

MEDICAL DEVELOPMENT LOT

1207 SOMERVILLE RD SE, DECATUR, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

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



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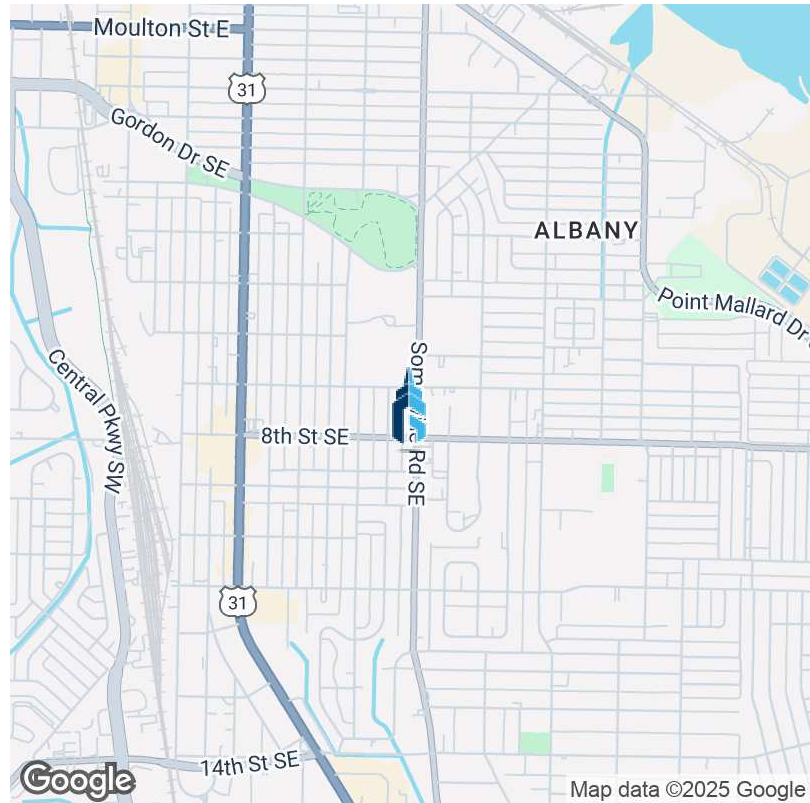
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EXECUTIVE SUMMARY



OFFERING SUMMARY

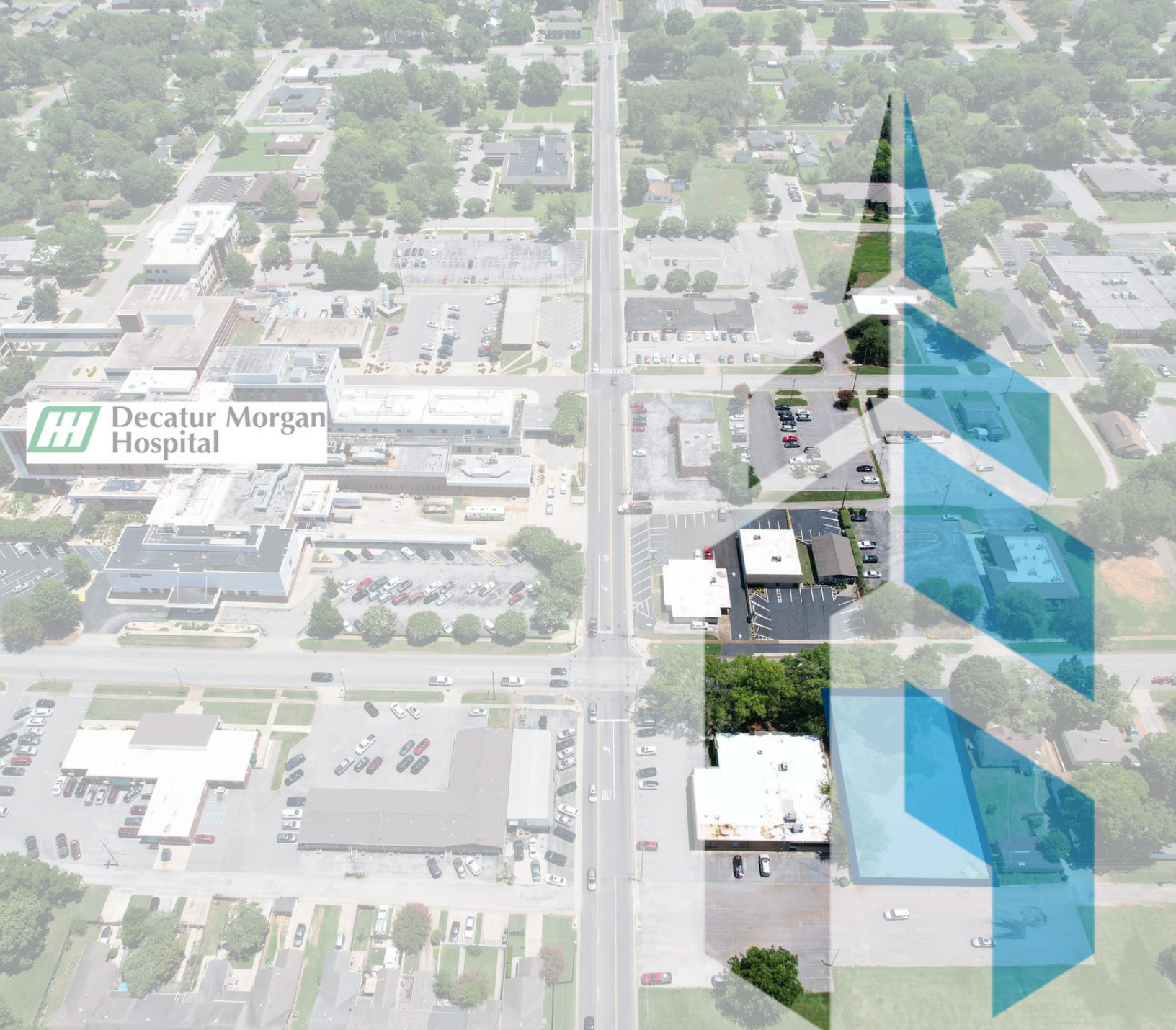
Sale Price:	\$145,000
Lot Size:	14,225 SF
Zoning:	M-C

PROPERTY OVERVIEW

Medical (M-C) zoned land development, 100' x 140' with 100' frontage on Somerville Road, all utilities available. 14,000 sf property.

PROPERTY HIGHLIGHTS

- Medical Office
- Investment Opportunity
- Excellent Location

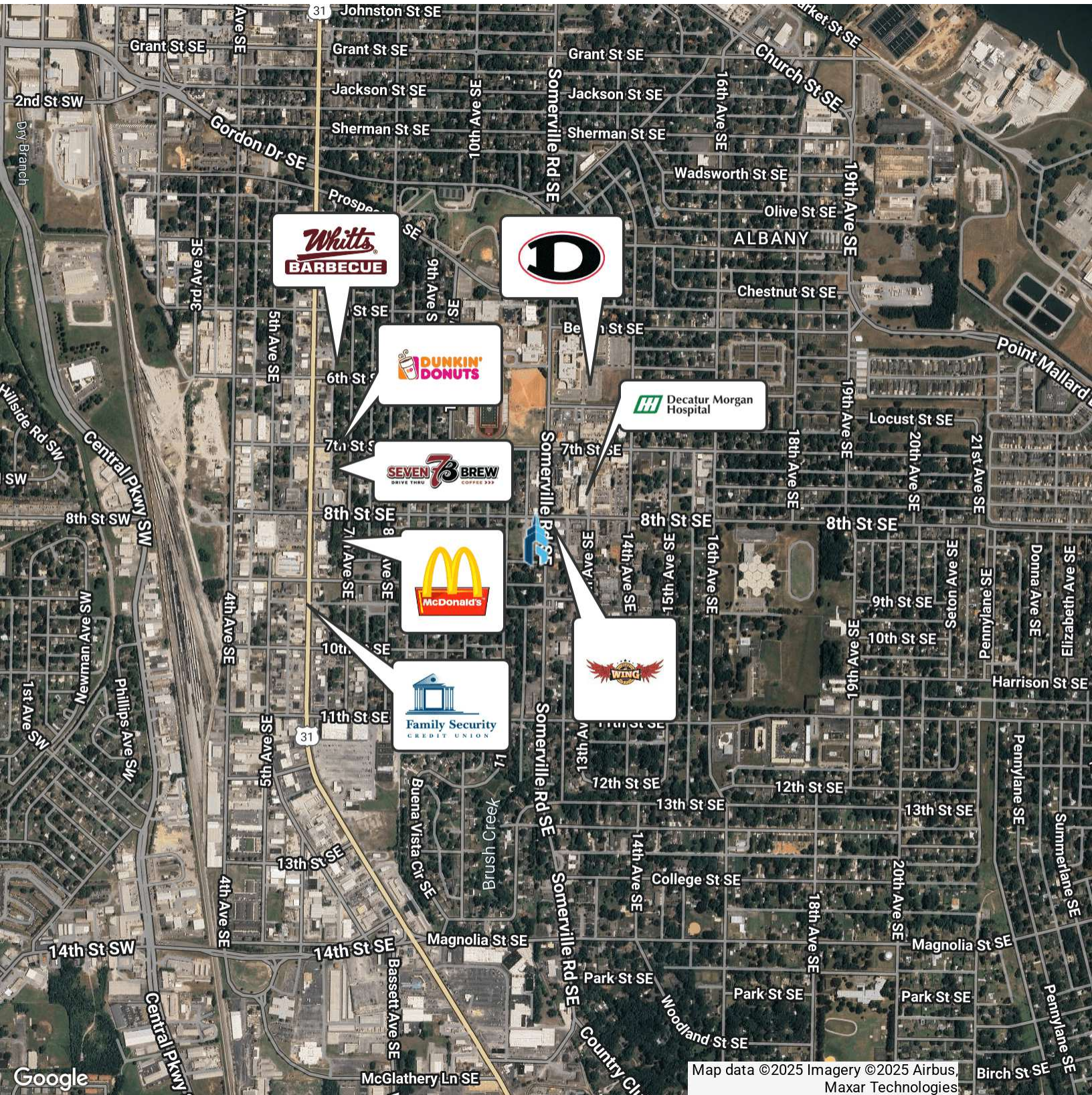


 Decatur Morgan
Hospital

LOCATION INFORMATION

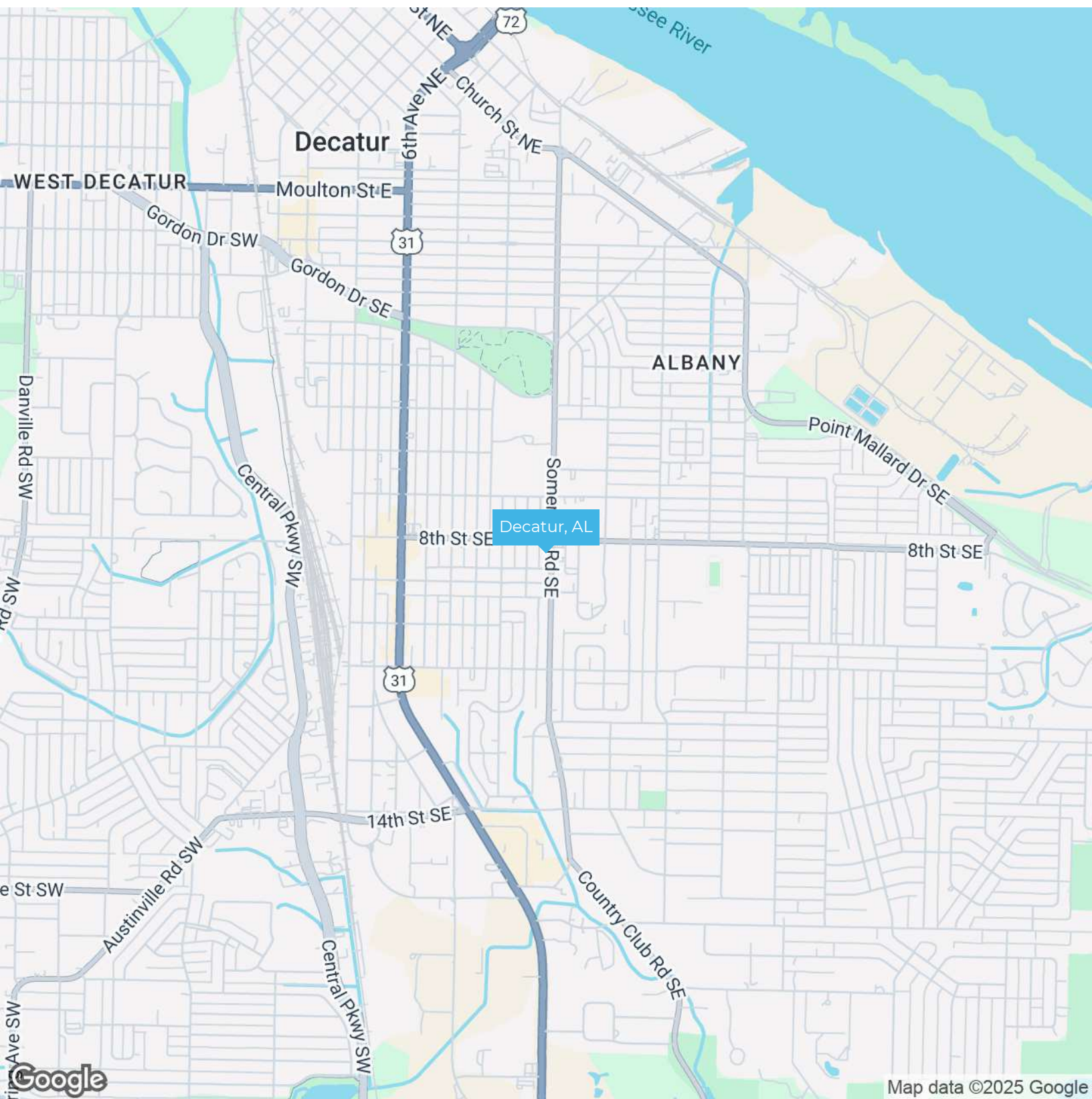
1207 Somerville Rd SE, Decatur, AL 35601

RETAILER MAP

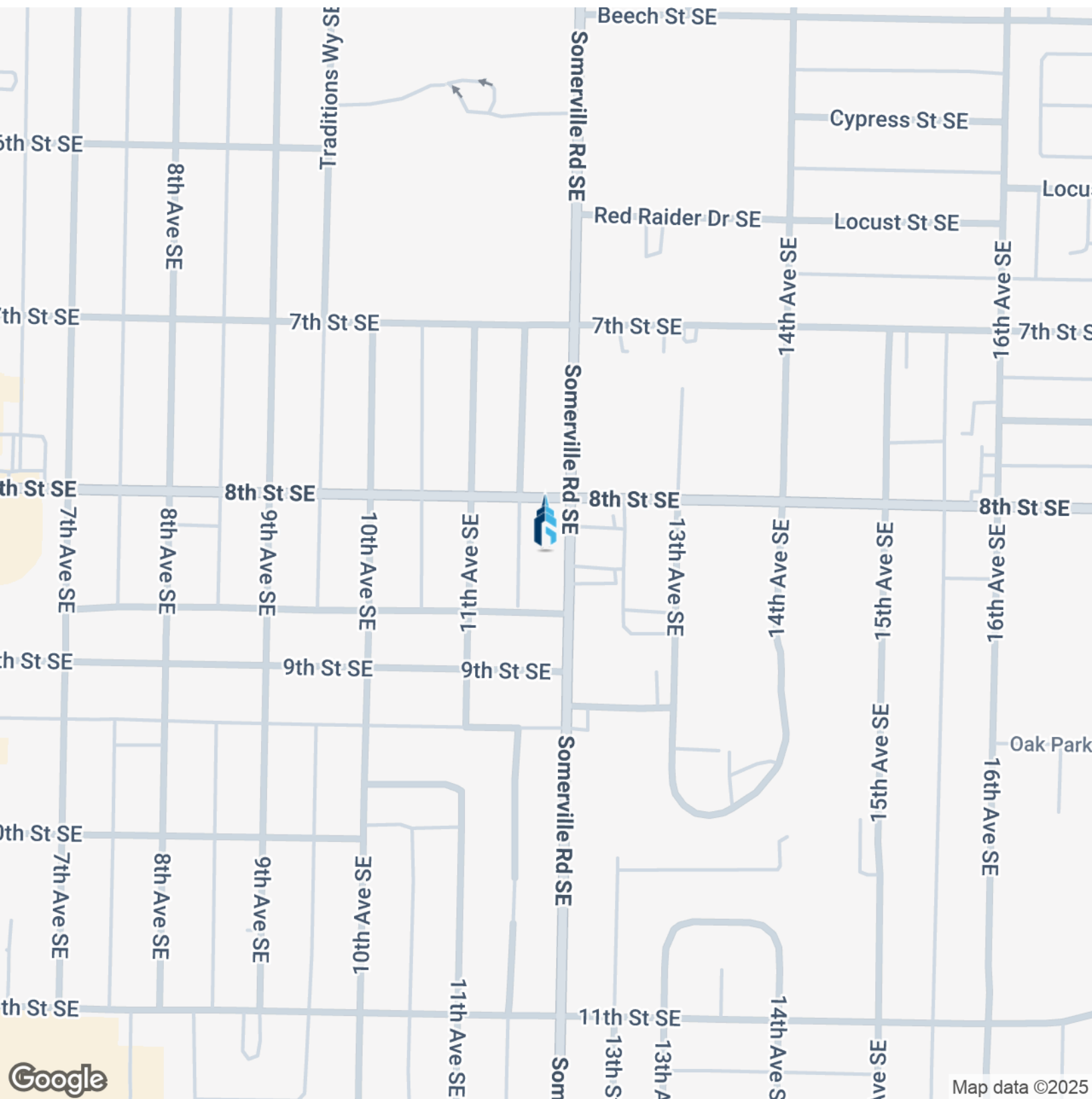


Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

REGIONAL MAP



LOCATION MAP

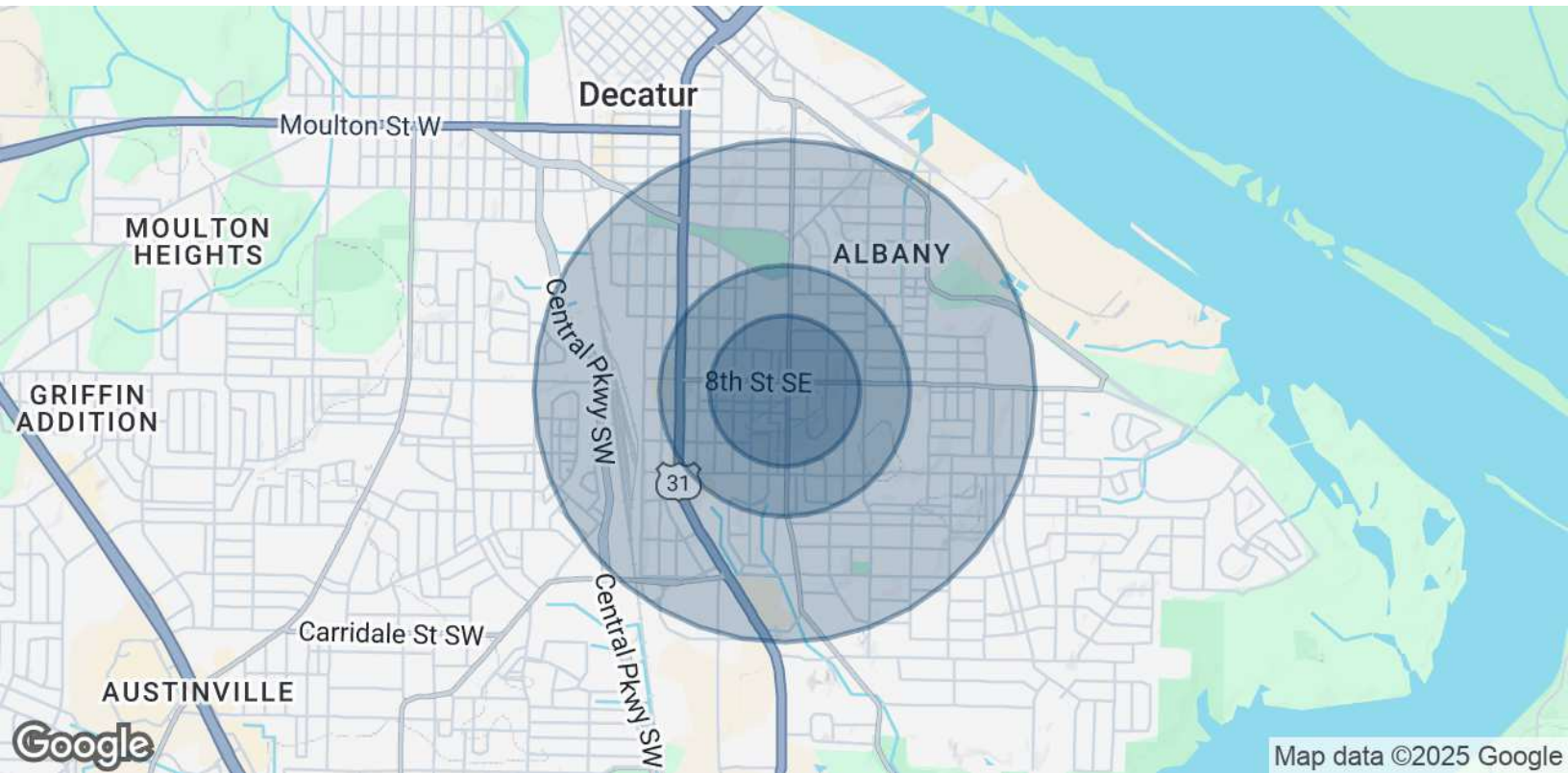




DEMOGRAPHICS

1207 Somerville Rd SE, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	793	2,285	8,420
Average Age	44	42	40
Average Age (Male)	40	39	38
Average Age (Female)	47	44	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	920	3,435
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$72,806	\$68,429	\$69,244
Average House Value	\$158,054	\$178,448	\$201,349

Demographics data derived from AlphaMap



Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 34.58878
Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	8,514	8,528	8,616	8,776
Households	3,561	3,600	3,654	3,727
Families	2,214	-	2,211	2,246
Average Household Size	2.27	2.23	2.22	2.22
Owner Occupied Housing Units	2,013	-	2,192	2,280
Renter Occupied Housing Units	1,548	-	1,462	1,447
Median Age	36.2	-	38.1	38.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.37%	0.21%	0.25%
Households	0.40%	0.28%	0.31%
Families	0.31%	0.22%	0.28%
Owner HHs	0.79%	0.47%	0.53%
Median Household Income	2.37%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	436	11.9%	374	10.0%
\$15,000 - \$24,999	437	12.0%	363	9.7%
\$25,000 - \$34,999	417	11.4%	340	9.1%
\$35,000 - \$49,999	511	14.0%	413	11.1%
\$50,000 - \$74,999	821	22.5%	990	26.6%
\$75,000 - \$99,999	350	9.6%	417	11.2%
\$100,000 - \$149,999	452	12.4%	553	14.8%
\$150,000 - \$199,999	107	2.9%	140	3.8%
\$200,000+	123	3.4%	138	3.7%

Median Household Income	\$50,492	\$56,768
Average Household Income	\$69,551	\$79,690
Per Capita Income	\$27,954	\$32,177

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	629	7.4%	563	6.5%	567	6.5%
5 - 9	584	6.9%	548	6.4%	559	6.4%
10 - 14	548	6.4%	539	6.3%	549	6.3%
15 - 19	535	6.3%	520	6.0%	544	6.2%
20 - 24	550	6.5%	542	6.3%	580	6.6%
25 - 34	1,277	15.0%	1,212	14.1%	1,166	13.3%
35 - 44	1,062	12.5%	1,199	13.9%	1,154	13.1%
45 - 54	1,136	13.3%	972	11.3%	1,049	12.0%
55 - 64	934	11.0%	998	11.6%	972	11.1%
65 - 74	645	7.6%	813	9.4%	862	9.8%
75 - 84	428	5.0%	478	5.5%	540	6.2%
85+	185	2.2%	232	2.7%	235	2.7%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,742	67.4%	4,931	57.8%	4,898	56.9%	4,803	54.7%
Black Alone	1,412	16.6%	1,550	18.2%	1,603	18.6%	1,668	19.0%
American Indian Alone	102	1.2%	77	0.9%	76	0.9%	82	0.9%
Asian Alone	45	0.5%	61	0.7%	66	0.8%	70	0.8%
Pacific Islander Alone	21	0.2%	10	0.1%	10	0.1%	10	0.1%
Some Other Race Alone	947	11.1%	1,236	14.5%	1,269	14.7%	1,374	15.7%
Two or More Races	244	2.9%	662	7.8%	693	8.0%	768	8.8%
Hispanic Origin (Any Race)	1,394	16.4%	1,737	20.4%	1,772	20.6%	1,881	21.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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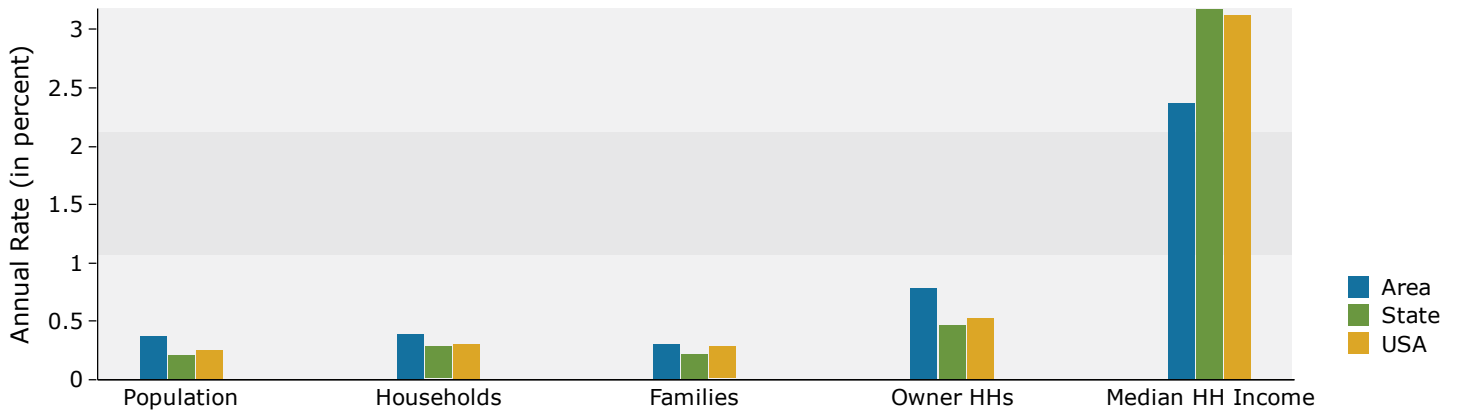


Demographic and Income Profile

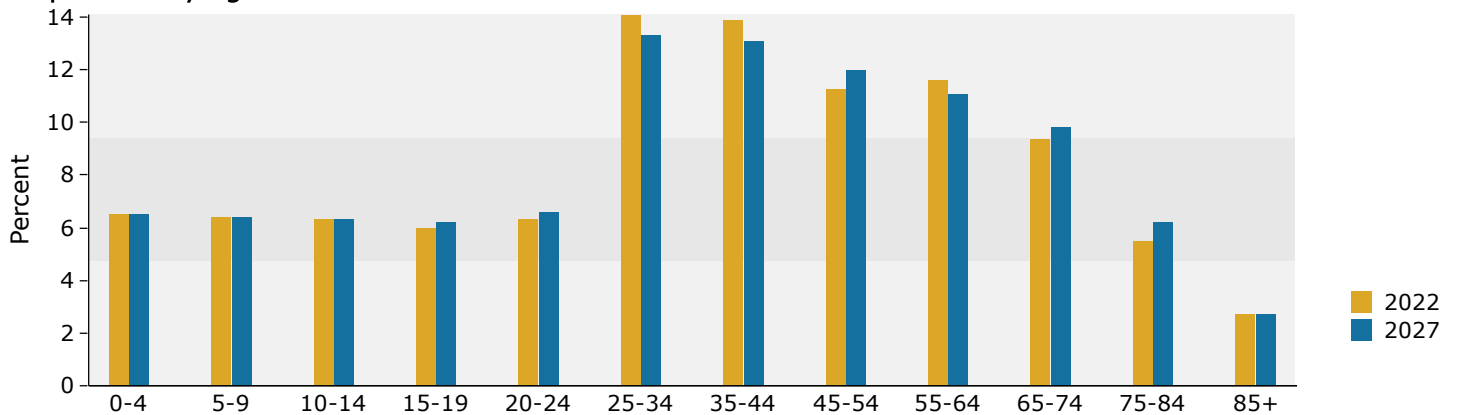
1207 Somerville Rd SE, Decatur, Alabama, 35601
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 34.58878
Longitude: -86.97306

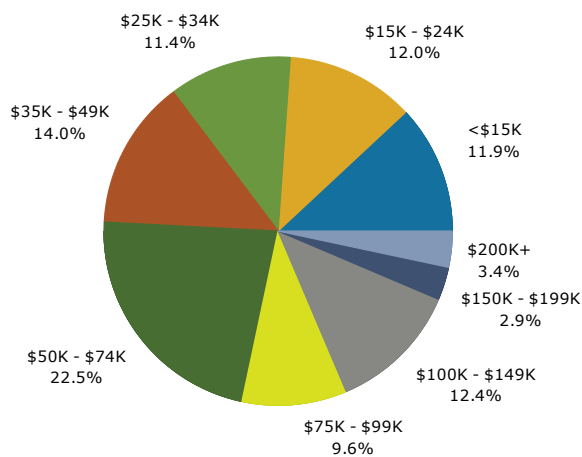
Trends 2022-2027



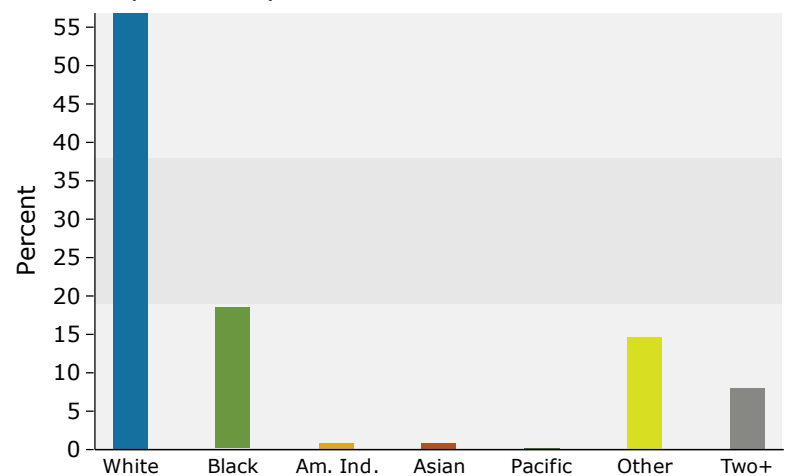
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 20.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 14, 2022



Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601
Ring Band: 1 - 3 mile radius

Prepared by Esri
Latitude: 34.58878
Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	29,538	30,481	30,426	30,500
Households	11,625	12,080	12,136	12,185
Families	7,342	-	7,430	7,440
Average Household Size	2.46	2.43	2.41	2.41
Owner Occupied Housing Units	6,568	-	7,317	7,479
Renter Occupied Housing Units	5,058	-	4,819	4,706
Median Age	35.5	-	37.6	38.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.05%	0.21%	0.25%
Households	0.08%	0.28%	0.31%
Families	0.03%	0.22%	0.28%
Owner HHs	0.44%	0.47%	0.53%
Median Household Income	2.97%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,040	16.8%	1,787	14.7%
\$15,000 - \$24,999	1,372	11.3%	1,212	9.9%
\$25,000 - \$34,999	1,544	12.7%	1,417	11.6%
\$35,000 - \$49,999	1,574	13.0%	1,442	11.8%
\$50,000 - \$74,999	2,209	18.2%	2,395	19.7%
\$75,000 - \$99,999	1,484	12.2%	1,518	12.5%
\$100,000 - \$149,999	1,116	9.2%	1,453	11.9%
\$150,000 - \$199,999	416	3.4%	527	4.3%
\$200,000+	381	3.1%	433	3.6%

Median Household Income	\$44,607	\$51,632
Average Household Income	\$65,532	\$74,532
Per Capita Income	\$26,514	\$30,168

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,151	7.3%	1,978	6.5%	1,971	6.5%
5 - 9	2,015	6.8%	1,974	6.5%	1,968	6.5%
10 - 14	1,886	6.4%	1,952	6.4%	1,940	6.4%
15 - 19	1,947	6.6%	1,833	6.0%	1,894	6.2%
20 - 24	2,150	7.3%	1,898	6.2%	1,923	6.3%
25 - 34	4,422	15.0%	4,419	14.5%	3,950	13.0%
35 - 44	3,781	12.8%	4,167	13.7%	4,249	13.9%
45 - 54	3,833	13.0%	3,402	11.2%	3,578	11.7%
55 - 64	3,200	10.8%	3,533	11.6%	3,365	11.0%
65 - 74	2,138	7.2%	2,888	9.5%	3,011	9.9%
75 - 84	1,440	4.9%	1,673	5.5%	1,912	6.3%
85+	575	1.9%	708	2.3%	738	2.4%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,697	56.5%	14,555	47.8%	14,317	47.1%	13,804	45.3%
Black Alone	8,362	28.3%	8,542	28.0%	8,578	28.2%	8,725	28.6%
American Indian Alone	170	0.6%	284	0.9%	286	0.9%	296	1.0%
Asian Alone	174	0.6%	195	0.6%	198	0.7%	207	0.7%
Pacific Islander Alone	67	0.2%	40	0.1%	40	0.1%	40	0.1%
Some Other Race Alone	3,375	11.4%	4,427	14.5%	4,479	14.7%	4,707	15.4%
Two or More Races	692	2.3%	2,439	8.0%	2,528	8.3%	2,720	8.9%
Hispanic Origin (Any Race)	5,153	17.4%	6,481	21.3%	6,544	21.5%	6,755	22.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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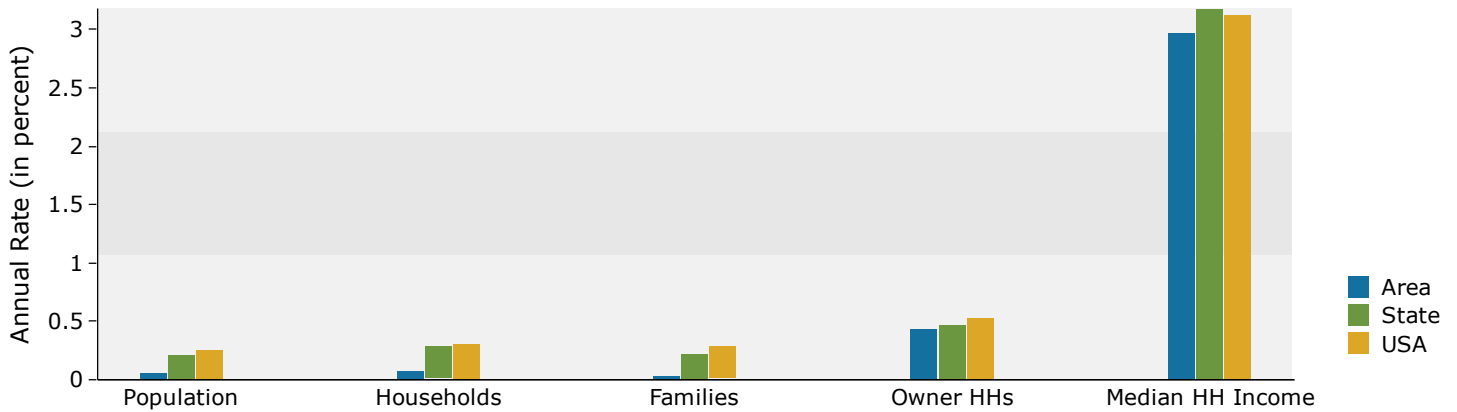


Demographic and Income Profile

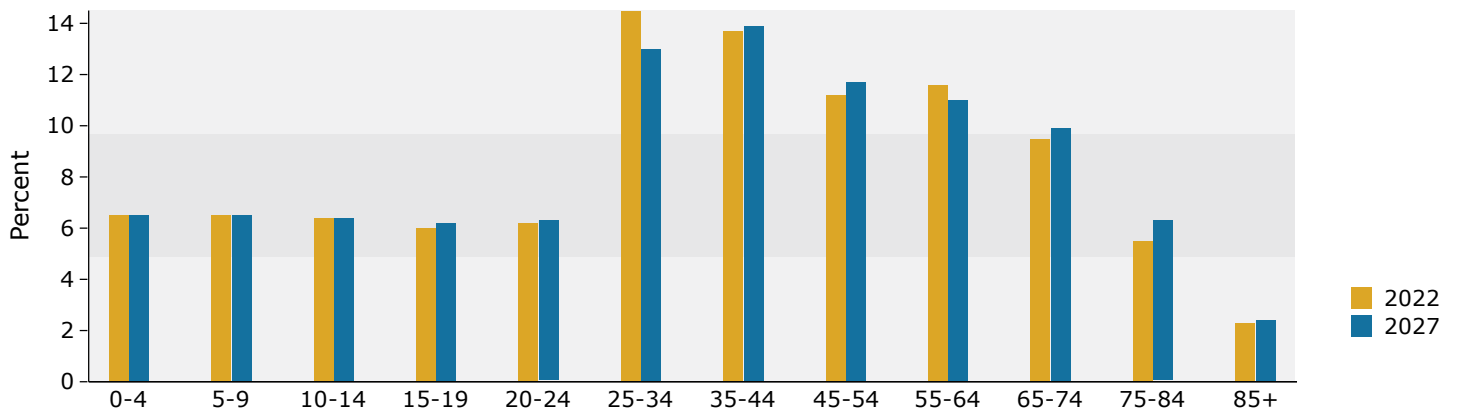
1207 Somerville Rd SE, Decatur, Alabama, 35601
Ring Band: 1 - 3 mile radius

Prepared by Esri
Latitude: 34.58878
Longitude: -86.97306

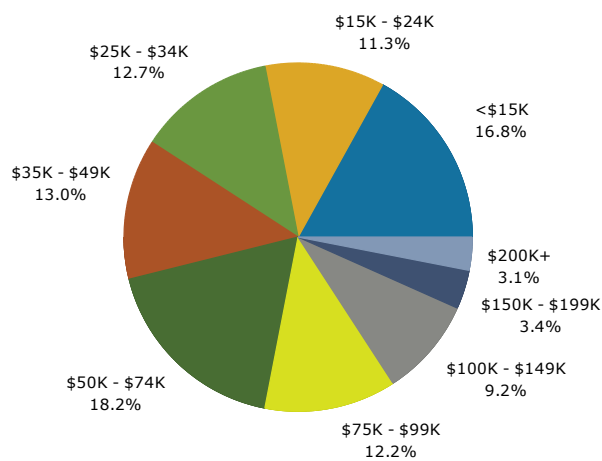
Trends 2022-2027



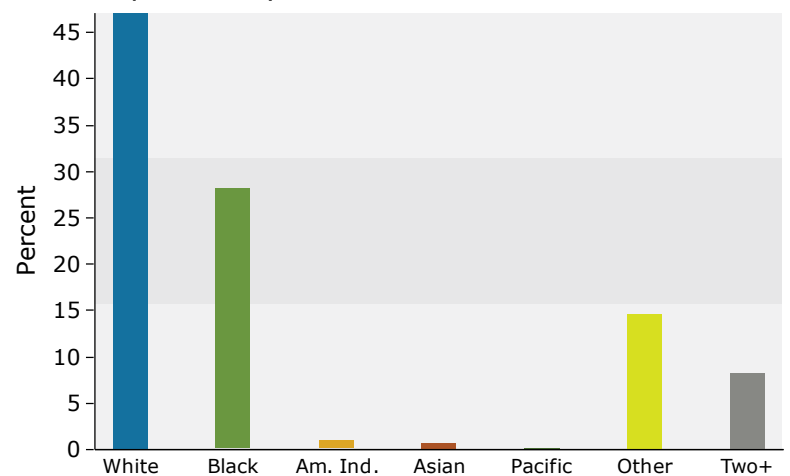
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 21.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 14, 2022



Demographic and Income Profile

1207 Somerville Rd SE, Decatur, Alabama, 35601
Ring Band: 3 - 5 mile radius

Prepared by Esri
Latitude: 34.58878
Longitude: -86.97306

Summary	Census 2010	Census 2020	2022	2027
Population	18,146	18,626	18,681	18,646
Households	7,301	7,737	7,760	7,767
Families	5,185	-	5,387	5,371
Average Household Size	2.45	2.39	2.39	2.39
Owner Occupied Housing Units	5,237	-	5,708	5,790
Renter Occupied Housing Units	2,064	-	2,053	1,977
Median Age	39.4	-	42.1	42.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.04%	0.21%	0.25%
Households	0.02%	0.28%	0.31%
Families	-0.06%	0.22%	0.28%
Owner HHs	0.29%	0.47%	0.53%
Median Household Income	3.86%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	844	10.9%	747	9.6%
\$15,000 - \$24,999	710	9.1%	582	7.5%
\$25,000 - \$34,999	681	8.8%	618	8.0%
\$35,000 - \$49,999	779	10.0%	701	9.0%
\$50,000 - \$74,999	1,362	17.6%	1,146	14.8%
\$75,000 - \$99,999	960	12.4%	901	11.6%
\$100,000 - \$149,999	1,589	20.5%	2,058	26.5%
\$150,000 - \$199,999	391	5.0%	499	6.4%
\$200,000+	445	5.7%	515	6.6%

Median Household Income	\$63,668	\$76,936
Average Household Income	\$87,014	\$99,889
Per Capita Income	\$36,470	\$41,980

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,102	6.1%	997	5.3%	1,002	5.4%
5 - 9	1,174	6.5%	1,056	5.7%	1,048	5.6%
10 - 14	1,212	6.7%	1,132	6.1%	1,110	6.0%
15 - 19	1,191	6.6%	1,057	5.7%	1,039	5.6%
20 - 24	1,074	5.9%	995	5.3%	924	5.0%
25 - 34	2,289	12.6%	2,380	12.7%	2,250	12.1%
35 - 44	2,438	13.4%	2,388	12.8%	2,544	13.6%
45 - 54	2,884	15.9%	2,346	12.6%	2,201	11.8%
55 - 64	2,414	13.3%	2,701	14.5%	2,458	13.2%
65 - 74	1,468	8.1%	2,232	11.9%	2,341	12.6%
75 - 84	747	4.1%	1,085	5.8%	1,362	7.3%
85+	152	0.8%	312	1.7%	367	2.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,044	77.4%	12,755	68.5%	12,640	67.7%	12,305	66.0%
Black Alone	2,858	15.8%	3,502	18.8%	3,575	19.1%	3,685	19.8%
American Indian Alone	126	0.7%	83	0.4%	84	0.4%	84	0.5%
Asian Alone	261	1.4%	268	1.4%	277	1.5%	297	1.6%
Pacific Islander Alone	6	0.0%	7	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	538	3.0%	790	4.2%	816	4.4%	861	4.6%
Two or More Races	313	1.7%	1,221	6.6%	1,283	6.9%	1,406	7.5%
Hispanic Origin (Any Race)	953	5.3%	1,385	7.4%	1,421	7.6%	1,466	7.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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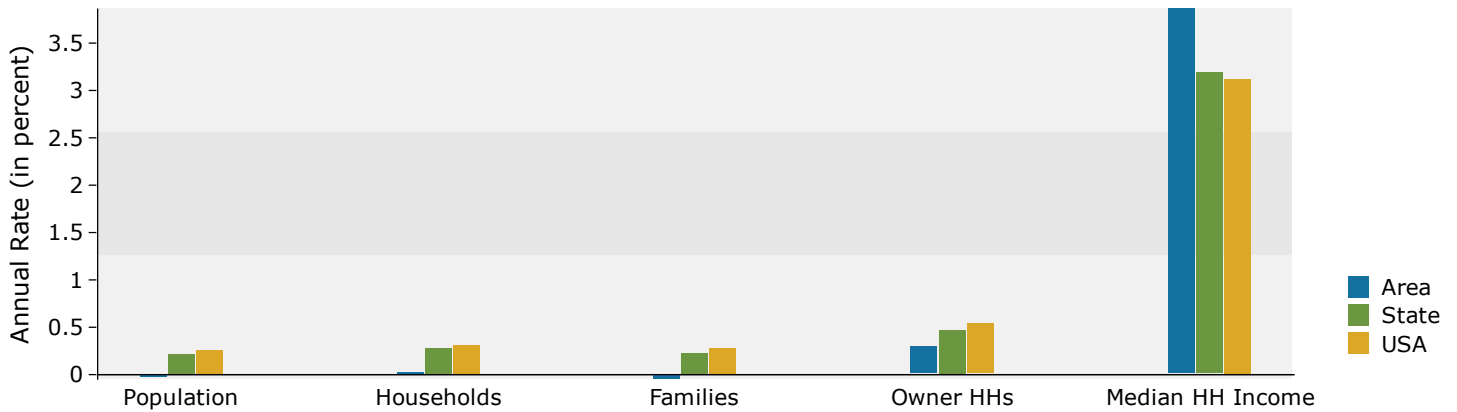


Demographic and Income Profile

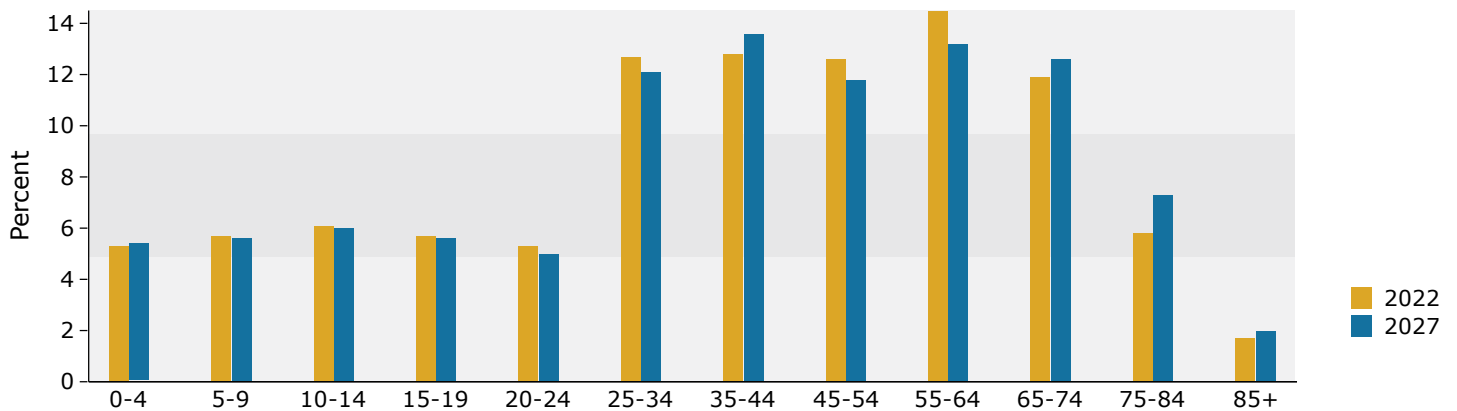
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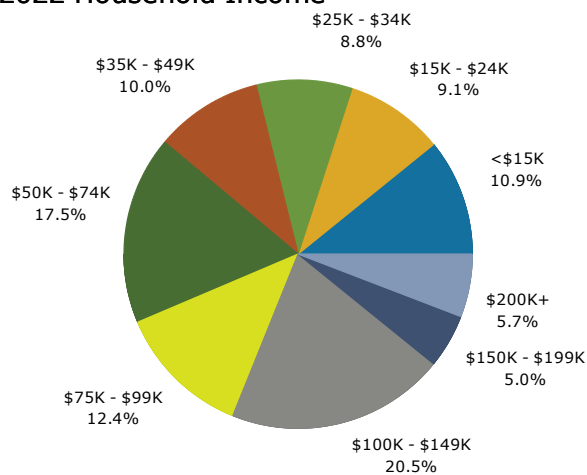
Trends 2022-2027



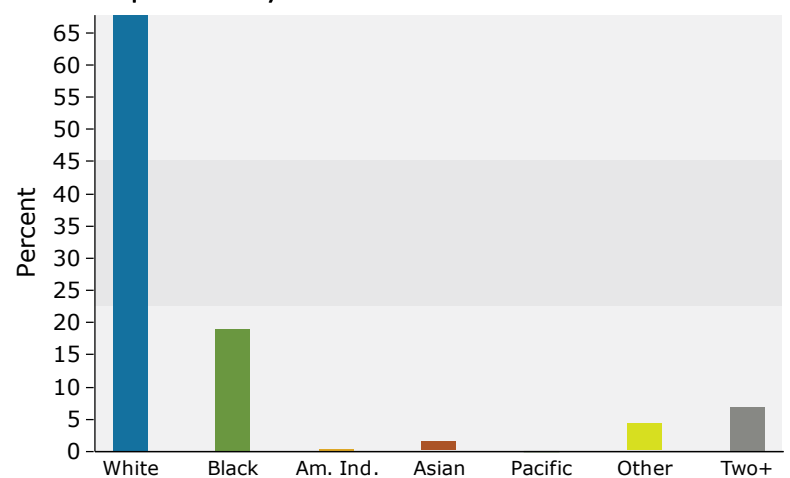
Population by Age



2022 Household Income



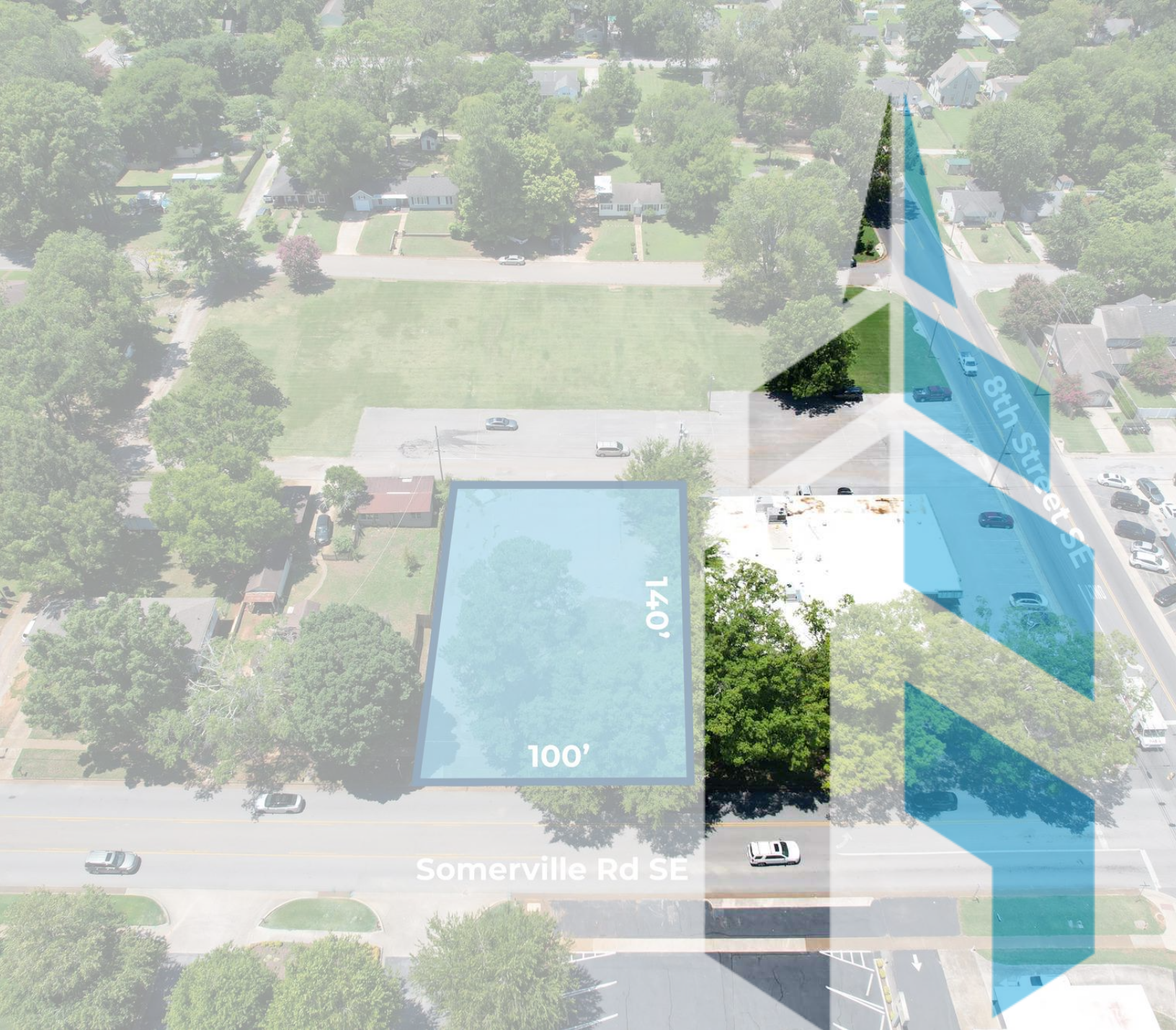
2022 Population by Race



2022 Percent Hispanic Origin: 7.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 14, 2022



CUSTOM SECTION

1207 Somerville Rd SE, Decatur, AL 35601



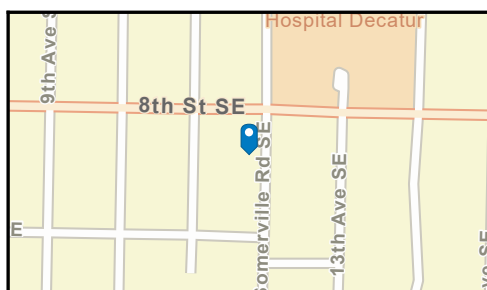
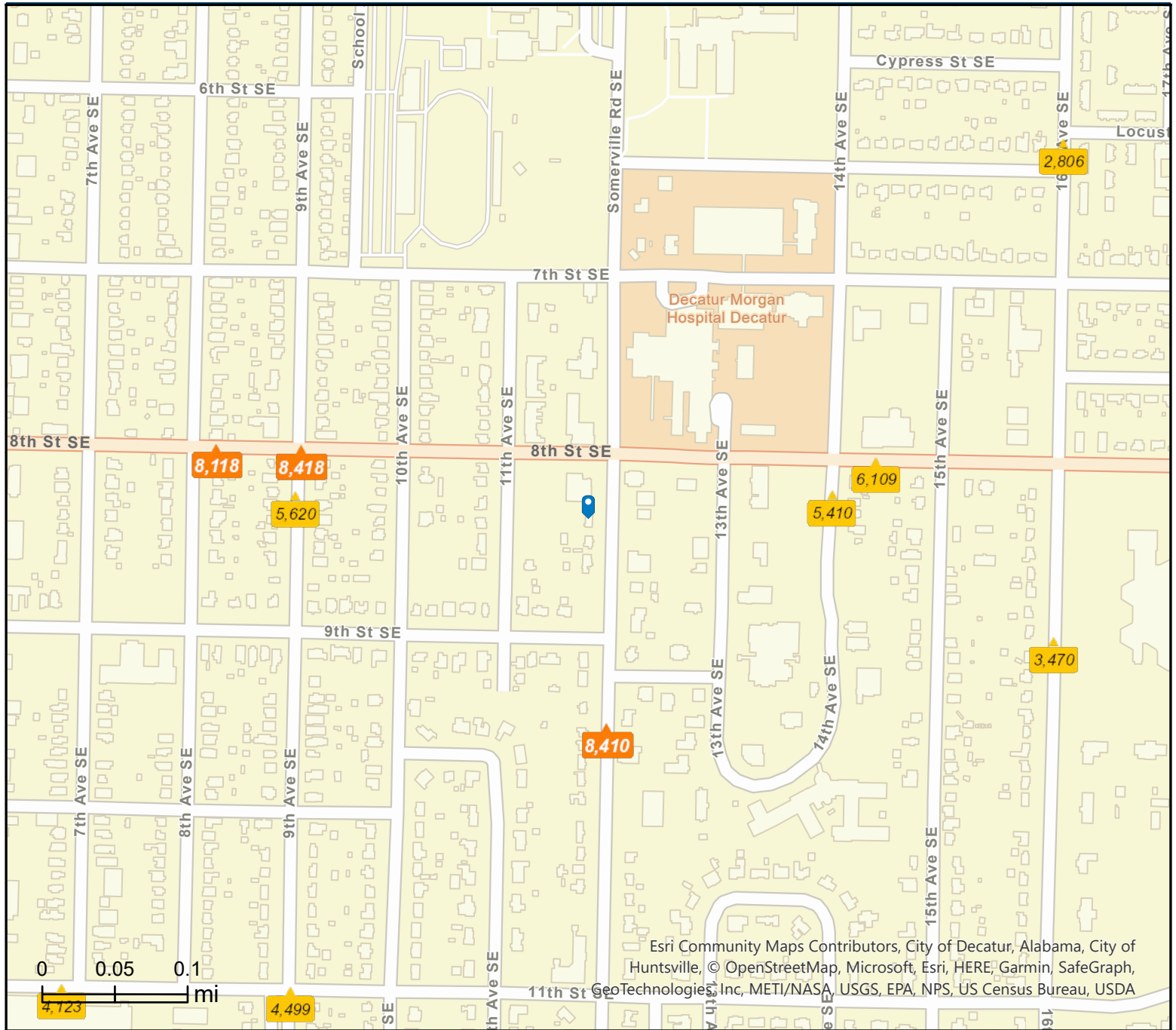
CUSTOM SECTION

1207 Somerville Rd SE, Decatur, AL 35601

Traffic Count Map - Close Up

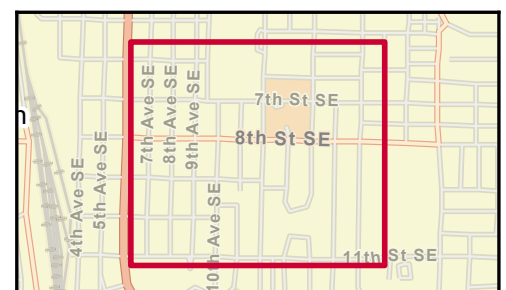
1207 Somerville Rd SE, Decatur, Alabama, 35601
 Ring Bands: 0-1, 1-3, 3-5 mile radii

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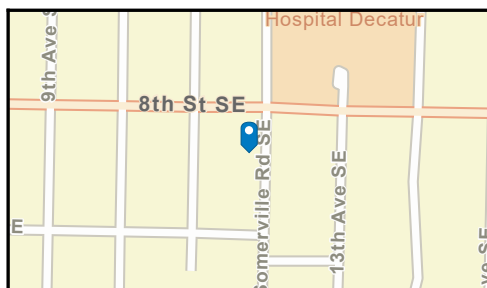
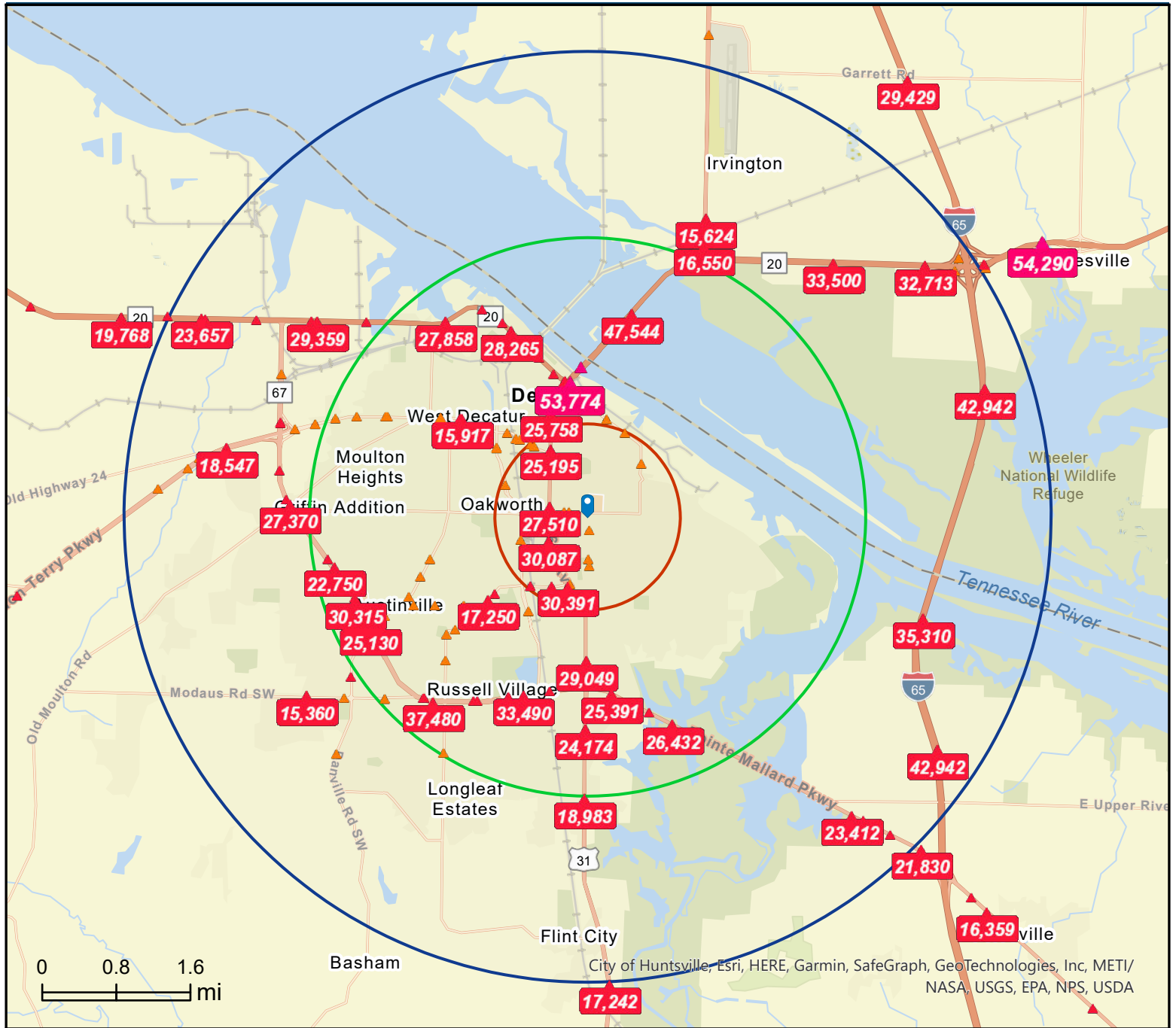
Average Daily Traffic Volume

- ▲ 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



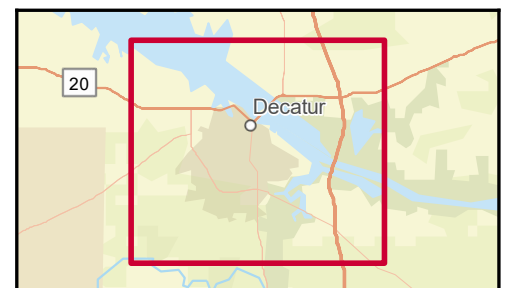
Source: ©2022 Kalibrate Technologies (Q1 2022).

July 18, 2022



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- ▲ 50,001 - 100,000
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Source: ©2022 Kalibrate Technologies (Q1 2022).

July 18, 2022

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AL #000163336-0

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.

Gateway Commercial Brokerage, Inc.

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ADVISOR BIO

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