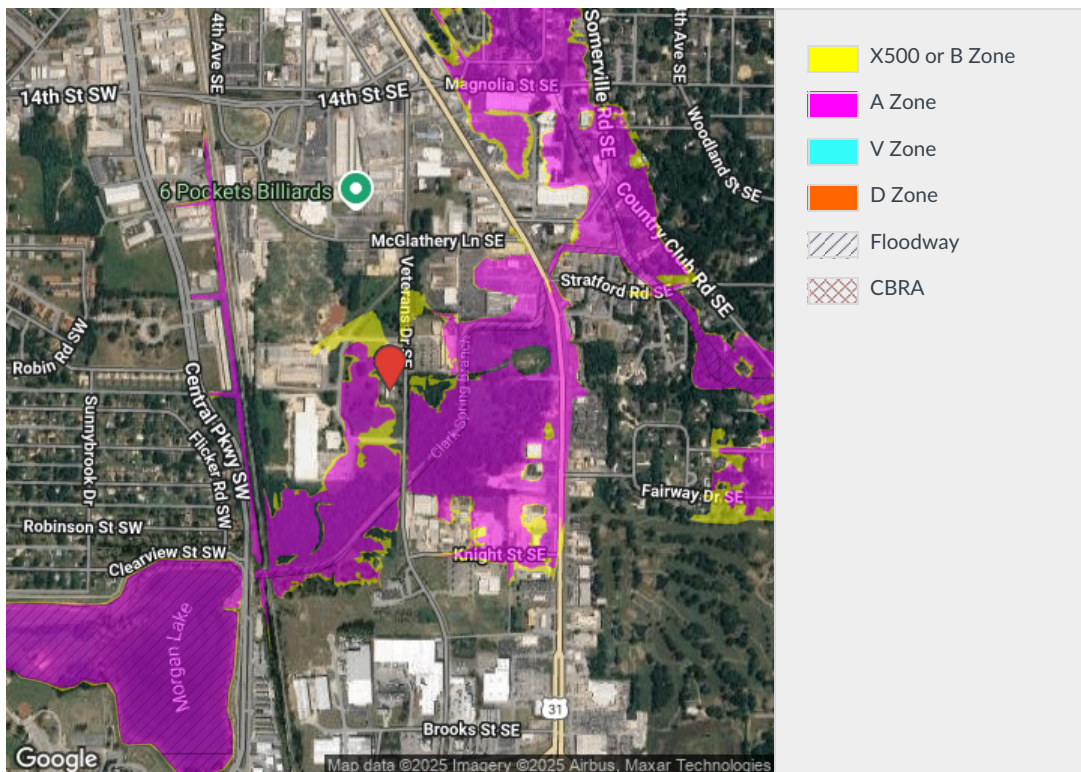
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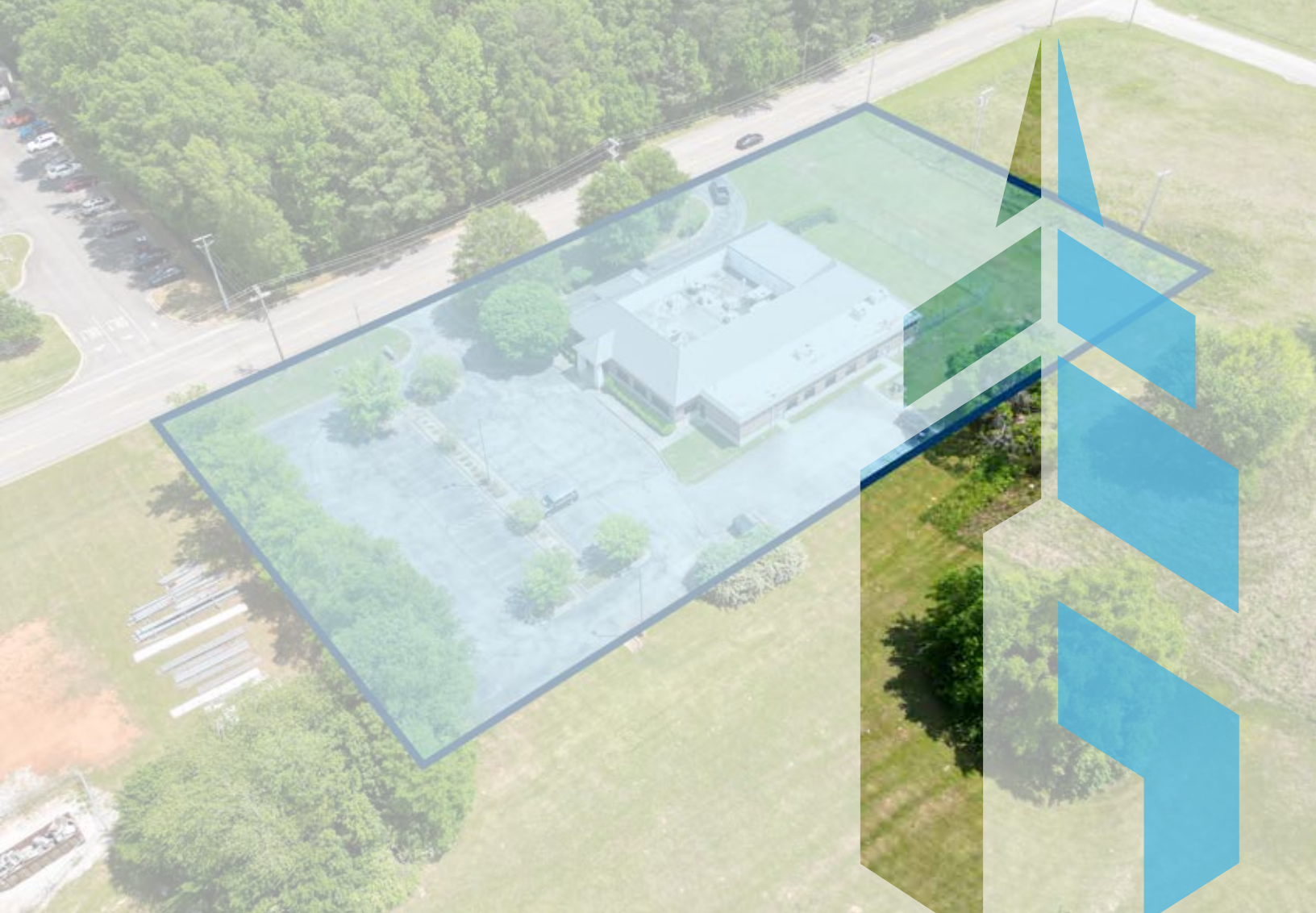
LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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



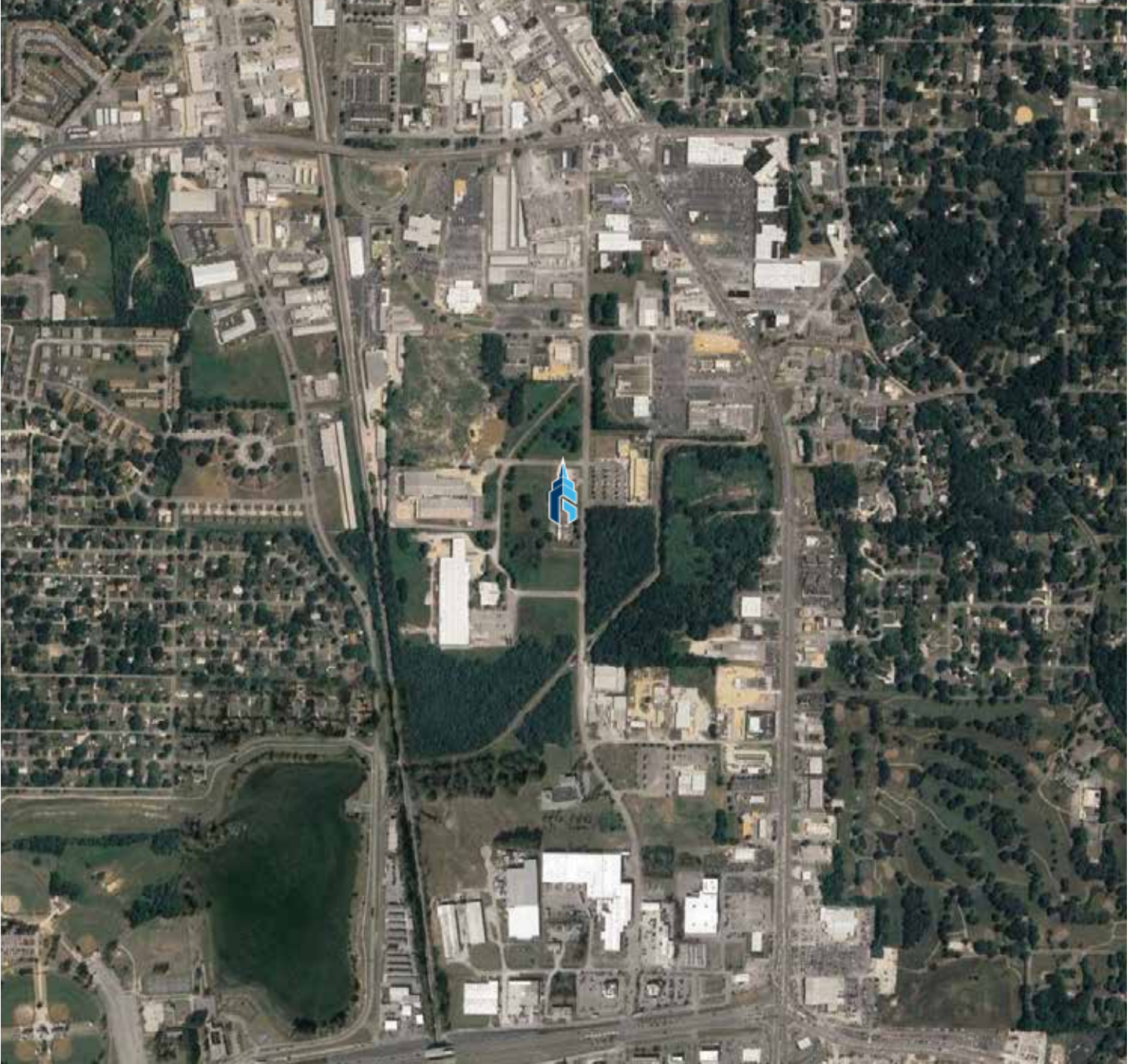


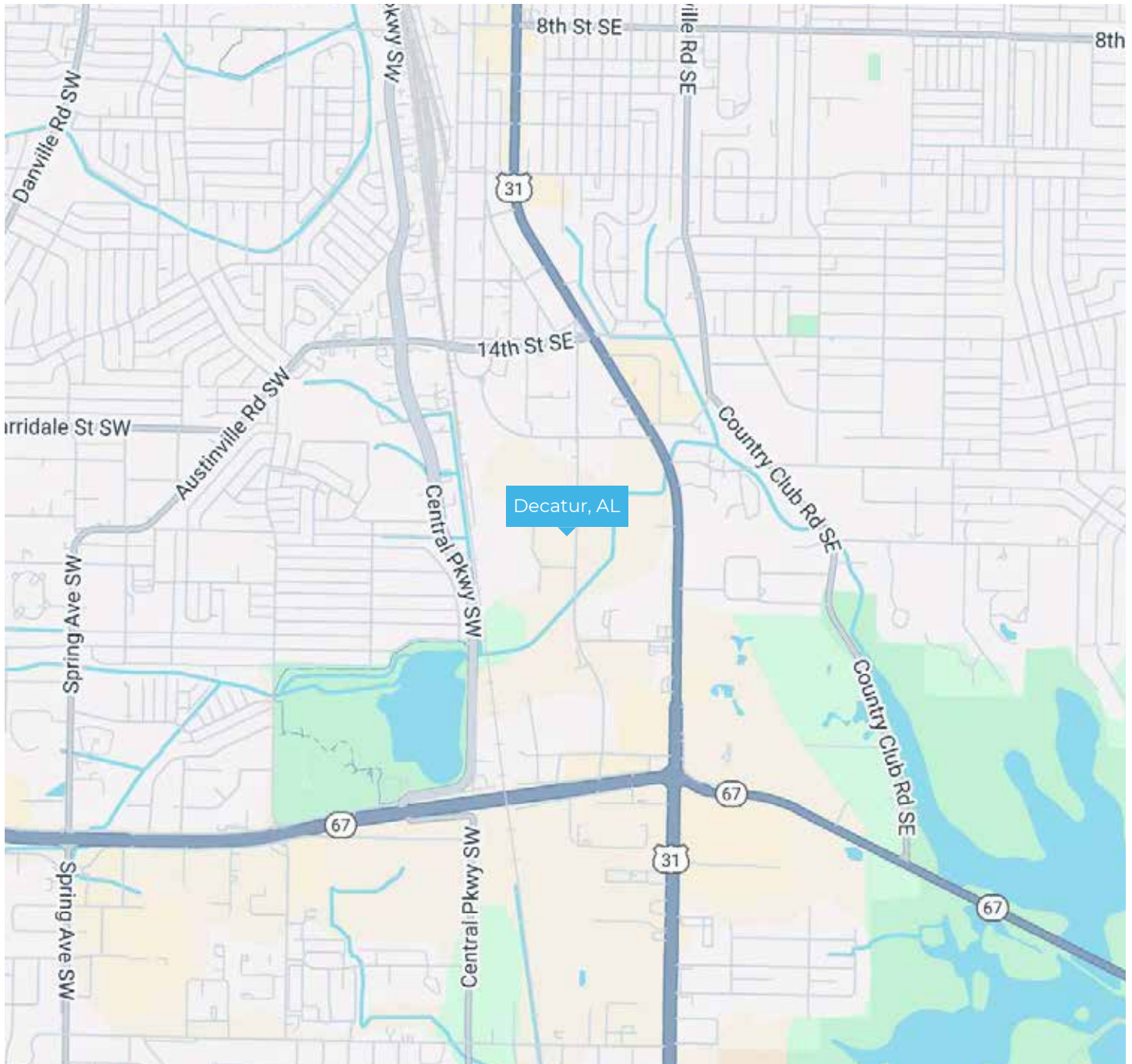
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LOCATION INFORMATION

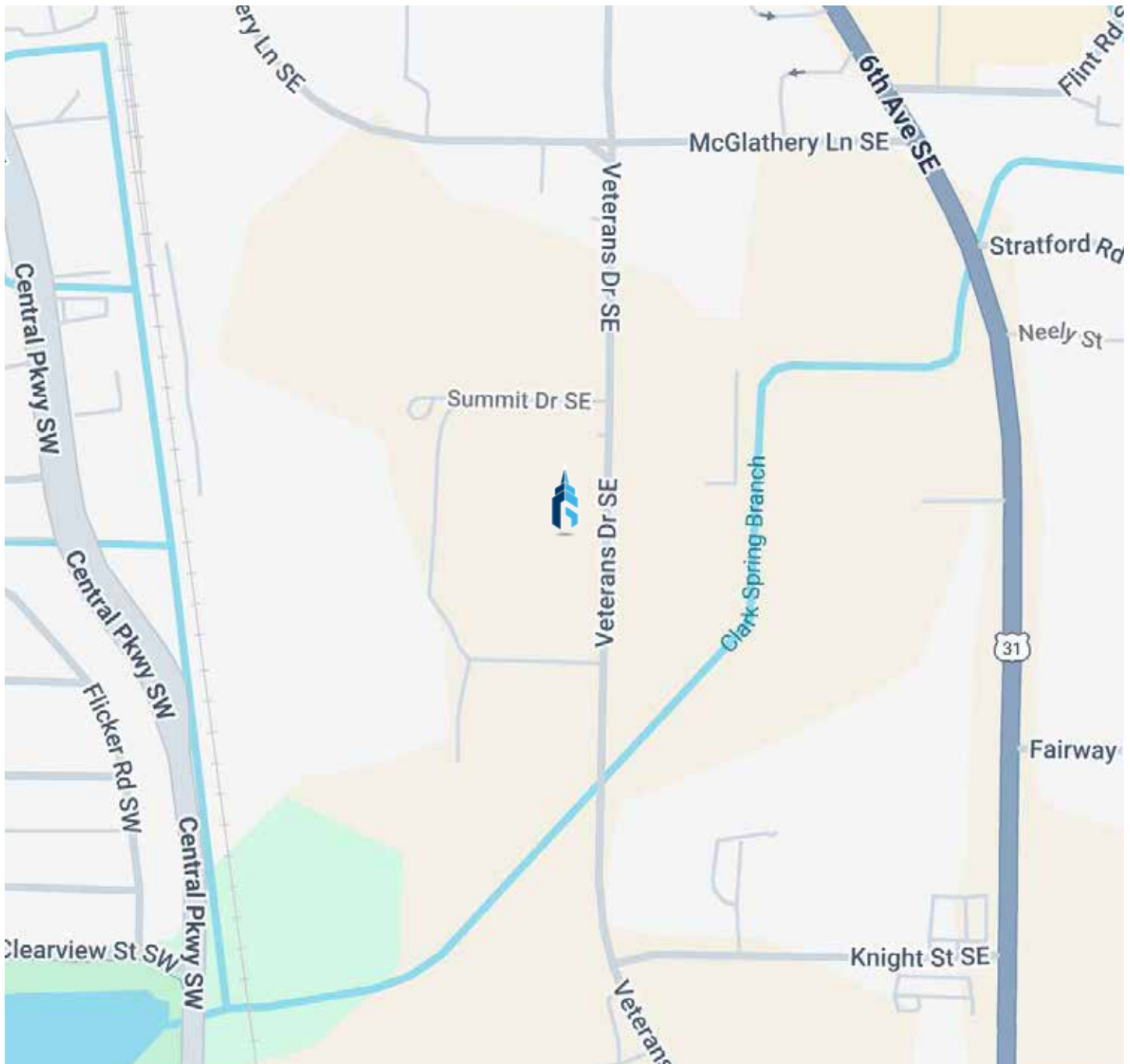
2117 Veterans Dr SE - Decatur, AL

AERIAL MAP



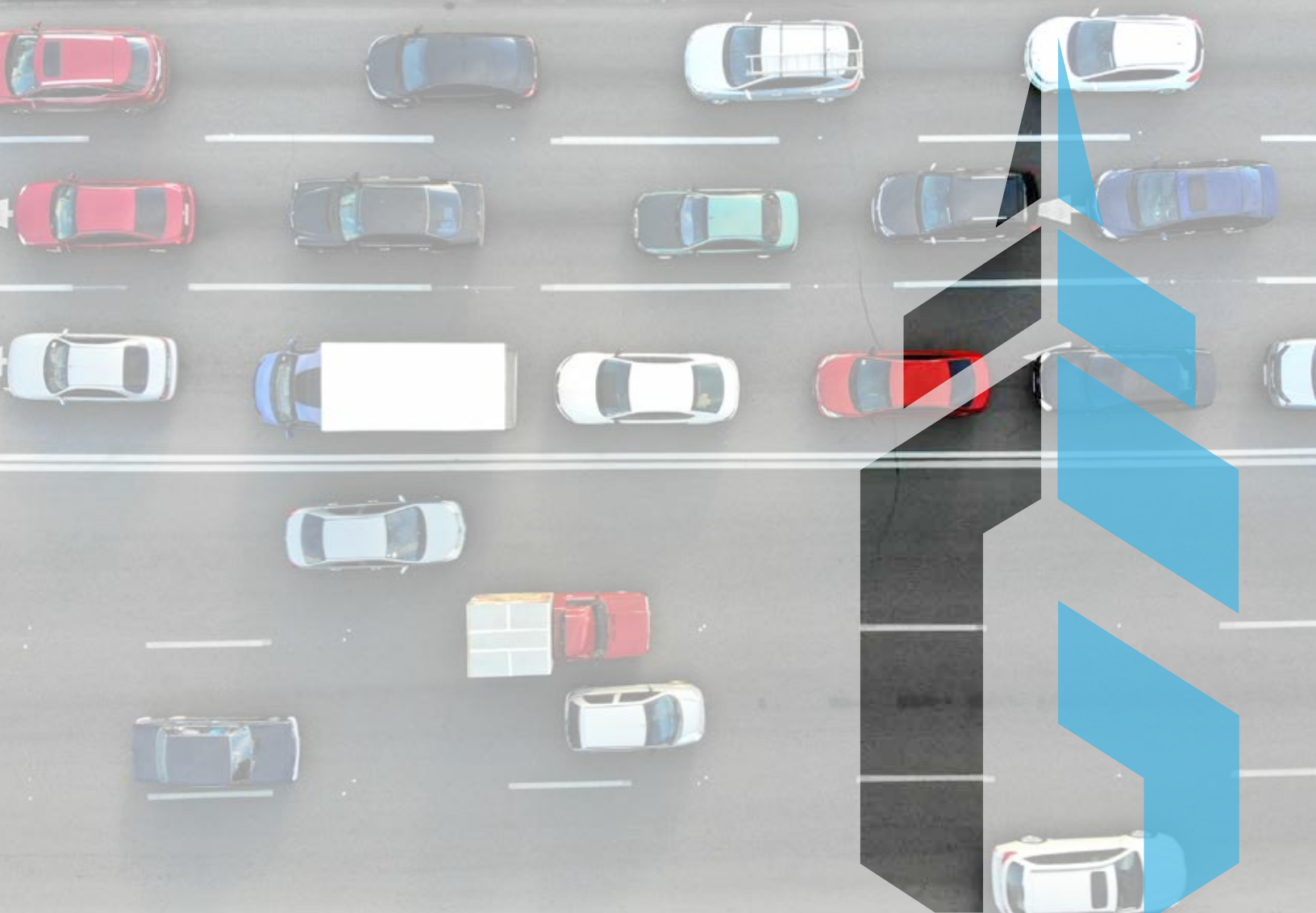


LOCATION MAP



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PARCEL MAPS





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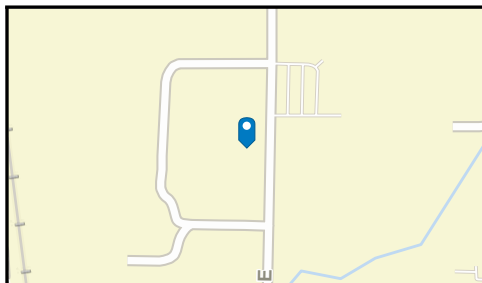
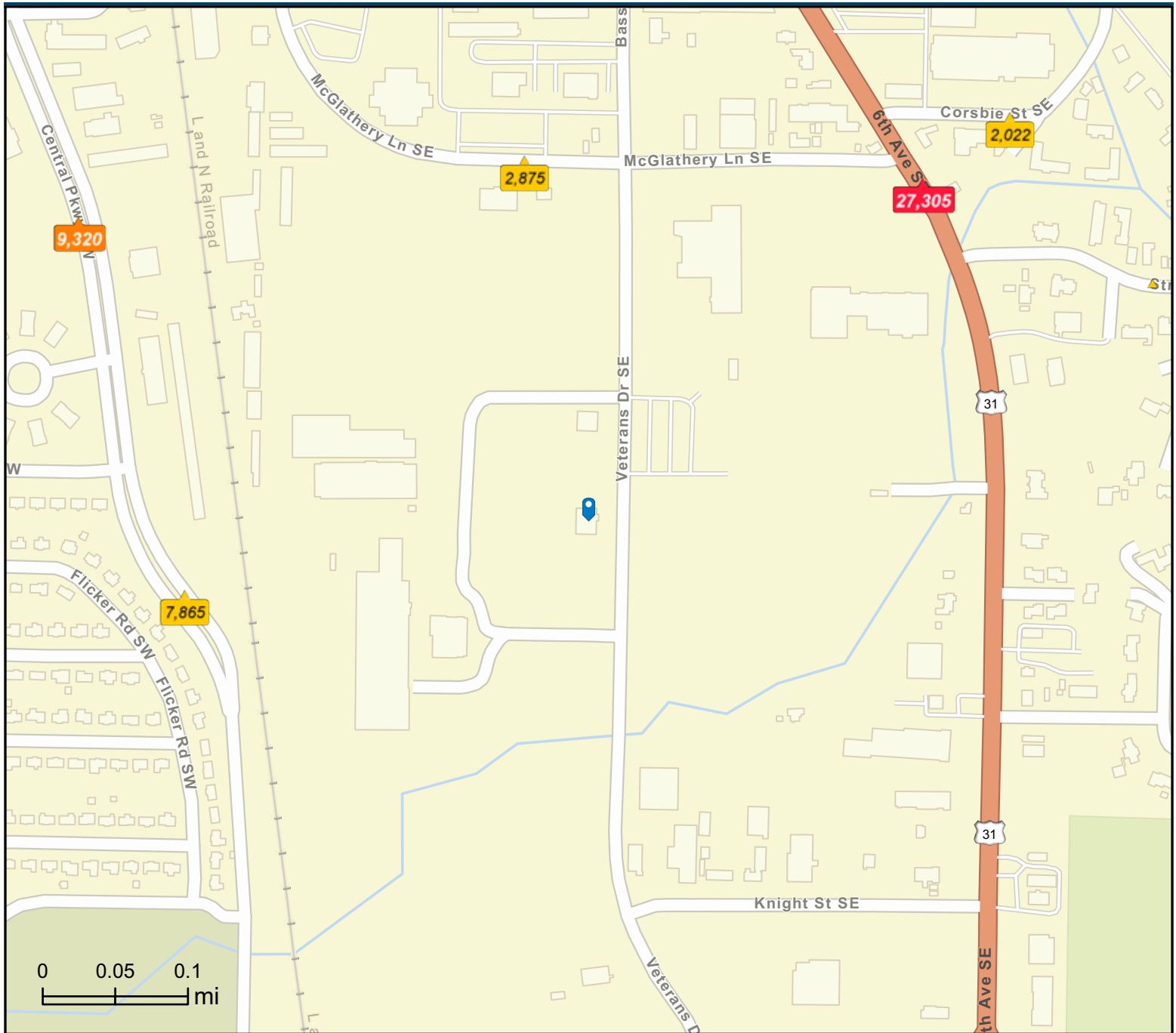
TRAFFIC DATA

2117 Veterans Dr SE - Decatur, AL

Traffic Count Map - Close Up

2117 Veterans Dr SE, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.57101
Longitude: -86.97813



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



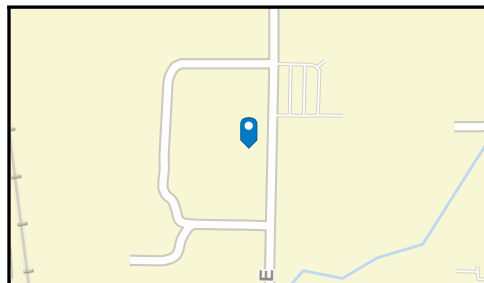
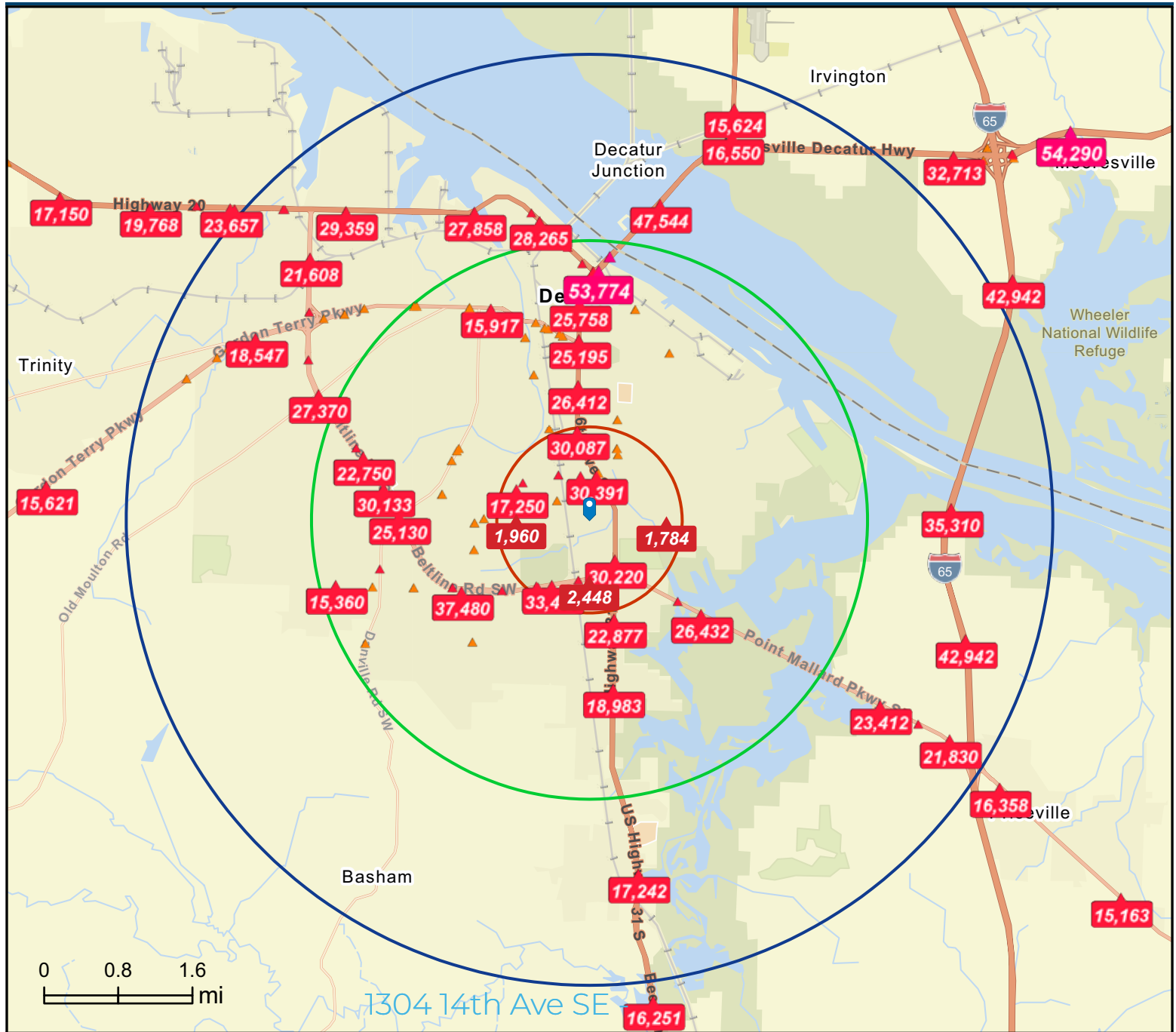
Source: ©2024 Kalibrate Technologies (Q4 2024).

May 09, 2025

Traffic Count Map

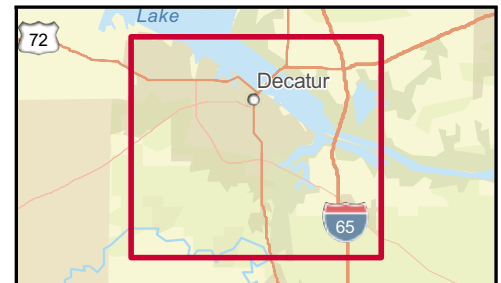
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Source: ©2024 Kalibrate Technologies (Q4 2024).

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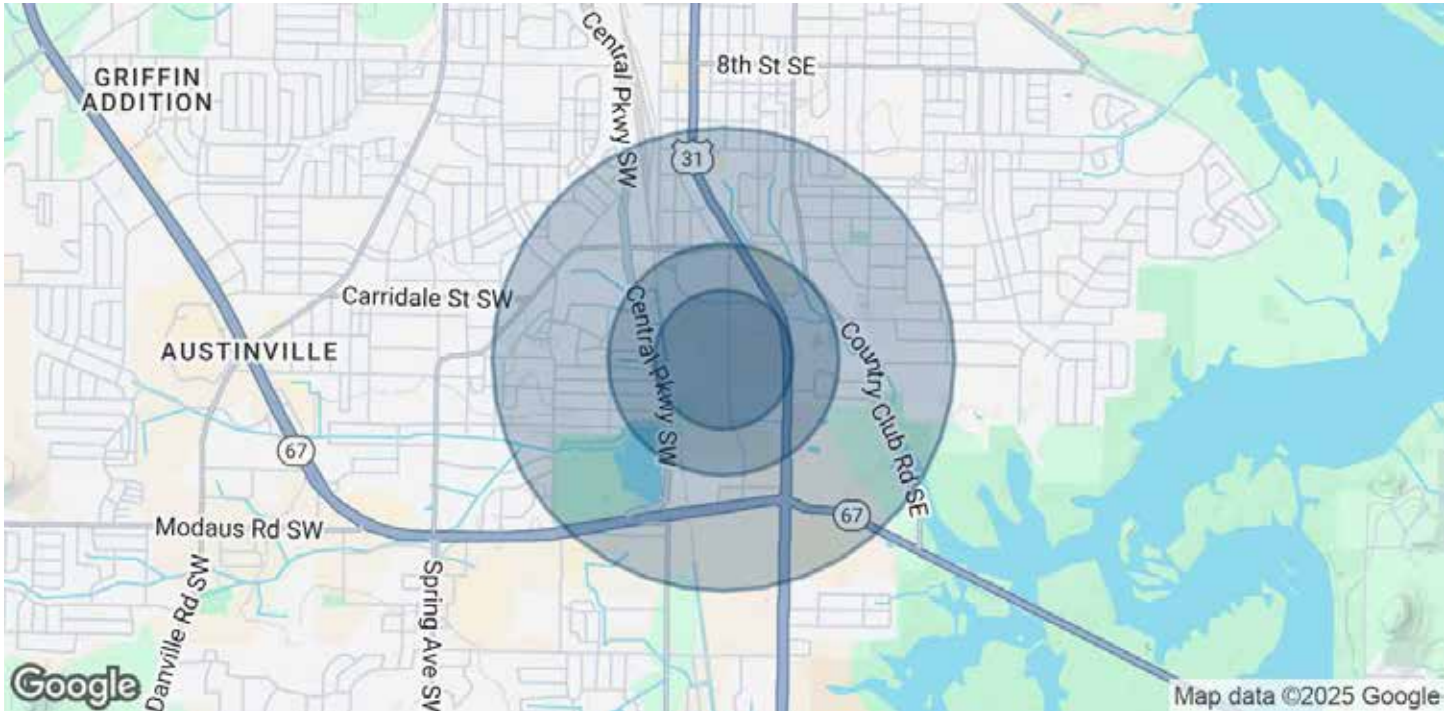


MEDICAL PROFESSIONAL FACILITY

DEMOGRAPHIC DATA

2117 Veterans Dr SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	36	864	5,262
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	344	2,136
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$71,158	\$60,674	\$68,246
Average House Value	\$228,237	\$175,263	\$208,181

Demographics data derived from AlphaMap

Executive Summary

2117 Veterans Dr SE, Decatur, Alabama, 35601
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.57101
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	1 mile	3 miles	5 miles
Population			
2010 Population	5,412	44,008	59,592
2020 Population	5,585	45,452	61,336
2024 Population	5,841	46,079	62,017
2029 Population	6,034	46,507	62,490
2010-2020 Annual Rate	0.32%	0.32%	0.29%
2020-2024 Annual Rate	1.06%	0.32%	0.26%
2024-2029 Annual Rate	0.65%	0.19%	0.15%
2020 Male Population	49.3%	48.5%	48.8%
2020 Female Population	50.7%	51.5%	51.2%
2020 Median Age	35.0	38.4	39.6
2024 Male Population	50.1%	49.3%	49.6%
2024 Female Population	49.9%	50.7%	50.4%
2024 Median Age	35.3	38.6	39.8

In the identified area, the current year population is 62,017. In 2020, the Census count in the area was 61,336. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 62,490 representing a change of 0.15% 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 39.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	47.0%	52.8%	55.7%
2024 Black Alone	19.4%	23.9%	23.2%
2024 American Indian/Alaska Native Alone	1.4%	0.9%	0.8%
2024 Asian Alone	0.6%	0.9%	1.0%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	21.2%	13.2%	11.3%
2024 Two or More Races	10.2%	8.3%	7.9%
2024 Hispanic Origin (Any Race)	30.3%	19.5%	17.0%

Persons of Hispanic origin represent 17.0% 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 72.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	59	67
2010 Households	2,149	17,938	23,850
2020 Households	2,281	18,693	24,905
2024 Households	2,391	19,107	25,455
2029 Households	2,488	19,471	25,895
2010-2020 Annual Rate	0.60%	0.41%	0.43%
2020-2024 Annual Rate	1.11%	0.52%	0.52%
2024-2029 Annual Rate	0.80%	0.38%	0.34%
2024 Average Household Size	2.43	2.34	2.37

The household count in this area has changed from 24,905 in 2020 to 25,455 in the current year, a change of 0.52% annually. The five-year projection of households is 25,895, 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 15,949 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

2117 Veterans Dr SE, Decatur, Alabama, 35601
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.57101
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.0%	20.2%	20.5%
Median Household Income			
2024 Median Household Income	\$54,149	\$56,383	\$60,614
2029 Median Household Income	\$57,123	\$61,265	\$66,354
2024-2029 Annual Rate	1.08%	1.67%	1.83%
Average Household Income			
2024 Average Household Income	\$69,777	\$74,186	\$79,863
2029 Average Household Income	\$77,926	\$82,872	\$89,344
2024-2029 Annual Rate	2.23%	2.24%	2.27%
Per Capita Income			
2024 Per Capita Income	\$28,189	\$30,671	\$32,927
2029 Per Capita Income	\$31,728	\$34,578	\$37,164
2024-2029 Annual Rate	2.39%	2.43%	2.45%
GINI Index			
2024 Gini Index	38.5	40.7	40.3
Households by Income			

Current median household income is \$60,614 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,354 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,863 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,344 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,927 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,164 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	132	131	129
2010 Total Housing Units	2,314	19,567	25,933
2010 Owner Occupied Housing Units	1,139	10,704	15,036
2010 Renter Occupied Housing Units	1,010	7,235	8,814
2010 Vacant Housing Units	165	1,629	2,083
2020 Total Housing Units	2,439	20,164	26,829
2020 Owner Occupied Housing Units	1,101	10,492	15,023
2020 Renter Occupied Housing Units	1,180	8,201	9,882
2020 Vacant Housing Units	178	1,492	1,924
2024 Total Housing Units	2,534	20,512	27,340
2024 Owner Occupied Housing Units	1,187	10,975	15,689
2024 Renter Occupied Housing Units	1,204	8,132	9,766
2024 Vacant Housing Units	143	1,405	1,885
2029 Total Housing Units	2,627	20,841	27,740
2029 Owner Occupied Housing Units	1,257	11,445	16,290
2029 Renter Occupied Housing Units	1,231	8,026	9,606
2029 Vacant Housing Units	139	1,370	1,845
Socioeconomic Status Index			
2024 Socioeconomic Status Index	41.3	43.8	45.8

Currently, 57.4% of the 27,340 housing units in the area are owner occupied; 35.7%, 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 26,829 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.44%. Median home value in the area is \$198,701, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.16% annually to \$280,767.

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.

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May 09, 2025



MEDICAL PROFESSIONAL FACILITY

ADVISOR BIO

2117 Veterans Dr 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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