



DEVELOPMENT ACREAGE

+/- 29 Acres - Priceville, Alabama



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

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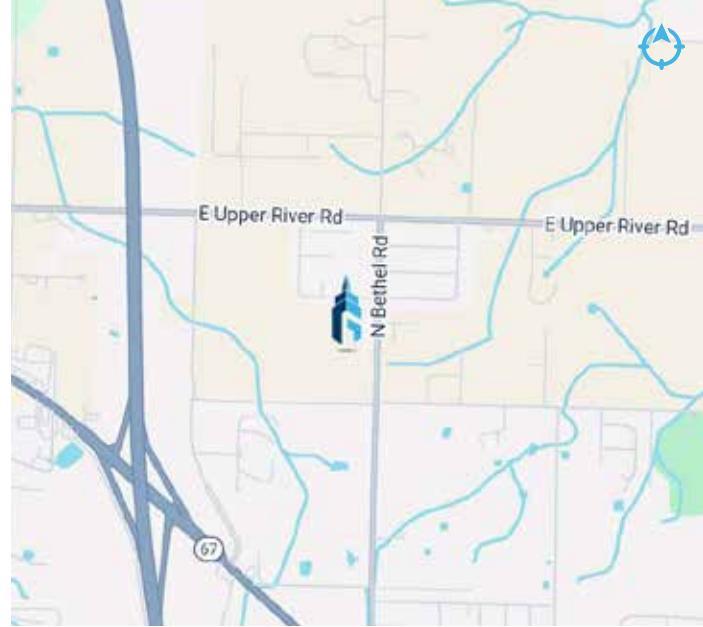
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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

EXECUTIVE SUMMARY



PROPERTY BRIEF

Gateway is happy to present this promising location with a variety of potential uses, especially given its zoning, AG-1, which generally supports agricultural and low-density development, though some areas allow for flexibility depending on local regulations. With its proximity to major corporations and industrial areas like those of Amazon, Target, and Polaris, as well as nearby access to Interstate 65 and airports, this site could be attractive for purposes like:

Agricultural Operations – AG-1 zoning is typically ideal for agricultural use, so this could include crop production, livestock farming, nurseries, and other agri-businesses.

Commercial Ventures – With the growth in surrounding industrial areas, there could be opportunities to apply for rezoning or special use permits for certain commercial developments, like warehousing, storage facilities, or even support services for nearby corporate operations (such as equipment rental or repair facilities).

Residential Development – AG-1 properties can sometimes be re-purposed for residential development, particularly if there's demand due to the influx of employees to the area.

Logistics and Transportation Hub – Since it's near major highways and an interstate, the location is prime for businesses that benefit from rapid access to transportation routes, such as distribution centers or logistics hubs, especially considering the current demand from e-commerce businesses.

OFFERING SUMMARY

Sale Price:	\$64,900 per acre
# of Parcels:	1
Total Acreage:	+/- 29 Acres
Sewer:	Less than 1 mile away
Zoning:	AG-1



DEVELOPMENT ACREAGE

PROPERTY INFORMATION

+/- 29 Acres - Priceville, Alabama

AVAILABLE PARCELS



PROPERTY INFORMATION

PROPERTY PHOTOS





RiskMeter

CoreLogic

2092 N BETHEL RD DECATUR, AL 35603-5416

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

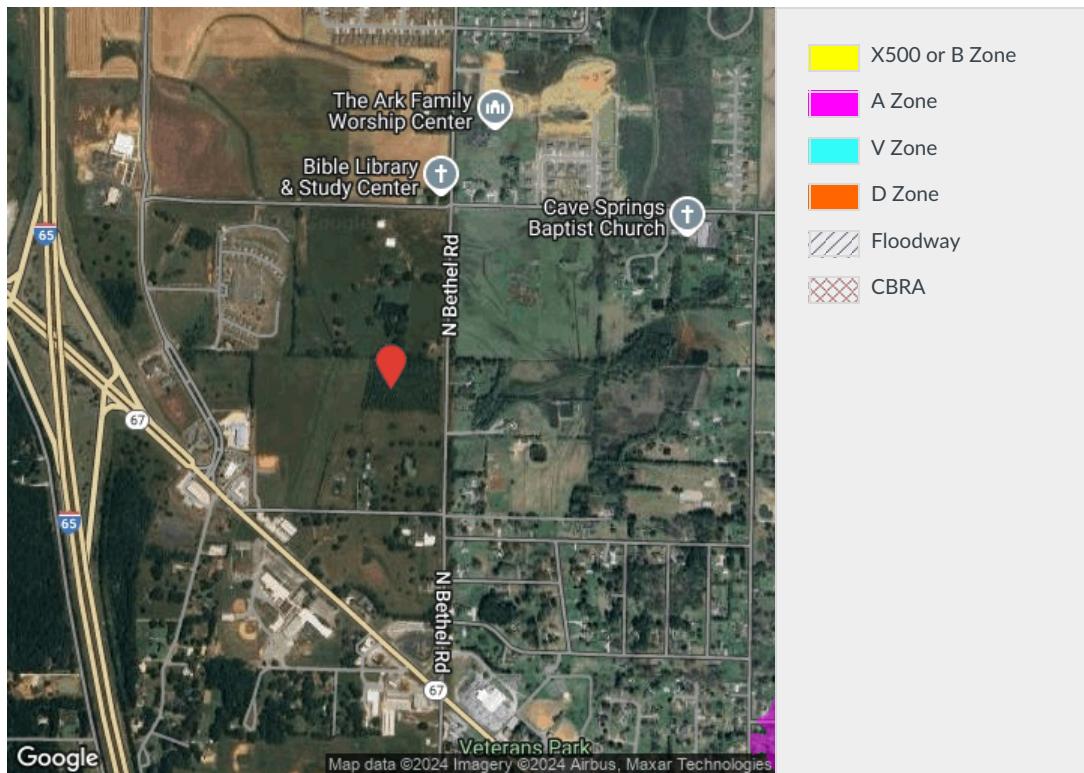
Flood Zone Determination: **OUT**

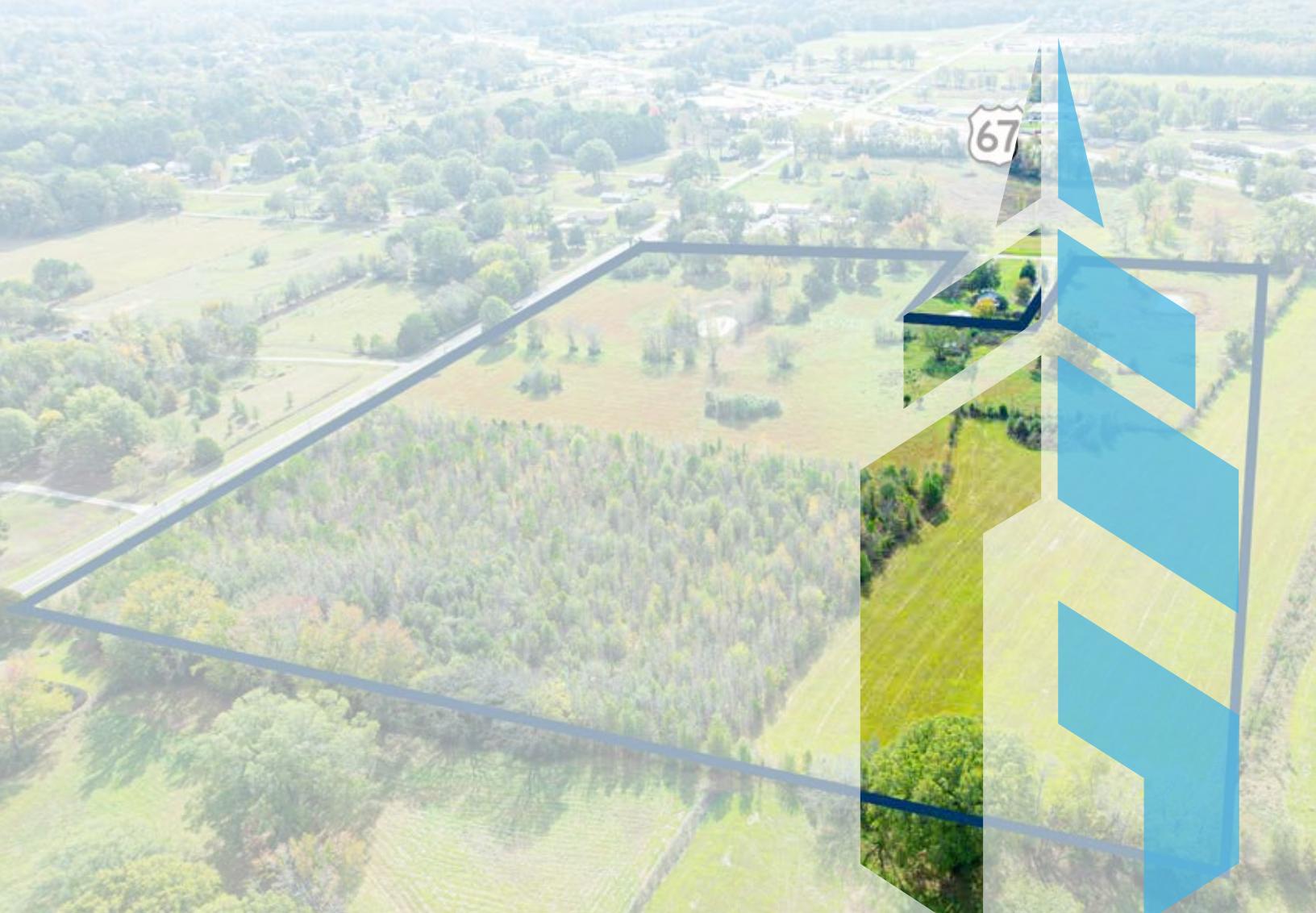
COMMUNITY 010448

PANEL 0092F

PANEL DATE August 16, 2018

MAP NUMBER 01103C0092F



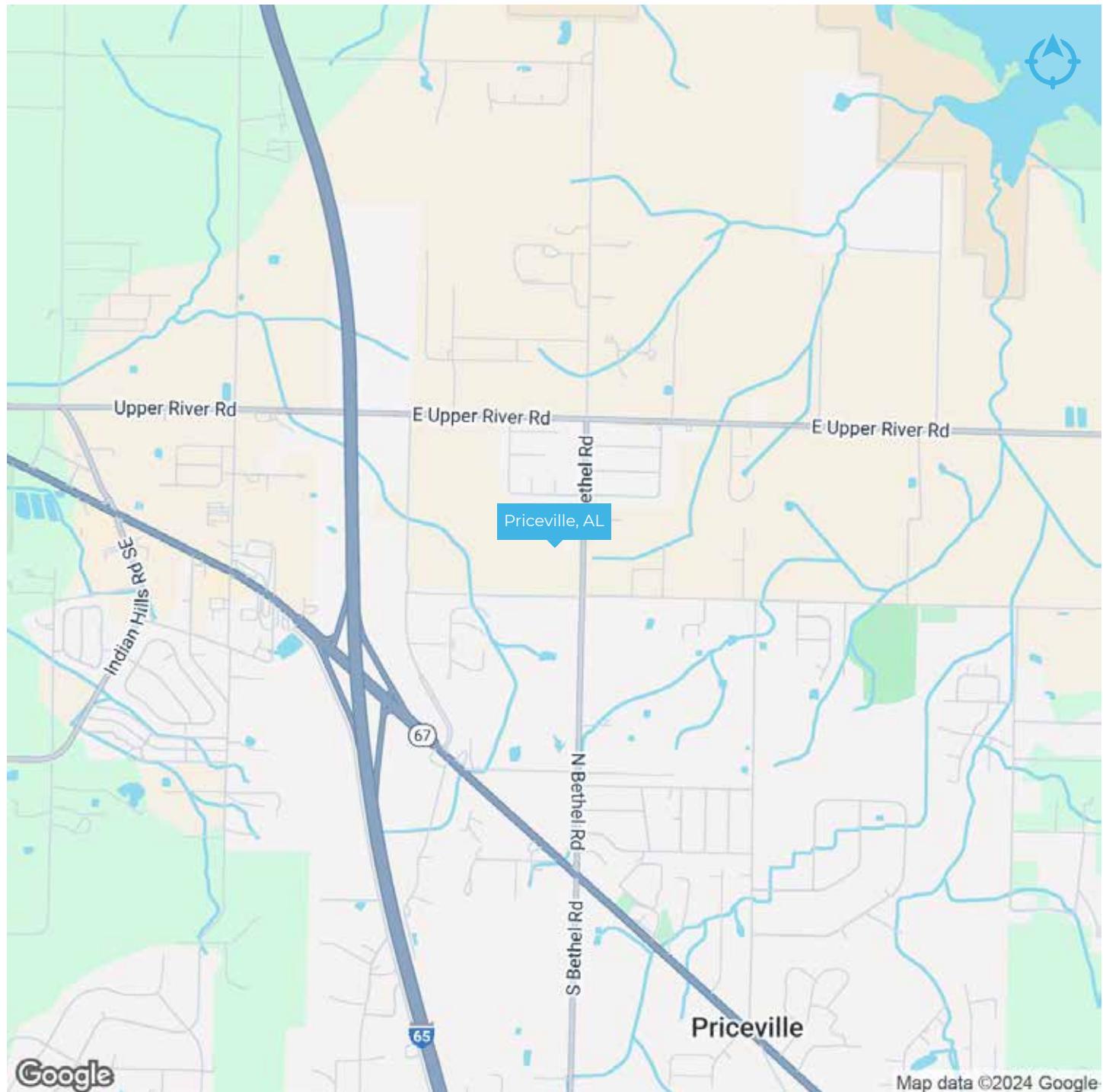


DEVELOPMENT ACREAGE

LOCATION INFORMATION

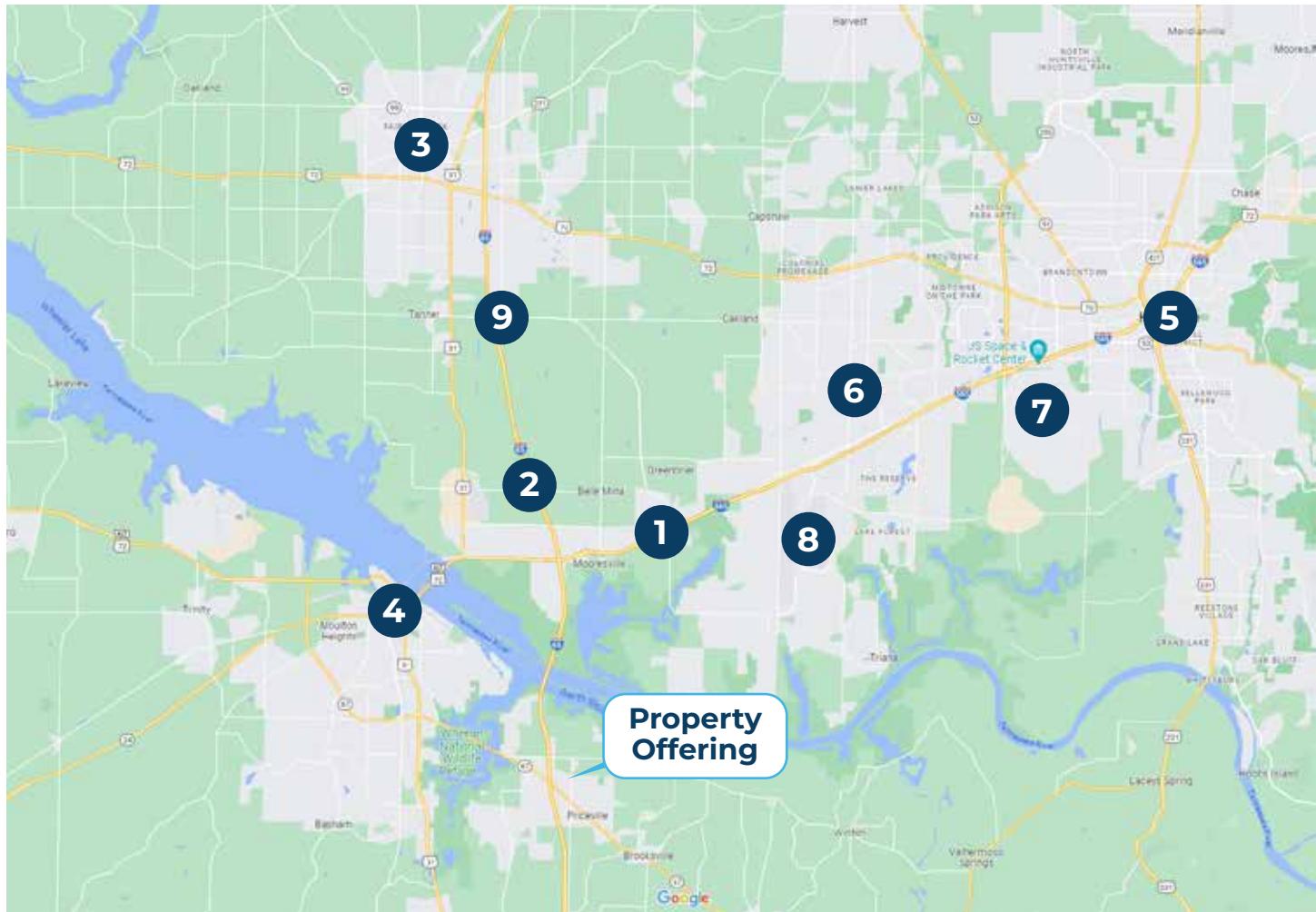
+/- 29 Acres - Priceville, Alabama

REGIONAL MAP



RETAILER MAP





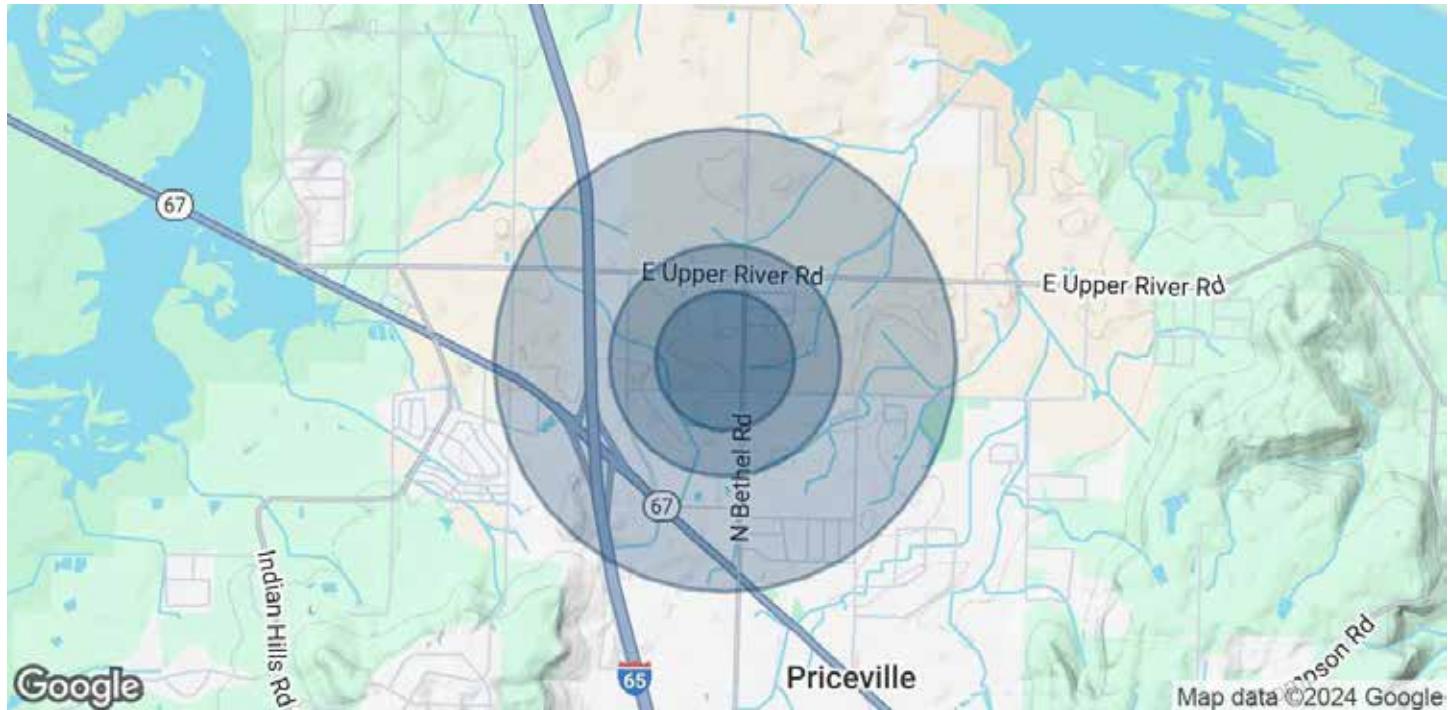
#	LOCATION	DISTANCE	TRAVEL TIME
1	Interstate 565	+/- 8.6 miles	+/- 10 minutes
2	Interstate 65	+/- 1.7 miles	+/- 3 minutes
3	Athens	+/- 21.9 miles	+/- 26 minutes
4	Decatur	+/- 5.5 miles	+/- 8 minutes
5	Huntsville	+/- 28.7 miles	+/- 30 minutes
6	Madison	+/- 19.4 miles	+/- 23 minutes
7	Redstone Arsenal	+/- 23.7 miles	+/- 23 minutes
8	HSV International Airport	+/- 18.5 miles	+/- 21 minutes
9	Buccee's	+/- 16.2 miles	+/- 18 minutes



DEVELOPMENT ACREAGE

DEMOGRAPHIC DATA

+/- 29 Acres - Priceville, Alabama



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	377	557	1,134
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	214	427
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$130,624	\$129,453	\$122,211
Average House Value	\$349,768	\$351,345	\$360,515

Demographics data derived from AlphaMap

Demographic and Income Profile

 2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 0 - 1 mile radius

 Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

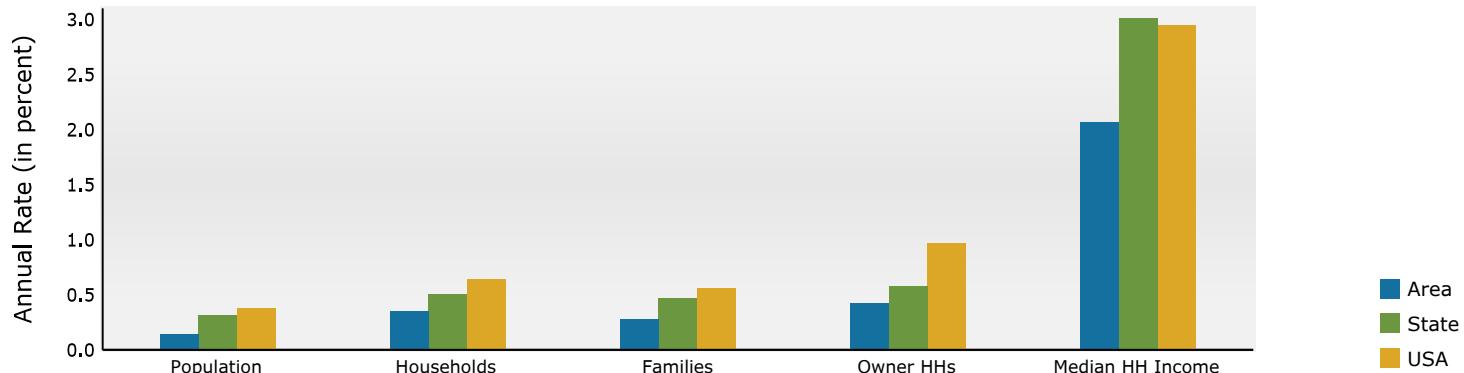
Summary	Census 2010	Census 2020	2024	2029
Population	1,178	1,413	1,453	1,463
Households	453	558	571	581
Families	363	425	430	436
Average Household Size	2.56	2.51	2.53	2.50
Owner Occupied Housing Units	400	505	521	532
Renter Occupied Housing Units	53	53	50	48
Median Age	40.8	41.8	42.2	42.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.14%	0.31%	0.38%	
Households	0.35%	0.50%	0.64%	
Families	0.28%	0.47%	0.56%	
Owner HHs	0.42%	0.58%	0.97%	
Median Household Income	2.07%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	49	8.6%	45	7.7%
\$15,000 - \$24,999	19	3.3%	15	2.6%
\$25,000 - \$34,999	23	4.0%	19	3.3%
\$35,000 - \$49,999	30	5.3%	27	4.6%
\$50,000 - \$74,999	121	21.2%	110	18.9%
\$75,000 - \$99,999	98	17.2%	95	16.4%
\$100,000 - \$149,999	132	23.1%	145	25.0%
\$150,000 - \$199,999	35	6.1%	46	7.9%
\$200,000+	63	11.0%	78	13.4%
Median Household Income	\$84,048		\$93,100	
Average Household Income	\$109,529		\$124,983	
Per Capita Income	\$41,913		\$48,353	
Population by Age	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	75	6.4%	78	5.5%
5 - 9	80	6.8%	86	6.1%
10 - 14	82	7.0%	104	7.4%
15 - 19	84	7.1%	103	7.3%
20 - 24	47	4.0%	60	4.2%
25 - 34	131	11.1%	150	10.6%
35 - 44	166	14.1%	185	13.1%
45 - 54	192	16.3%	194	13.7%
55 - 64	145	12.3%	191	13.5%
65 - 74	98	8.3%	143	10.1%
75 - 84	53	4.5%	90	6.4%
85+	24	2.0%	30	2.1%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	1,128	95.8%	1,255	88.8%
Black Alone	12	1.0%	41	2.9%
American Indian Alone	7	0.6%	12	0.8%
Asian Alone	6	0.5%	10	0.7%
Pacific Islander Alone	0	0.0%	1	0.1%
Some Other Race Alone	10	0.8%	12	0.8%
Two or More Races	15	1.3%	81	5.7%
Hispanic Origin (Any Race)	22	1.9%	43	3.0%
			48	3.3%
			53	3.6%

Data Note: Income is expressed in current dollars.

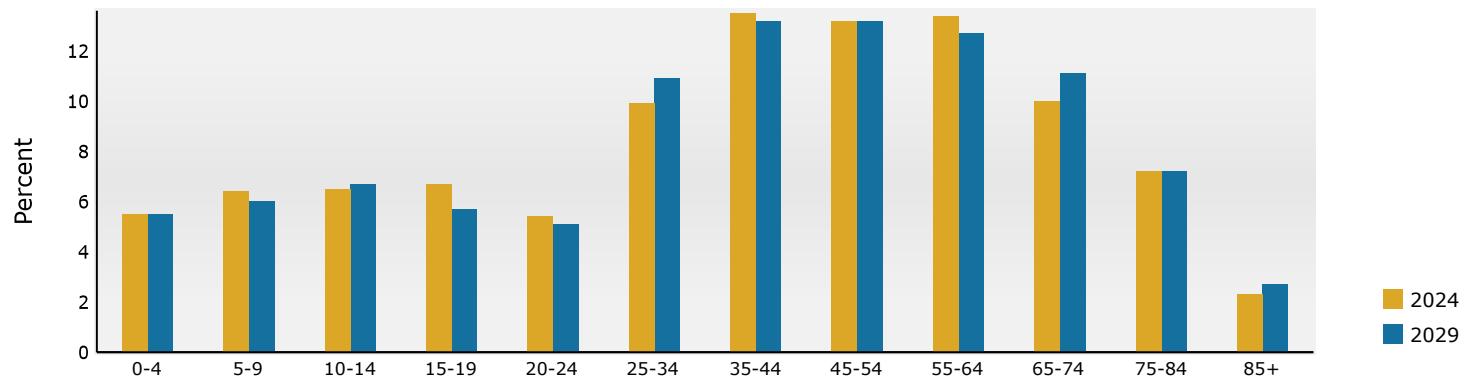
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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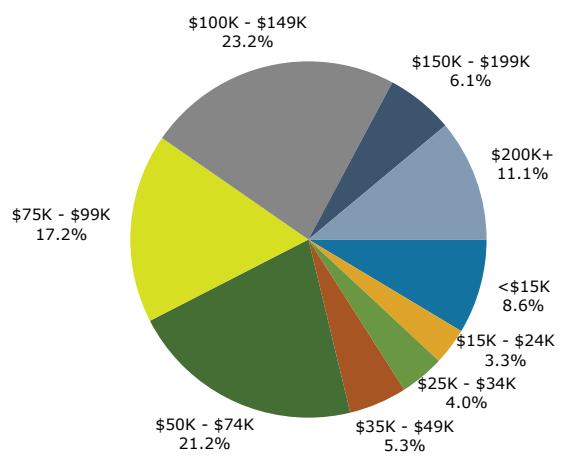
Trends 2024-2029



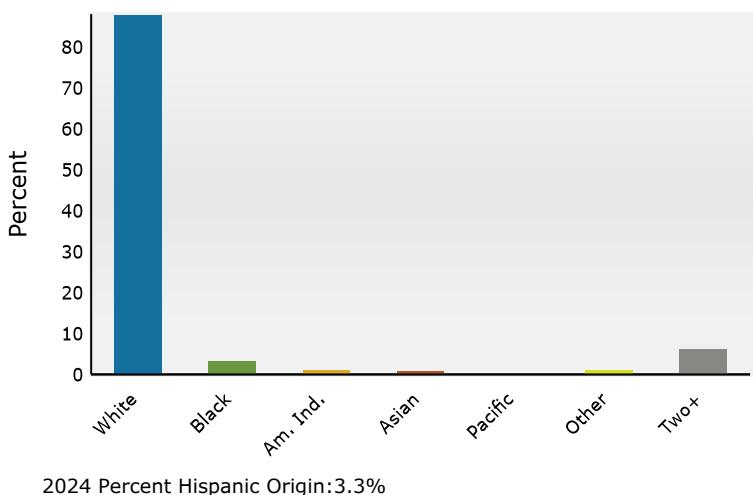
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

 2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 1 - 3 mile radius

 Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

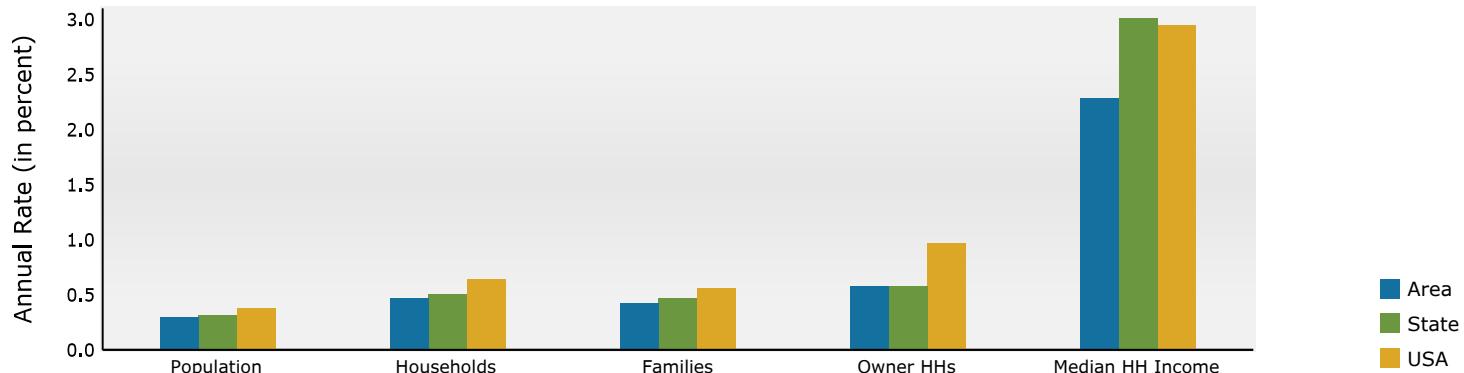
Summary	Census 2010	Census 2020	2024	2029
Population	5,237	6,153	6,356	6,452
Households	1,994	2,341	2,443	2,501
Families	1,612	1,823	1,891	1,931
Average Household Size	2.60	2.61	2.59	2.57
Owner Occupied Housing Units	1,806	2,125	2,234	2,299
Renter Occupied Housing Units	187	216	209	202
Median Age	44.5	45.6	45.5	45.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.30%	0.31%	0.38%	
Households	0.47%	0.50%	0.64%	
Families	0.42%	0.47%	0.56%	
Owner HHs	0.58%	0.58%	0.97%	
Median Household Income	2.28%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	113	4.6%	103	4.1%
\$15,000 - \$24,999	75	3.1%	60	2.4%
\$25,000 - \$34,999	101	4.1%	86	3.4%
\$35,000 - \$49,999	180	7.4%	165	6.6%
\$50,000 - \$74,999	479	19.6%	437	17.5%
\$75,000 - \$99,999	409	16.7%	390	15.6%
\$100,000 - \$149,999	469	19.2%	499	20.0%
\$150,000 - \$199,999	347	14.2%	431	17.2%
\$200,000+	269	11.0%	331	13.2%
Median Household Income	\$89,924		\$100,643	
Average Household Income	\$117,618		\$132,906	
Per Capita Income	\$45,607		\$51,952	
Population by Age	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	295	5.6%	291	4.7%
5 - 9	319	6.1%	374	6.1%
10 - 14	339	6.5%	420	6.8%
15 - 19	323	6.2%	400	6.5%
20 - 24	187	3.6%	254	4.1%
25 - 34	510	9.7%	547	8.9%
35 - 44	685	13.1%	740	12.0%
45 - 54	827	15.8%	835	13.6%
55 - 64	773	14.8%	918	14.9%
65 - 74	595	11.4%	758	12.3%
75 - 84	292	5.6%	475	7.7%
85+	90	1.7%	141	2.3%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	4,965	94.8%	5,439	88.4%
Black Alone	97	1.9%	178	2.9%
American Indian Alone	33	0.6%	36	0.6%
Asian Alone	43	0.8%	64	1.0%
Pacific Islander Alone	1	0.0%	3	0.0%
Some Other Race Alone	43	0.8%	68	1.1%
Two or More Races	57	1.1%	365	5.9%
Hispanic Origin (Any Race)	83	1.6%	203	3.3%
			235	3.7%
			266	4.1%

Data Note: Income is expressed in current dollars.

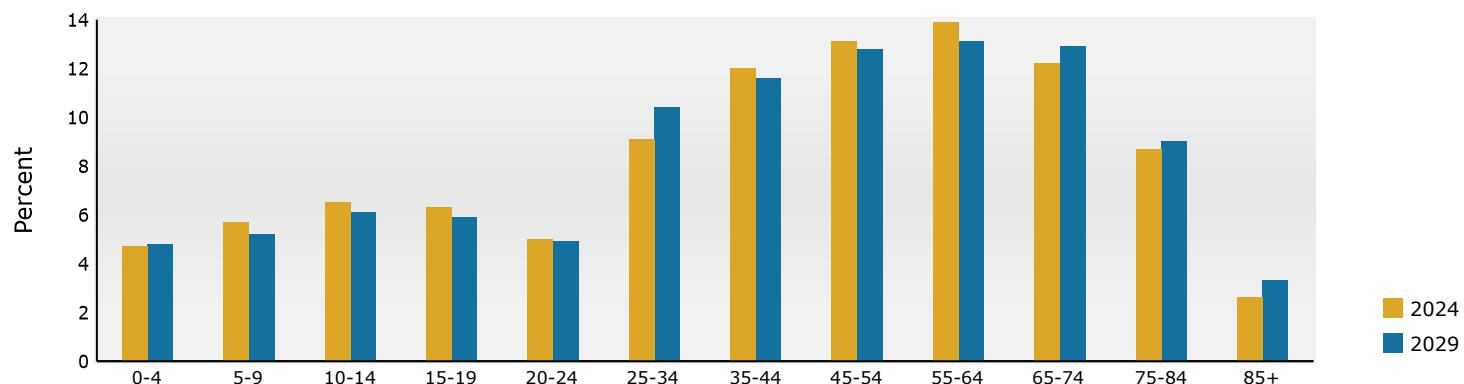
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 28, 2024

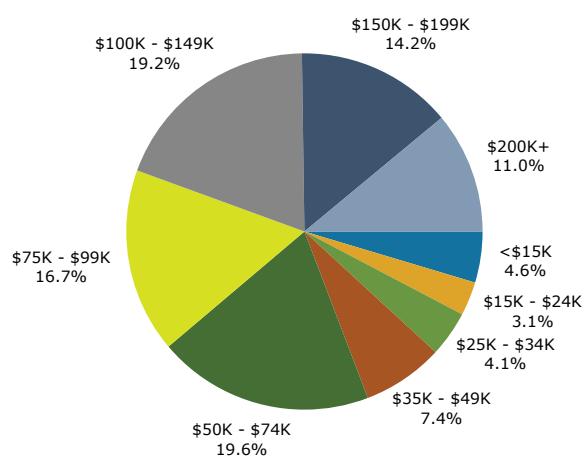
Trends 2024-2029



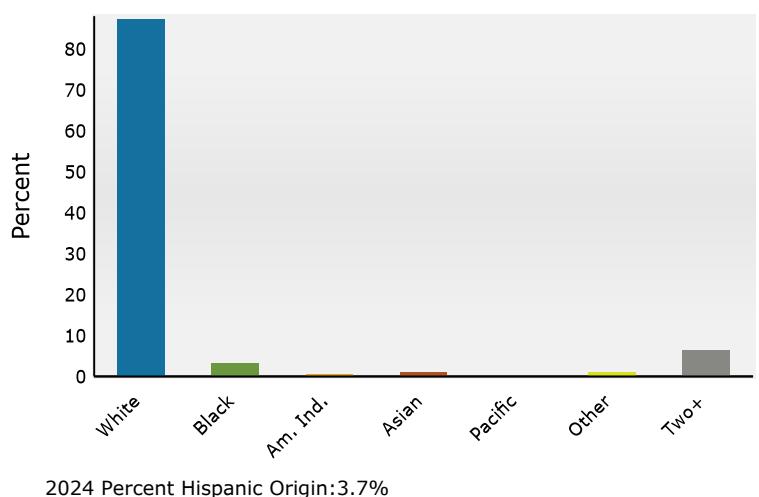
Population by Age



2024 Household Income



2024 Population by Race



Demographic and Income Profile

 2092 N Bethel Rd, Decatur, Alabama, 35603
 Ring band: 3 - 5 mile radius

 Prepared by Esri
 Latitude: 34.53326
 Longitude: -86.89498

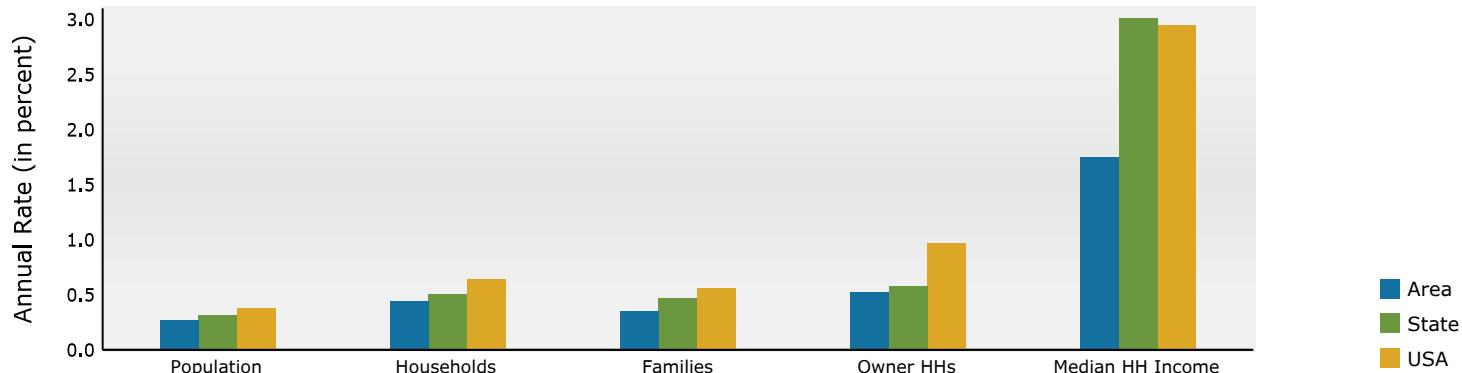
Summary	Census 2010	Census 2020	2024	2029
Population	9,317	9,634	9,830	9,963
Households	3,580	3,731	3,810	3,894
Families	2,691	2,660	2,689	2,737
Average Household Size	2.59	2.58	2.57	2.55
Owner Occupied Housing Units	2,901	2,929	3,021	3,101
Renter Occupied Housing Units	679	802	789	792
Median Age	41.5	42.0	41.8	42.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.27%	0.31%	0.38%	
Households	0.44%	0.50%	0.64%	
Families	0.35%	0.47%	0.56%	
Owner HHs	0.52%	0.58%	0.97%	
Median Household Income	1.75%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	196	5.1%	176	4.5%
\$15,000 - \$24,999	201	5.3%	154	4.0%
\$25,000 - \$34,999	189	5.0%	159	4.1%
\$35,000 - \$49,999	470	12.3%	430	11.0%
\$50,000 - \$74,999	626	16.4%	580	14.9%
\$75,000 - \$99,999	707	18.6%	723	18.6%
\$100,000 - \$149,999	771	20.2%	841	21.6%
\$150,000 - \$199,999	381	10.0%	503	12.9%
\$200,000+	269	7.1%	328	8.4%
Median Household Income	\$81,154		\$88,524	
Average Household Income	\$101,012		\$114,463	
Per Capita Income	\$40,132		\$45,948	
Population by Age	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	553	5.9%	557	5.8%
5 - 9	628	6.7%	569	5.9%
10 - 14	664	7.1%	636	6.6%
15 - 19	621	6.7%	649	6.7%
20 - 24	416	4.5%	509	5.3%
25 - 34	1,006	10.8%	1,102	11.4%
35 - 44	1,217	13.1%	1,157	12.0%
45 - 54	1,505	16.2%	1,246	12.9%
55 - 64	1,217	13.1%	1,386	14.4%
65 - 74	855	9.2%	1,050	10.9%
75 - 84	488	5.2%	610	6.3%
85+	145	1.6%	164	1.7%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	8,196	88.0%	7,816	81.1%
Black Alone	582	6.2%	637	6.6%
American Indian Alone	68	0.7%	68	0.7%
Asian Alone	59	0.6%	99	1.0%
Pacific Islander Alone	4	0.0%	9	0.1%
Some Other Race Alone	274	2.9%	350	3.6%
Two or More Races	135	1.4%	655	6.8%
Hispanic Origin (Any Race)	435	4.7%	609	6.3%
			680	6.9%
			753	7.6%

Data Note: Income is expressed in current dollars.

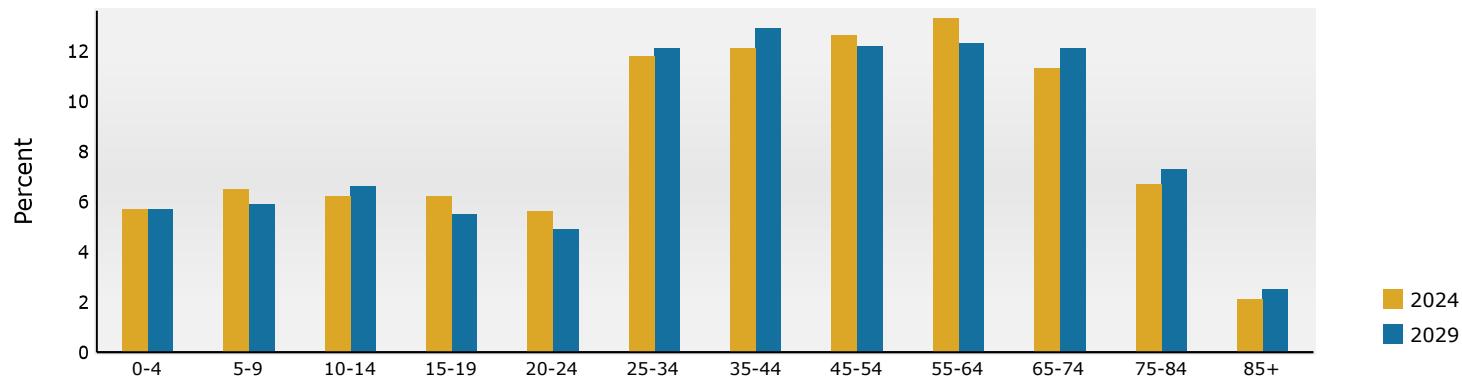
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 28, 2024

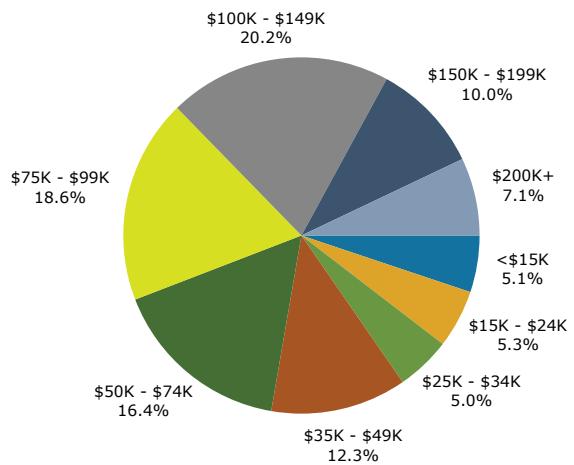
Trends 2024-2029



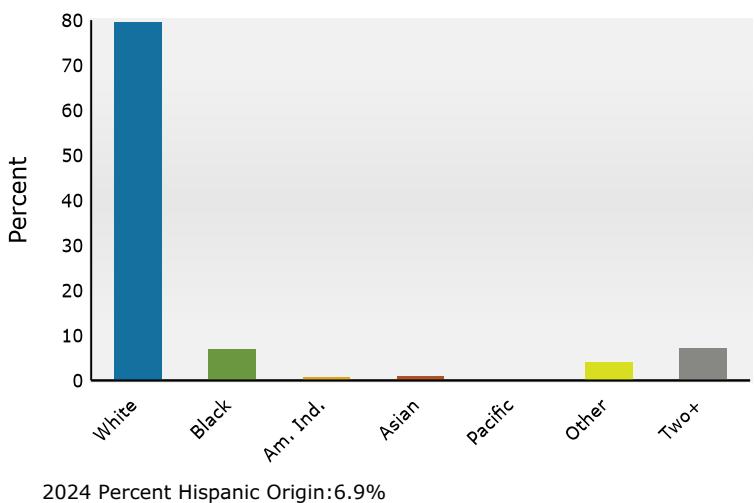
Population by Age



2024 Household Income

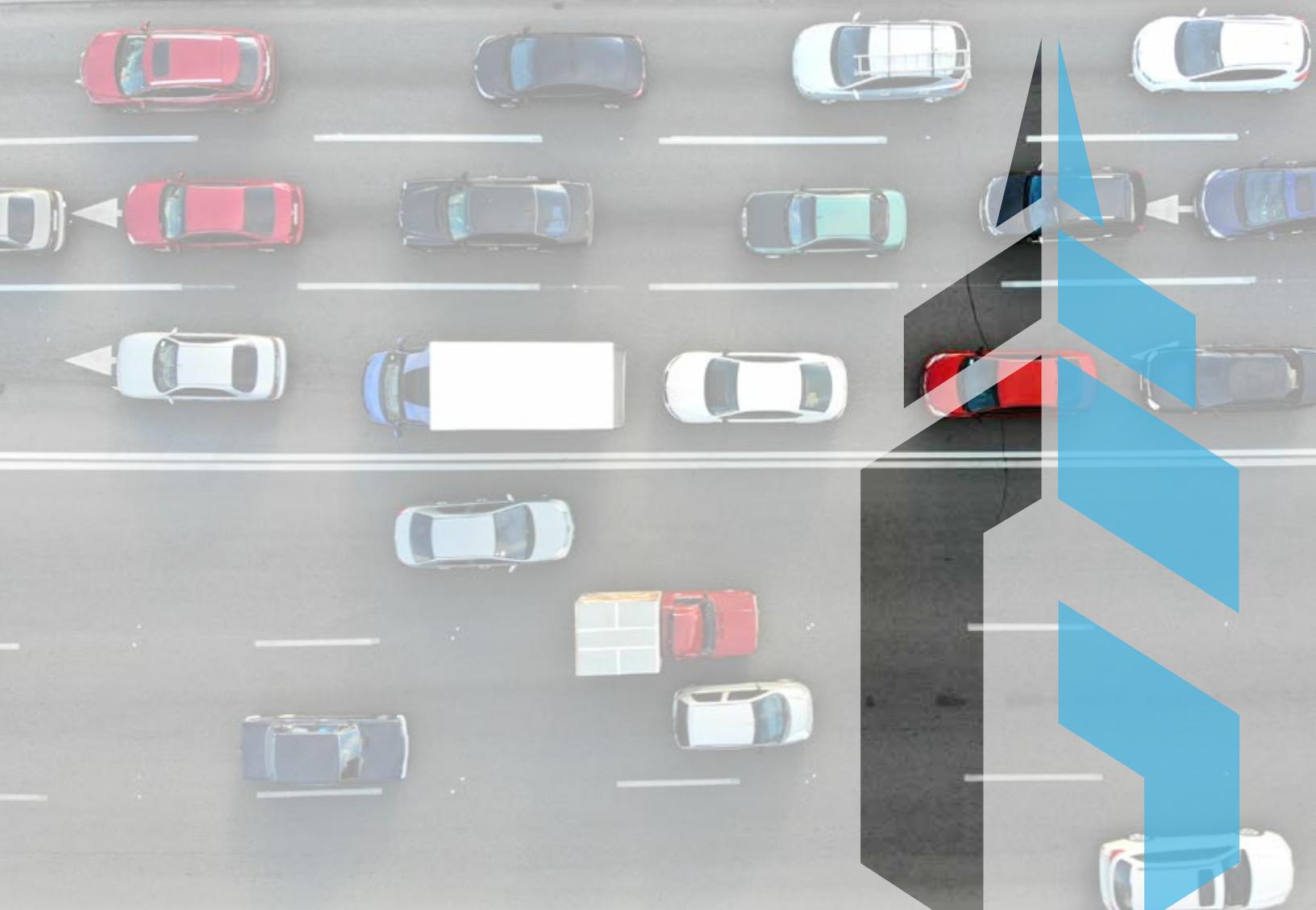


2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 28, 2024



DEVELOPMENT ACREAGE

TRAFFIC DATA

+/- 29 Acres - Priceville, Alabama

Traffic Count Map

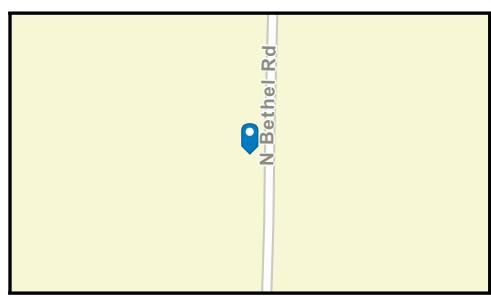
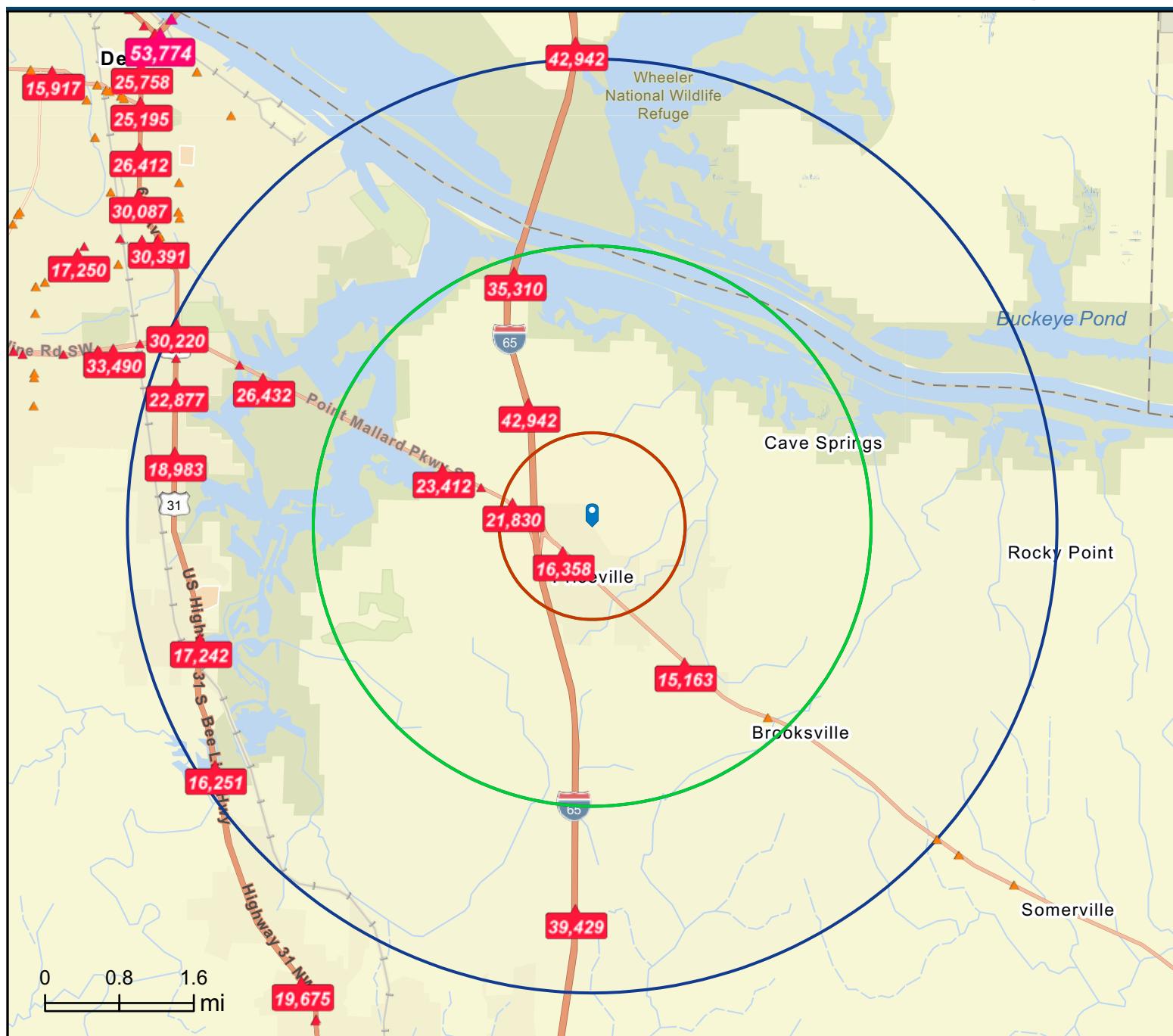
2092 N Bethel Rd, Decatur, Alabama, 35603

Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri

Latitude: 34.53326

Longitude: -86.89498


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 (Q2 2024).

October 28, 2024

Traffic Count Map - Close Up

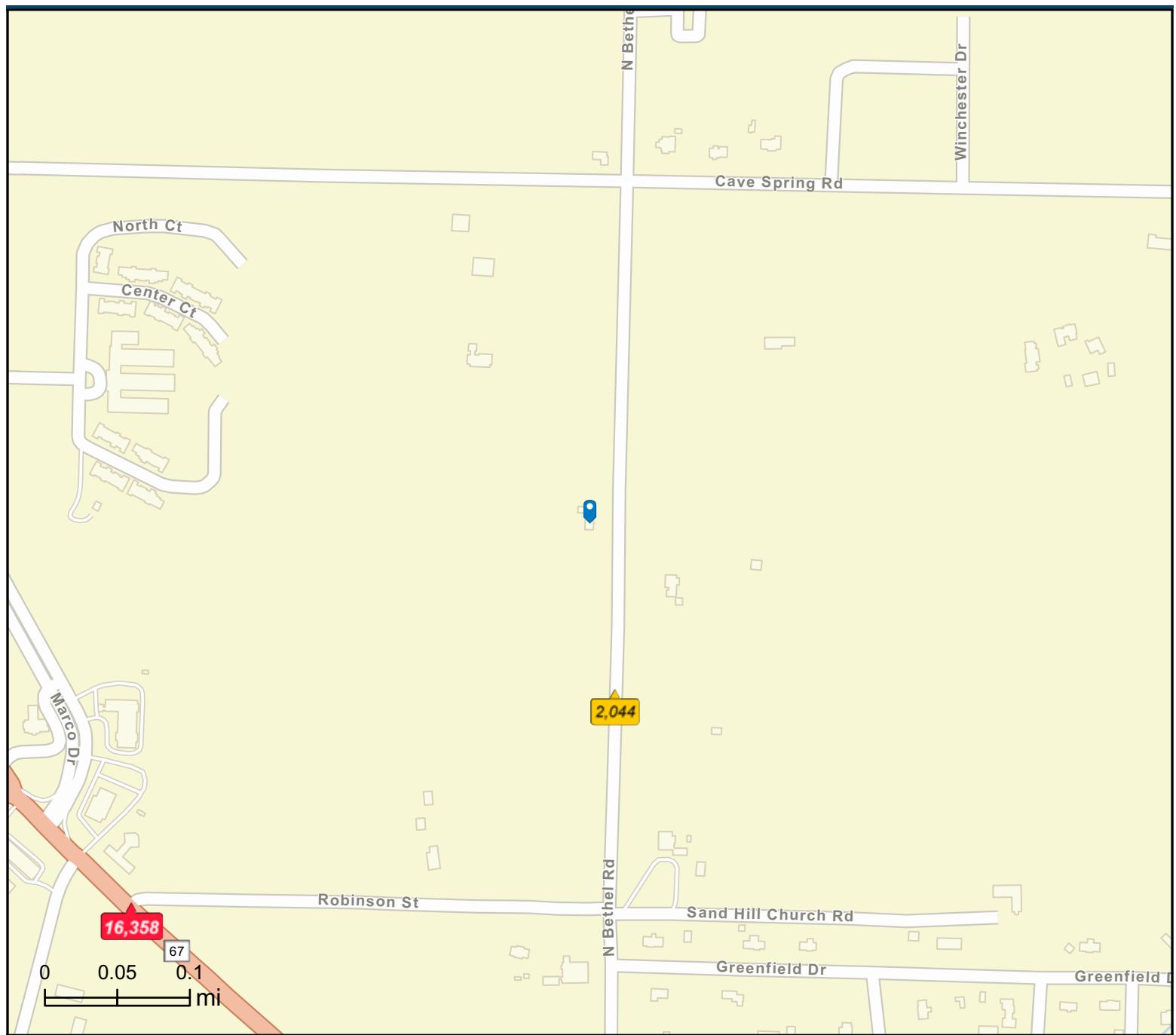
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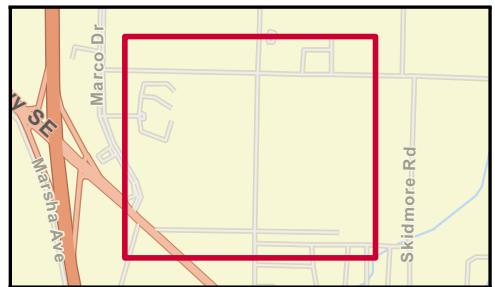
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day





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