

# DEVELOPMENT ACREAGE

+/- 29 Acres - Priceville, Alabama



**GATEWAY**  
COMMERCIAL BROKERAGE

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

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## 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



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# PROPERTY INFORMATION

+/- 29 Acres - Priceville, Alabama



# AVAILABLE PARCELS







PROPERTY INFORMATION

# FLOOD ZONE



RiskMeter

CoreLogic

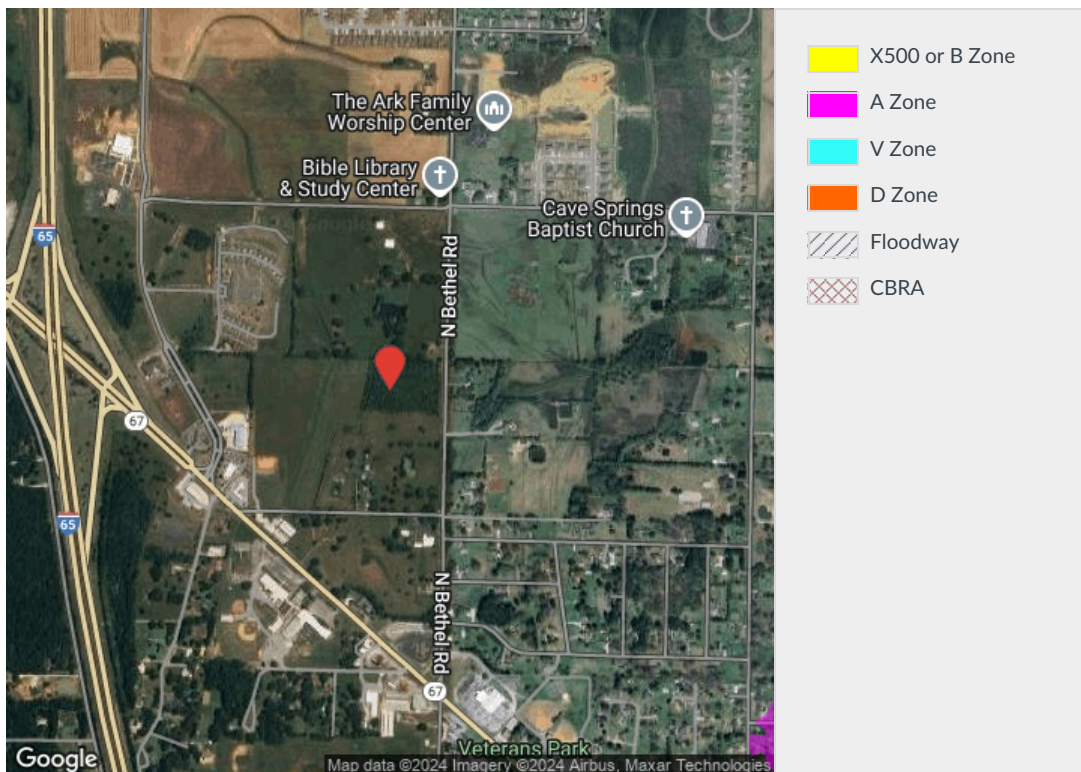
2092 N BETHEL RD DECATUR, AL 35603-5416

LOCATION ACCURACY: *User-defined location*

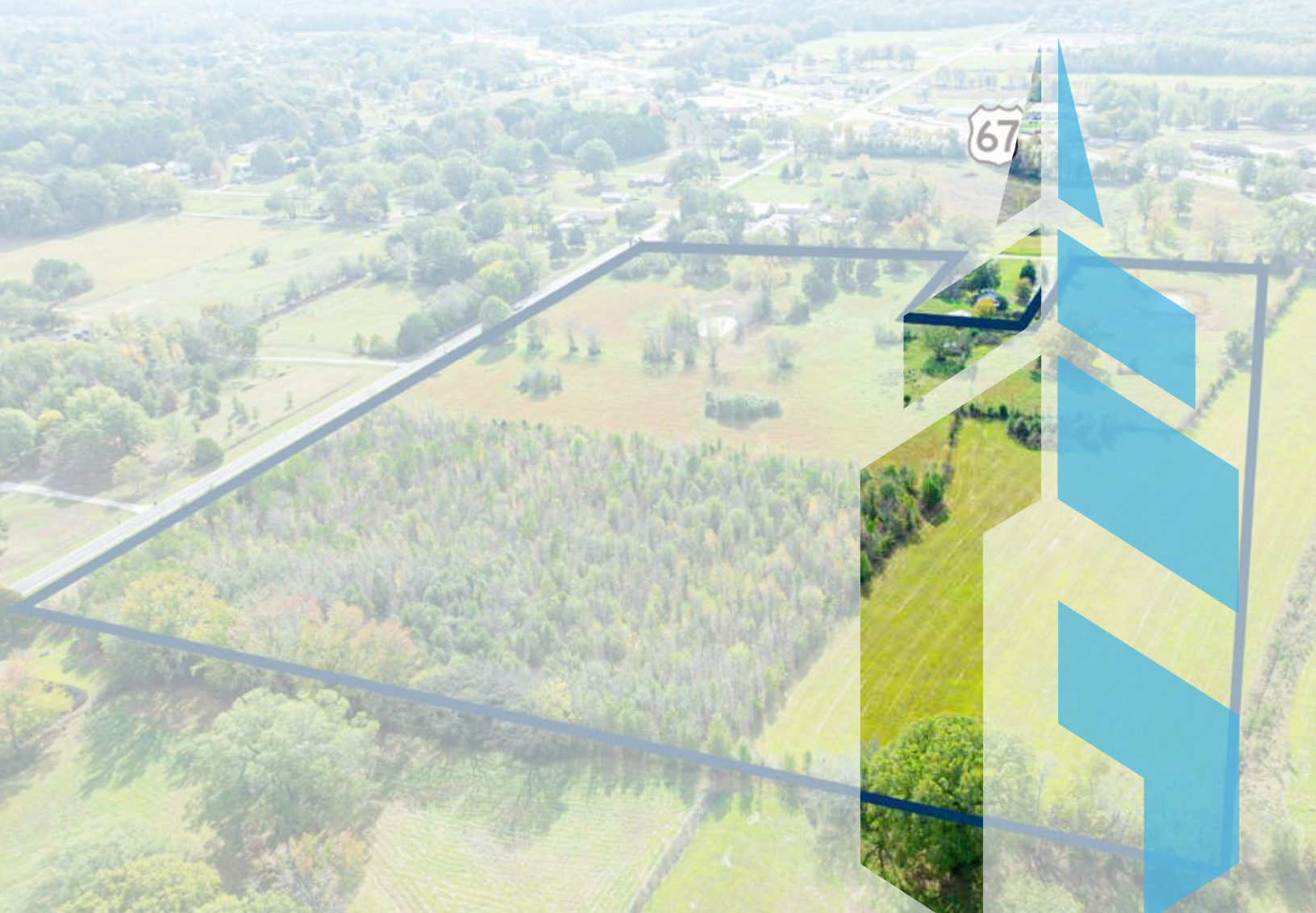
## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010448	PANEL	0092F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0092F





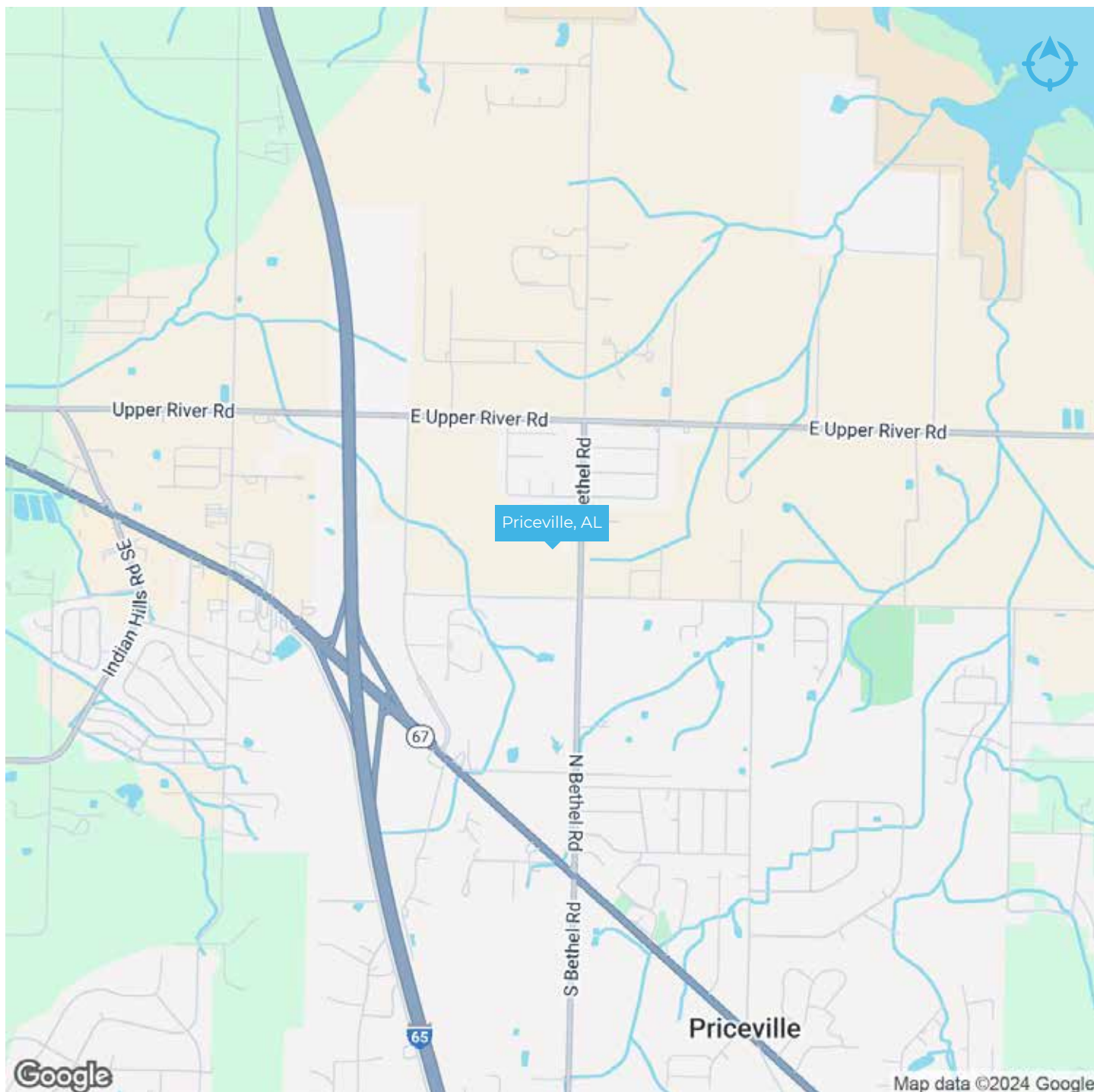


DEVELOPMENT ACREAGE

# LOCATION INFORMATION

+/- 29 Acres - Priceville, Alabama



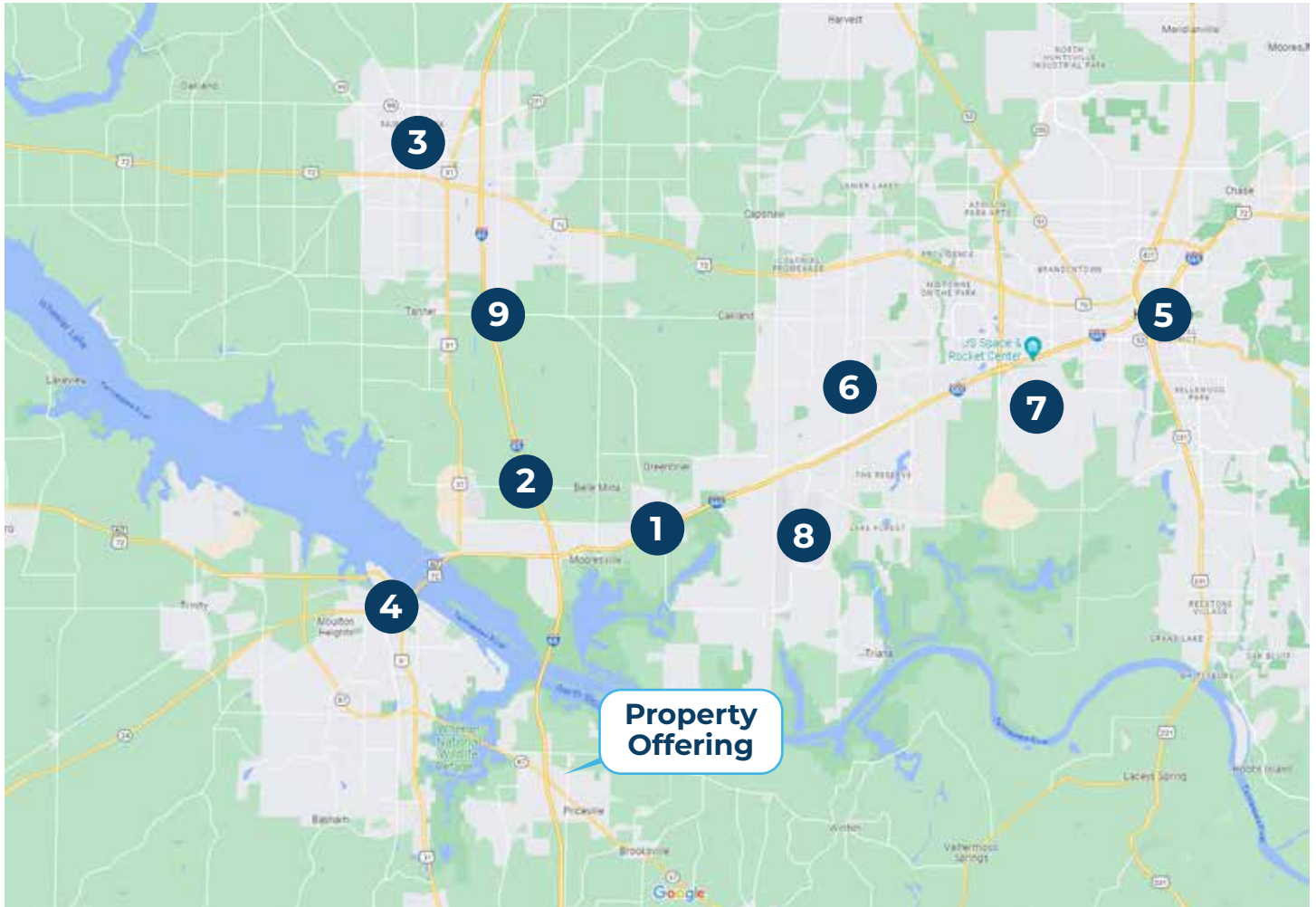


# RETAILER MAP





# PROXIMITY TO POINTS OF INTEREST



#	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



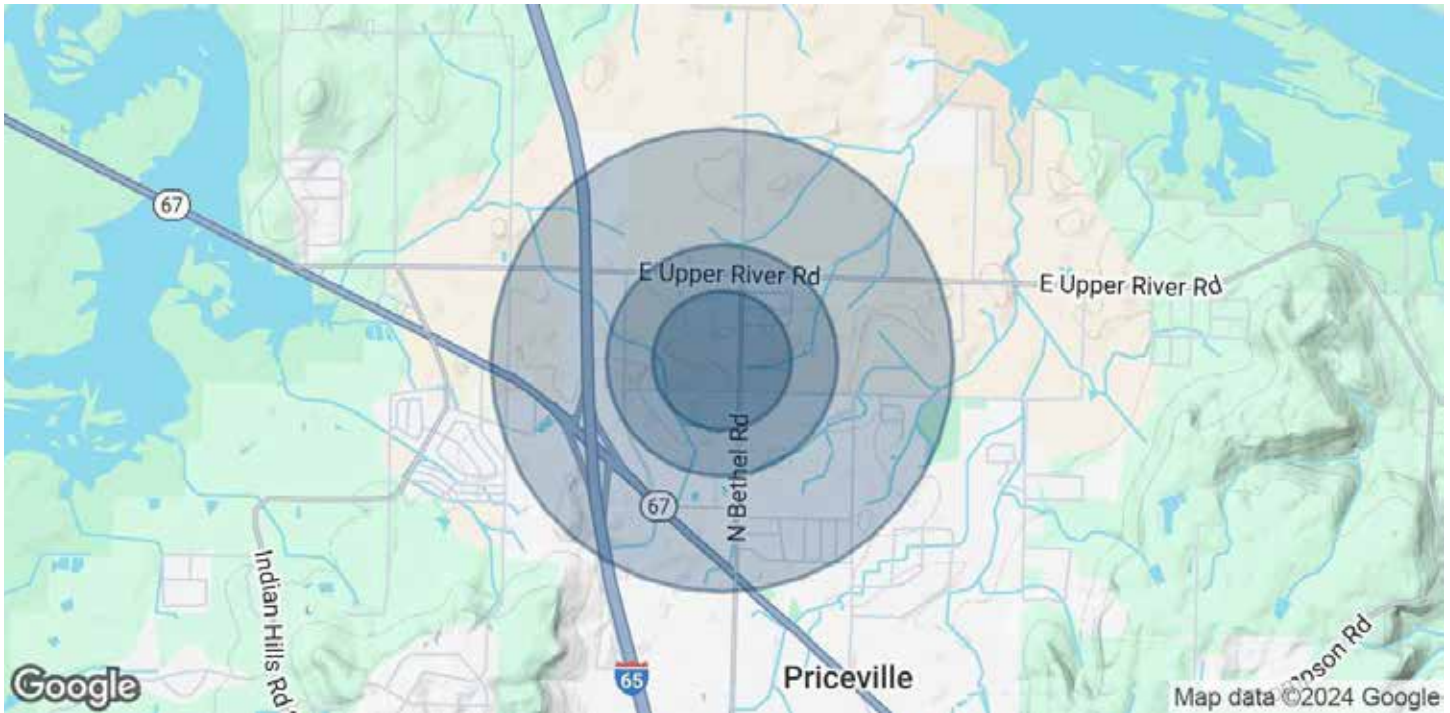
DEVELOPMENT ACREAGE

# DEMOGRAPHIC DATA

+/- 29 Acres - Priceville, Alabama



# DEMOGRAPHICS MAP & REPORT



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%			
					2024		2029			
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					

**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

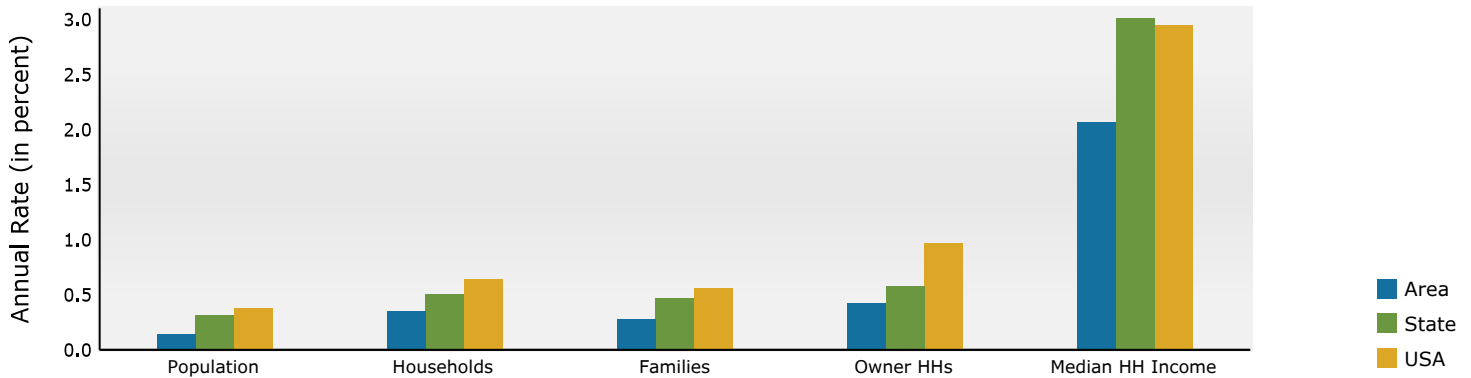


## Demographic and Income Profile

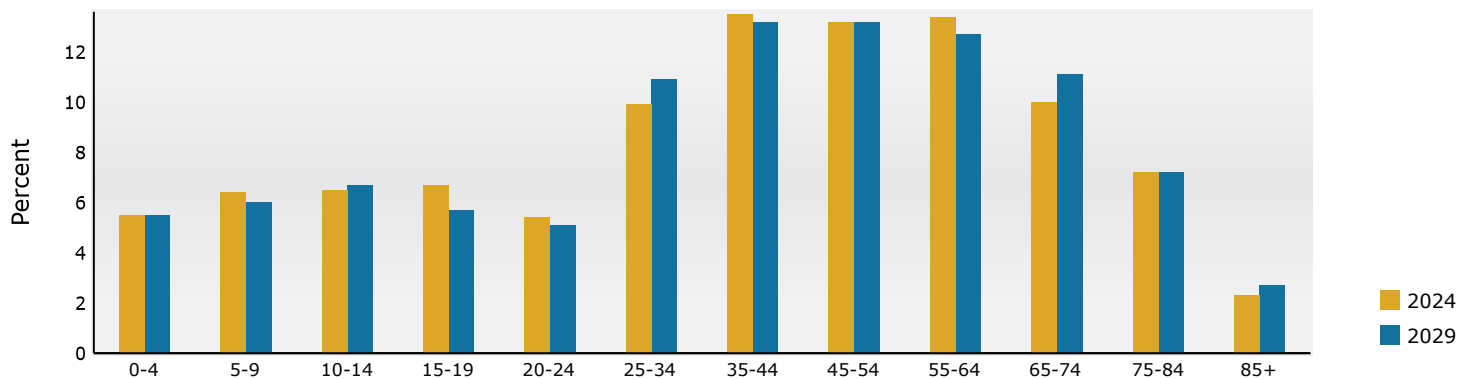
2092 N Bethel Rd, Decatur, Alabama, 35603  
Ring band: 0 - 1 mile radius

Prepared by Esri  
Latitude: 34.53326  
Longitude: -86.89498

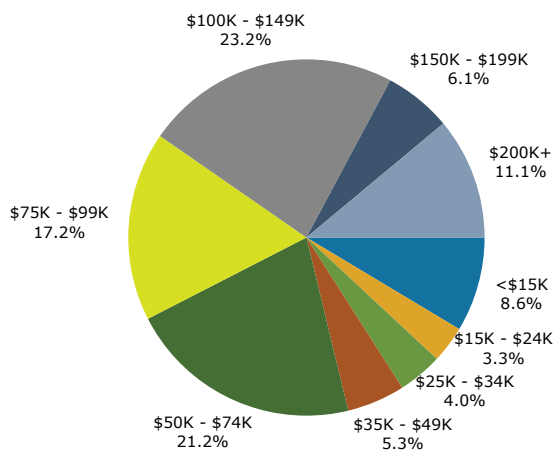
### Trends 2024-2029



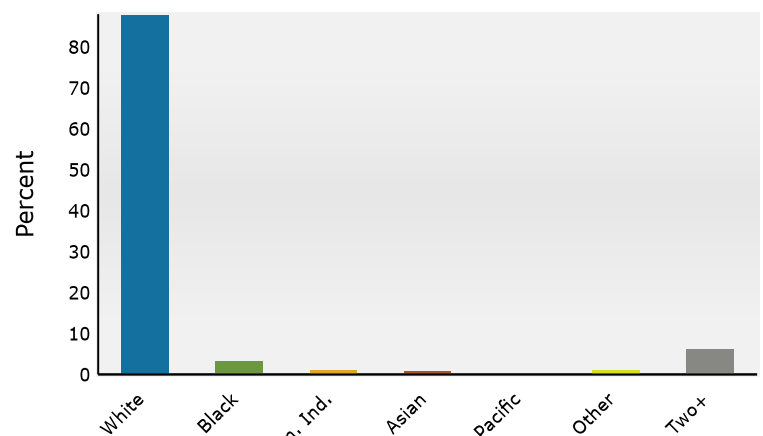
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 3.3%

## 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					2024		2029			
					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	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			295	5.6%	291	4.7%	300	4.7%	309	4.8%
5 - 9			319	6.1%	374	6.1%	365	5.7%	336	5.2%
10 - 14			339	6.5%	420	6.8%	416	6.5%	393	6.1%
15 - 19			323	6.2%	400	6.5%	399	6.3%	381	5.9%
20 - 24			187	3.6%	254	4.1%	317	5.0%	317	4.9%
25 - 34			510	9.7%	547	8.9%	578	9.1%	671	10.4%
35 - 44			685	13.1%	740	12.0%	763	12.0%	748	11.6%
45 - 54			827	15.8%	835	13.6%	834	13.1%	829	12.8%
55 - 64			773	14.8%	918	14.9%	885	13.9%	845	13.1%
65 - 74			595	11.4%	758	12.3%	774	12.2%	830	12.9%
75 - 84			292	5.6%	475	7.7%	556	8.7%	580	9.0%
85+			90	1.7%	141	2.3%	168	2.6%	213	3.3%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			4,965	94.8%	5,439	88.4%	5,547	87.3%	5,557	86.1%
Black Alone			97	1.9%	178	2.9%	203	3.2%	224	3.5%
American Indian Alone			33	0.6%	36	0.6%	39	0.6%	39	0.6%
Asian Alone			43	0.8%	64	1.0%	73	1.1%	82	1.3%
Pacific Islander Alone			1	0.0%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone			43	0.8%	68	1.1%	79	1.2%	90	1.4%
Two or More Races			57	1.1%	365	5.9%	413	6.5%	458	7.1%
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

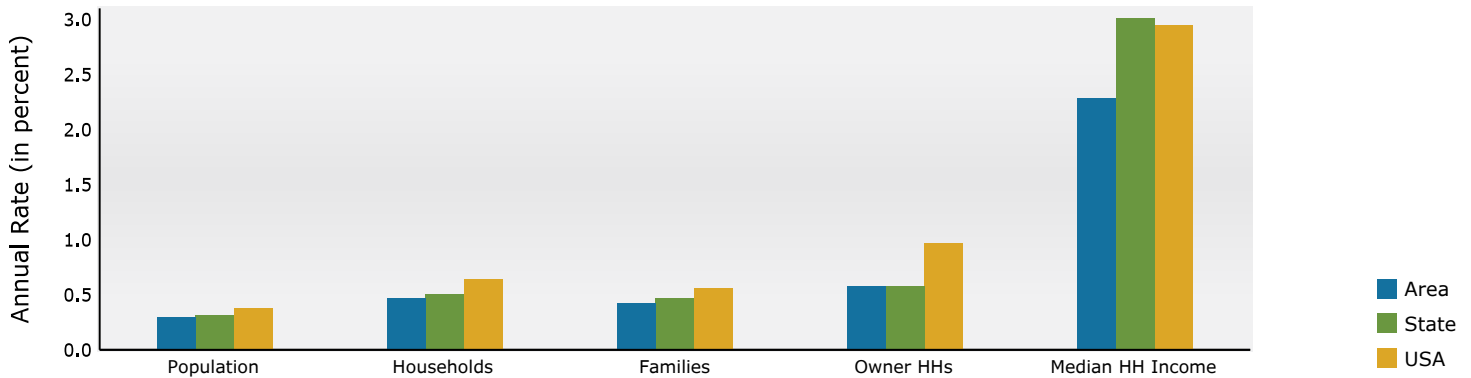


## Demographic and Income Profile

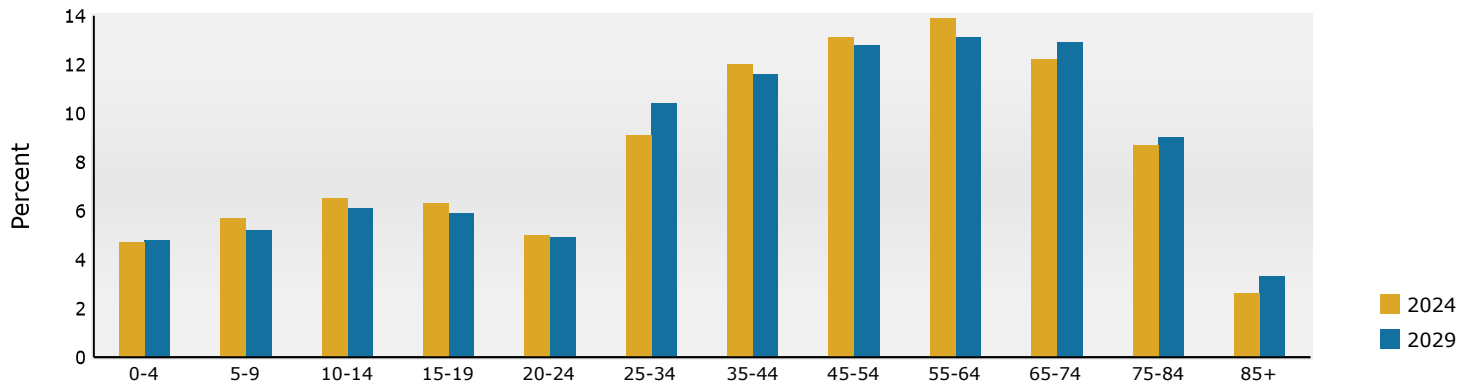
2092 N Bethel Rd, Decatur, Alabama, 35603  
Ring band: 1 - 3 mile radius

Prepared by Esri  
Latitude: 34.53326  
Longitude: -86.89498

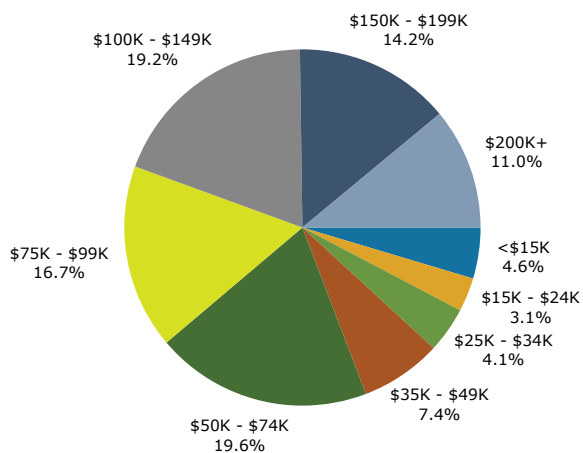
### Trends 2024-2029



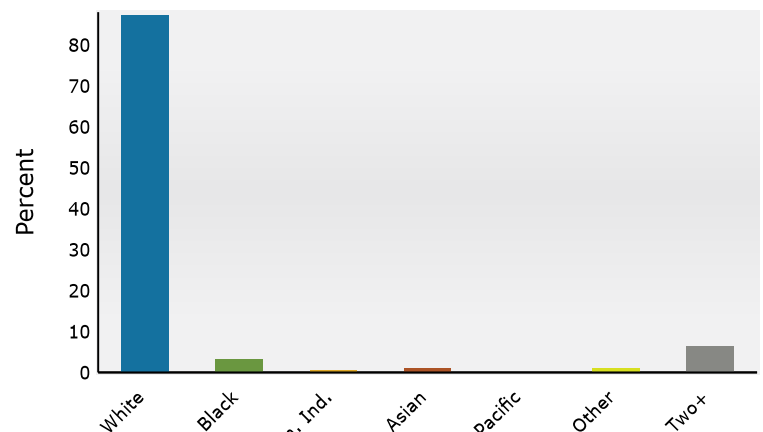
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 3.7%

## 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					2024		2029			
					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	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			553	5.9%	557	5.8%	557	5.7%	564	5.7%
5 - 9			628	6.7%	569	5.9%	637	6.5%	586	5.9%
10 - 14			664	7.1%	636	6.6%	605	6.2%	653	6.6%
15 - 19			621	6.7%	649	6.7%	607	6.2%	550	5.5%
20 - 24			416	4.5%	509	5.3%	550	5.6%	493	4.9%
25 - 34			1,006	10.8%	1,102	11.4%	1,158	11.8%	1,209	12.1%
35 - 44			1,217	13.1%	1,157	12.0%	1,188	12.1%	1,288	12.9%
45 - 54			1,505	16.2%	1,246	12.9%	1,242	12.6%	1,213	12.2%
55 - 64			1,217	13.1%	1,386	14.4%	1,309	13.3%	1,224	12.3%
65 - 74			855	9.2%	1,050	10.9%	1,113	11.3%	1,207	12.1%
75 - 84			488	5.2%	610	6.3%	662	6.7%	730	7.3%
85+			145	1.6%	164	1.7%	202	2.1%	247	2.5%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			8,196	88.0%	7,816	81.1%	7,829	79.6%	7,767	77.9%
Black Alone			582	6.2%	637	6.6%	693	7.0%	761	7.6%
American Indian Alone			68	0.7%	68	0.7%	78	0.8%	80	0.8%
Asian Alone			59	0.6%	99	1.0%	108	1.1%	122	1.2%
Pacific Islander Alone			4	0.0%	9	0.1%	9	0.1%	10	0.1%
Some Other Race Alone			274	2.9%	350	3.6%	394	4.0%	438	4.4%
Two or More Races			135	1.4%	655	6.8%	719	7.3%	787	7.9%
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

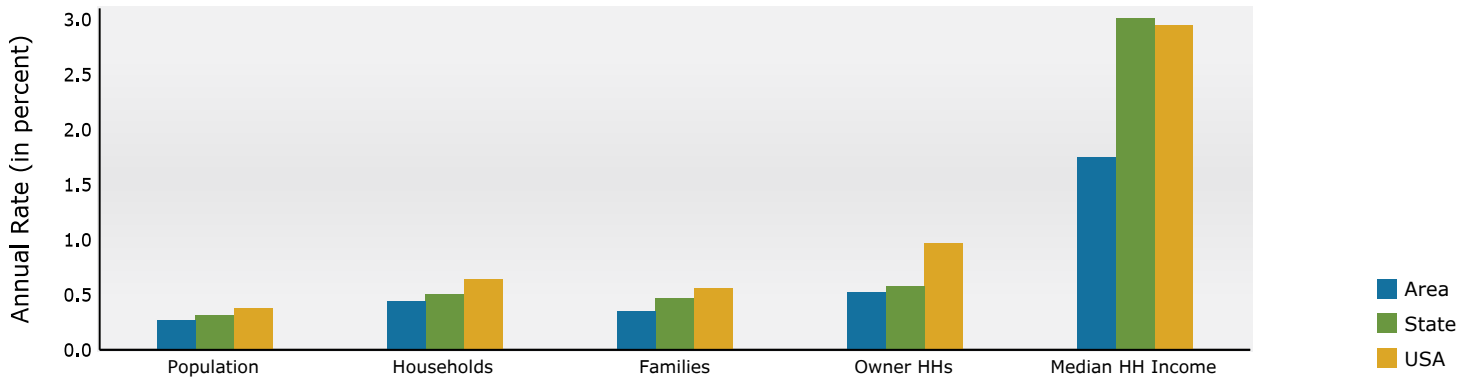


## Demographic and Income Profile

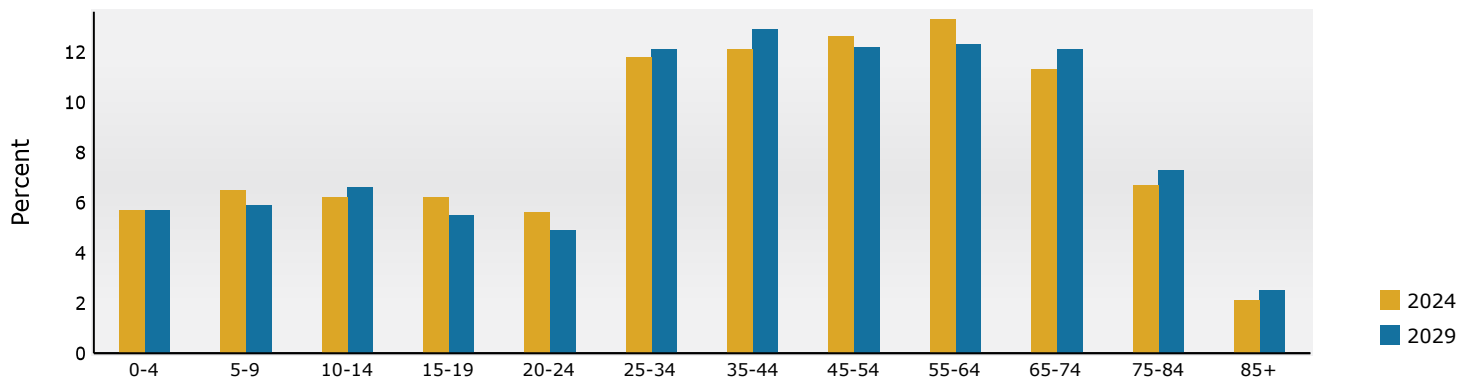
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Ring band: 3 - 5 mile radius

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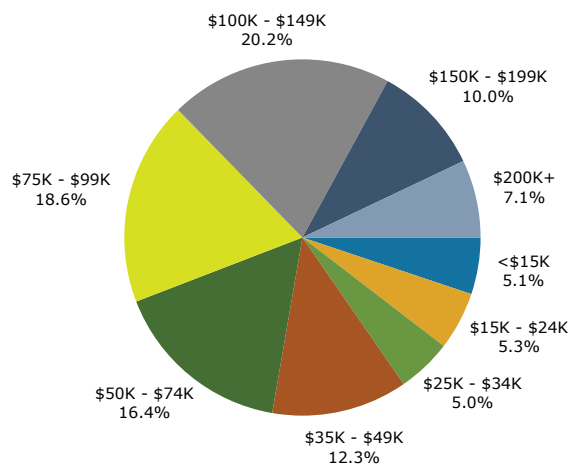
### Trends 2024-2029



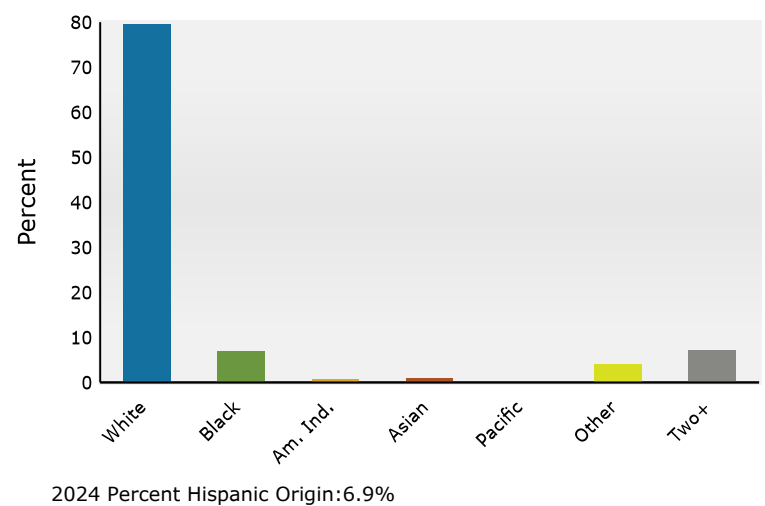
### Population by Age



### 2024 Household Income

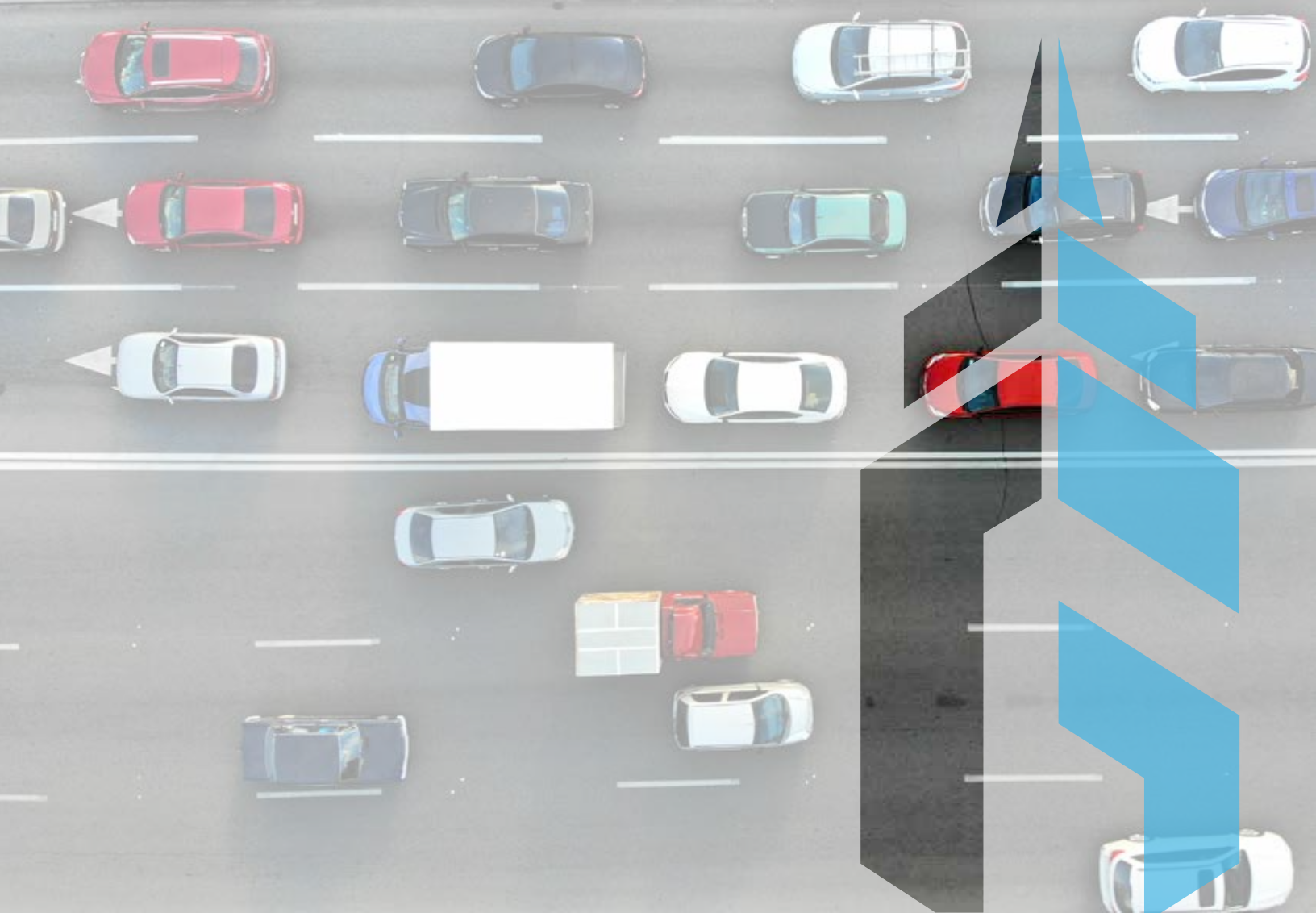


### 2024 Population by Race



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

October 28, 2024



DEVELOPMENT ACREAGE

# TRAFFIC DATA

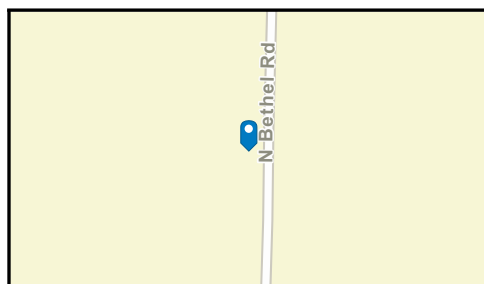
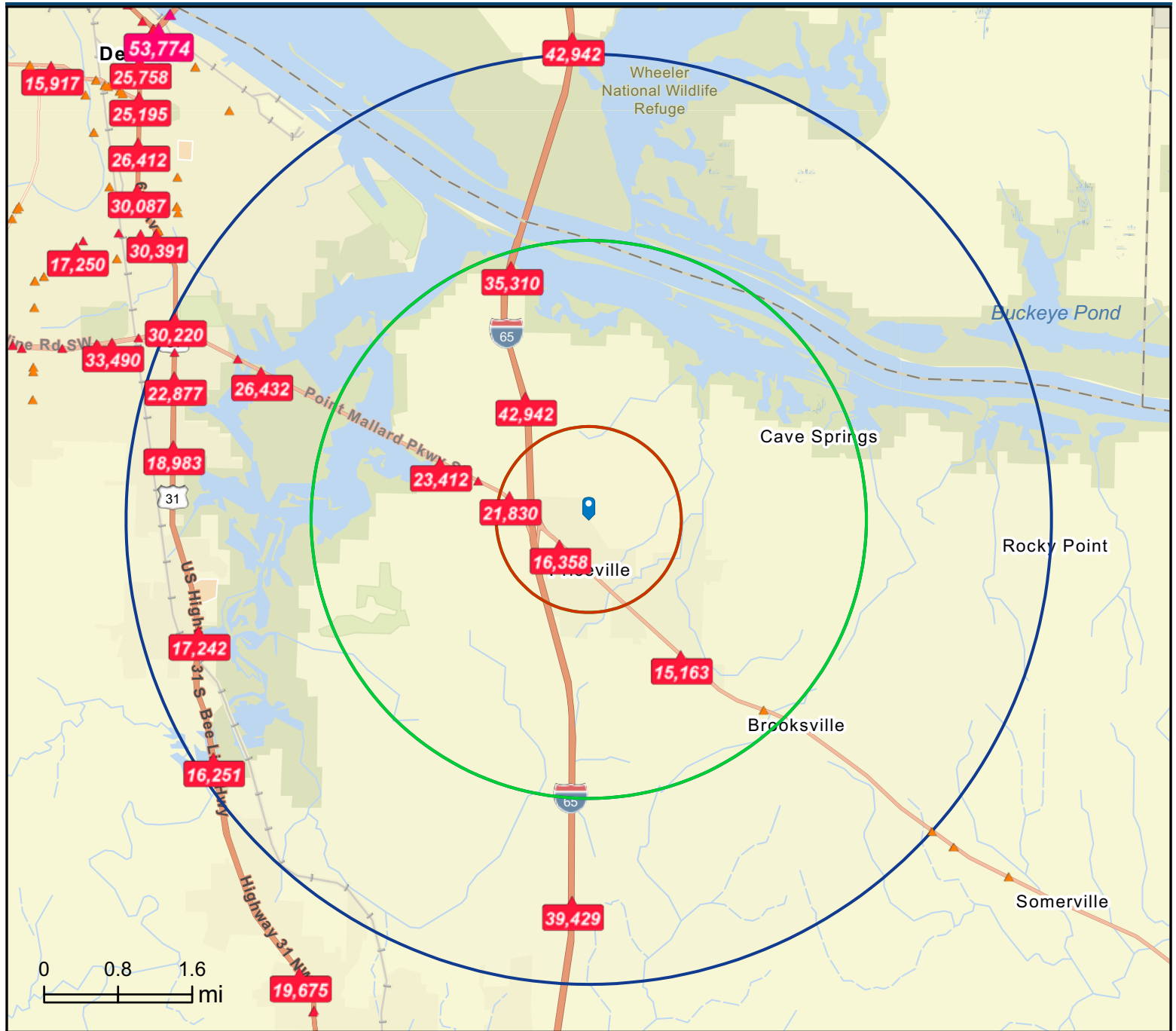
+/- 29 Acres - Priceville, Alabama



# Traffic Count Map

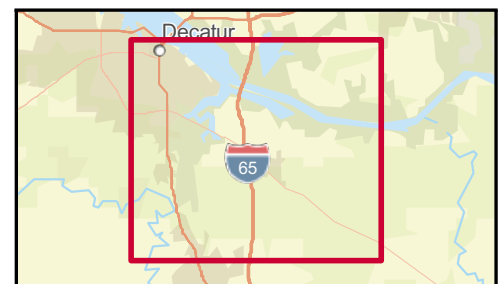
2092 N Bethel Rd, Decatur, Alabama, 35603  
Ring bands: 0-1, 1-3, 3-5 mile radii

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



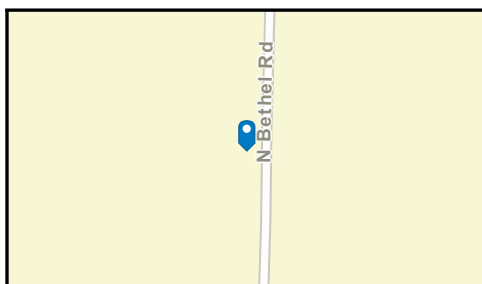
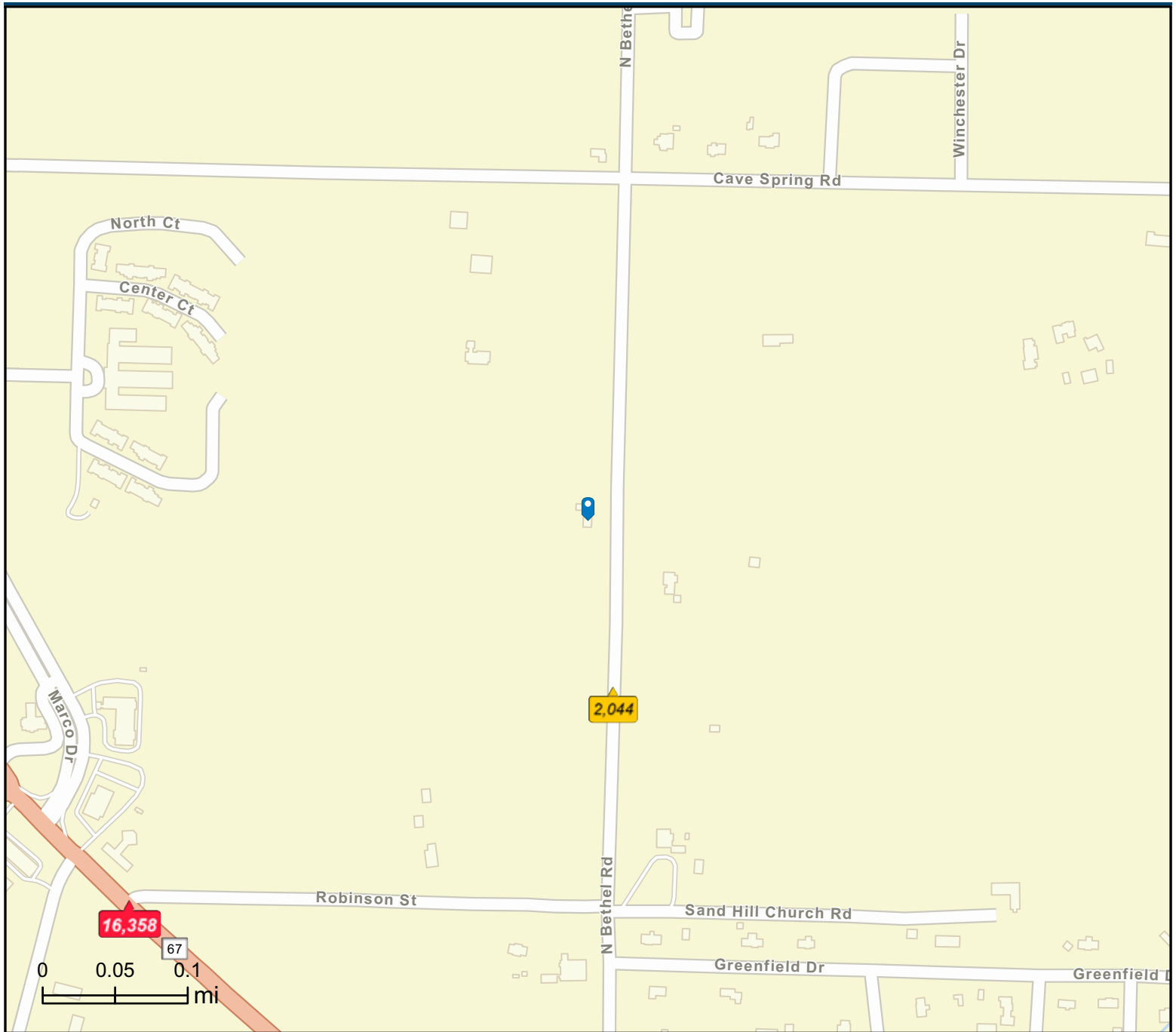
Source: ©2024 Kalibrate Technologies (Q2 2024).

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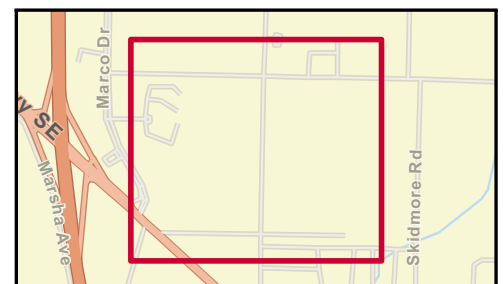
## Traffic Count Map - Close Up

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





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