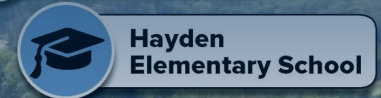


\$1 Auction - 4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA

Adj. To 45 Main St, Hayden, AL 35079 Online

Auction December 9-11





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Activity ID #ZAF1240193

Marcus & Millichap

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marcusmillichap.com

ONLINE AUCTION



AUCTION DATES: DECEMBER 9-11, 2024
[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for December 9-11, 2024.

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

AUCTION ADVISORS

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 4.07 ACRES

Marcus & Millichap



AL-160
9,251 VPD





AL-160
9,251 VPD



 **Hayden Primary School**

 **Hayden Elementary School**

 **Hayden High School**

BROKER OF RECORD

Greenhalgh, Eddie

Alabama
(205) 510-9200
License: 0000882980

 **4.07 ACRES**

Marcus & Millichap



Hayden
Community Center



4.07 ACRES

DG market



AL-160
9,251 VPD

 **First Baptist Church Hayden**

 **Hayden Middle School**

 **Blount County Courthouse**

 **DG market**

 **160** **AL-160**
9,251 VPD

 **4.07 ACRES**

OFFERING SUMMARY

 Starting Bid \$1	 Lot Size 4.07 Acres	 Auction Dates December 9 - 11
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AUCTION DETAILS

Starting Bid	\$1
Auction Dates	December 9-11, 2024

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Development Type	Land
Lot Size	4.07 Acres (177,289 SF)
County	Blount
Parcel Number	22-04-20-0-000-016.002, -05-21-0-001-045.000, -.002, -047.000, .003
Address	adj. to 45 Main Street - Hayden, AL 35079
Taxes (2023)	\$203.78





Hayden Primary School



Hayden Elementary School



Hayden High School



AL-160
9,251 VPD



4.07 ACRES

\$1 AUCTION - 4 ACRE PARCEL | DOLLAR GENERAL MARKET ADJACENT | BIRMINGHAM MSA

adj. to 45 Main St, Hayden, AL 35079

INVESTMENT OVERVIEW

Register to Bid and Access Due Diligence Documents on RealINSIGHT Marketplace - <https://rimarketplace.com/auction/2200/>

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present a ±4.07-acre land parcel located adjacent to 45 Main Street (“Property”) in Hayden, Alabama. This Property offers an exceptional investment opportunity via development and FIRST BID MEETS RESERVE!

The Property is a ±4.07-acre parcel situated adjacent to Dollar General Market with access and visibility on Armstrong Street. The Property sits in a strong commercial corridor and benefits from proximity to AL-160 with traffic counts of 9,251 vehicles per day. Nearby traffic drivers include Subway, Chevron, USPS, Hayden High School, Blount County Courthouse, and Hayden Community Center. Blount County does not have a zoning ordinance, making this site suitable for a variety of commercial uses.

Blount County is conveniently located about 40 miles north of Birmingham, offering access to the city’s economic and employment opportunities while maintaining a quieter, rural environment. The Property benefits from strong demographics with a population of 38,152 residents and an average household income of \$80,223 within a 10-mile radius.

INVESTMENT HIGHLIGHTS

ABSOLUTE \$1 AUCTION | ±4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA | AUCTION DECEMBER 9-11, 2024

±4.07 Acres of Land Adjacent to Dollar General Market in Hayden, AL (Birmingham MSA)

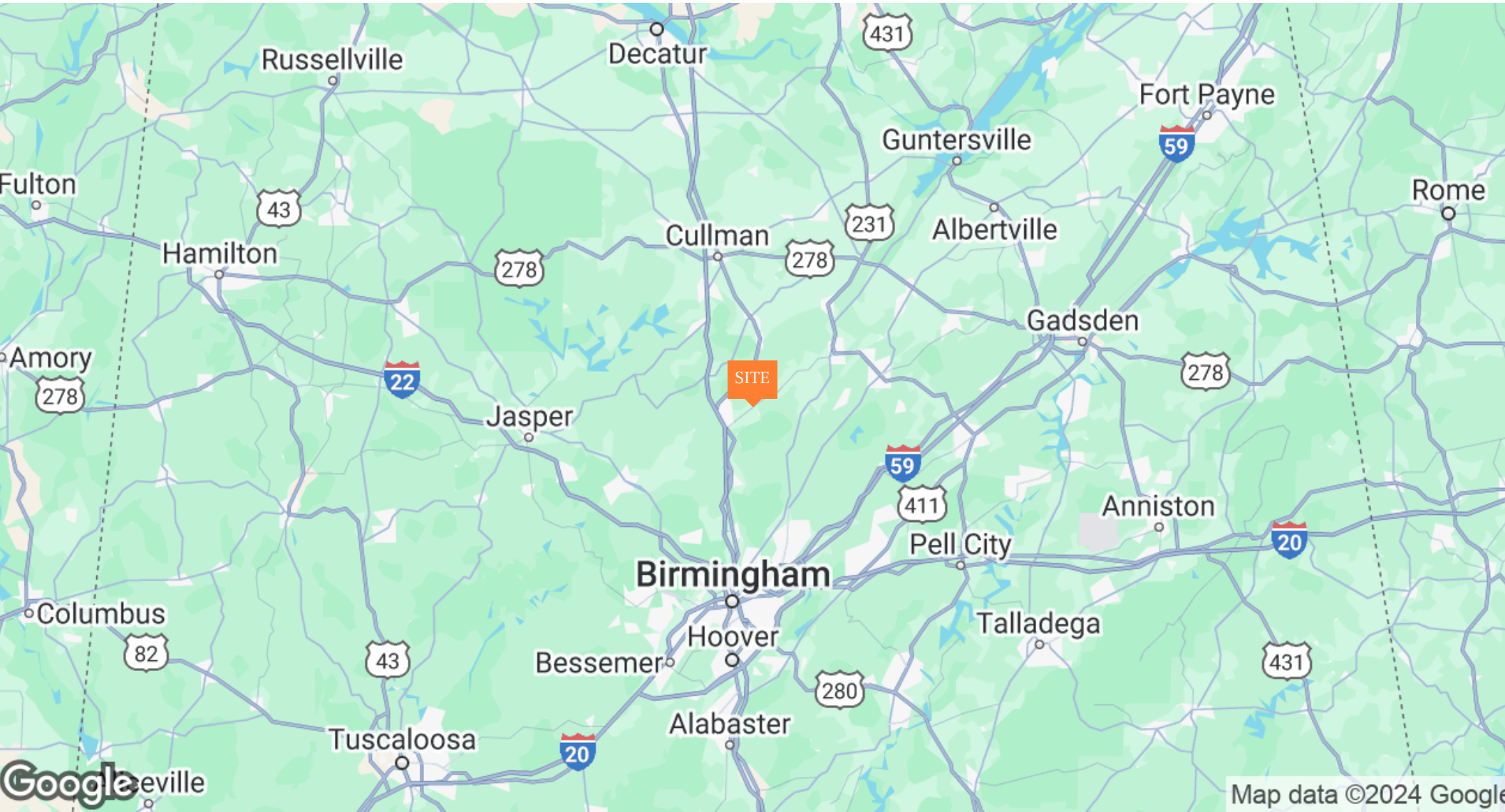
Attractive Demographics with ±38,152 Individuals and Annual Household Income of ±\$80,223 (10-Mile)

Access/Visibility via Armstrong Street near AL-160 with 9,251 VPD Traffic Counts

Flexible Zoning for a Variety of Uses & Activities

Absolute \$1 Auction - NO RESERVE

\$1 Auction - 4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA // REGIONAL MAP



SECTION 1

Market Overview

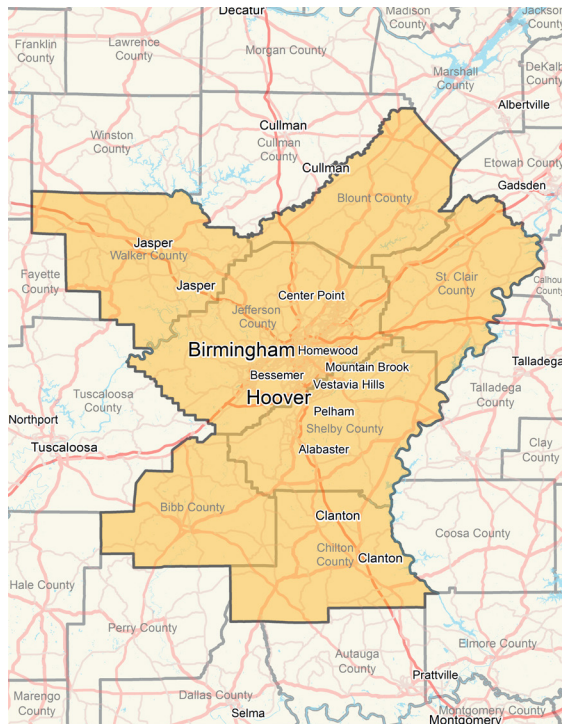
MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

BIRMINGHAM-HOOVER

The Birmingham-Hoover metro contains a population of roughly 1.2 million residents in north central Alabama. The metro is composed of Jefferson, Bibb, Shelby, Blount, Chilton, Walker and St. Clair counties. The most populous city is Birmingham, with more than 200,000 people, followed by Hoover and Vestavia Hills with 93,100 and 37,900 residents, respectively. Population growth is expanding outward from the city along the interstate system into next-ring cities like Alabaster.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



CHANGING LOCAL ECONOMY

A shift is occurring from a manufacturing-dominant economy to include biotechnology and finance firms, which will draw young professionals to the area.



AUTOMOBILE MANUFACTURING AND DISTRIBUTION CENTER

Mercedes-Benz, Honda and Hyundai have production plants in the metro. Mazda Toyota Manufacturing opened a similar facility in Huntsville in 2021.



NASCENT BIOTECH SECTOR

A number of public and private initiatives are driving growth in the life sciences sector. Entering 2024, projects estimated at nearly \$200 million were underway in Alabama, with much of this capital concentrated in Birmingham.

ECONOMY

- Birmingham-Hoover's manufacturing and steel industries have helped the local economy record significant gains in recent years. Some of the metro's largest employers in these sectors include Burkes Mechanical, Kamtek Inc., and SMI Steel.
- Health care industries have become more prominent. The University of Alabama at Birmingham is a leader in biotechnology and medical research.
- The financial sector is expanding. Major banks, insurance companies and other financial institutions, such as BBVA Compass, are represented in the area.

DEMOGRAPHICS



POPULATION
1.2M

Growth 2023-2028*
2.4%



HOUSEHOLDS
475K

Growth 2023-2028*
2.8%



MEDIAN AGE
39.1

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME
\$59,700

U.S. Median
\$68,500

DEMOGRAPHICS // \$1 Auction - 4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA

POPULATION	3 Miles	5 Miles	10 Miles
2028 Projection			
Total Population	4,966	10,544	38,500
2023 Estimate			
Total Population	4,963	10,459	37,974
2020 Census			
Total Population	5,152	10,776	38,331
2010 Census			
Total Population	4,883	10,323	36,062
Daytime Population			
2023 Estimate	4,064	6,801	23,753
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2028 Projection			
Total Households	1,891	4,098	14,990
2023 Estimate			
Total Households	1,884	4,054	14,739
Average (Mean) Household Size	2.6	2.6	2.6
2020 Census			
Total Households	1,884	4,028	14,579
2010 Census			
Total Households	1,808	3,908	13,644

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2023 Estimate			
\$250,000 or More	3.1%	2.9%	1.9%
\$200,000-\$249,999	1.2%	1.1%	1.1%
\$150,000-\$199,999	4.8%	5.1%	4.6%
\$125,000-\$149,999	6.8%	5.6%	4.9%
\$100,000-\$124,999	11.7%	12.4%	9.8%
\$75,000-\$99,999	15.2%	14.0%	13.4%
\$50,000-\$74,999	22.2%	20.8%	20.6%
\$35,000-\$49,999	11.0%	12.7%	13.9%
\$25,000-\$34,999	9.4%	10.0%	9.6%
\$15,000-\$24,999	7.2%	7.2%	9.1%
Under \$15,000	7.5%	8.2%	11.2%
Average Household Income	\$83,669	\$82,321	\$72,380
Median Household Income	\$66,816	\$64,196	\$57,405
Per Capita Income	\$31,764	\$31,913	\$28,108

\$1 Auction - 4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA // DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2023 Estimate	4,963	10,459	37,974
0 to 4 Years	6.4%	6.0%	5.5%
5 to 14 Years	13.9%	12.9%	12.9%
15 to 17 Years	4.3%	4.1%	3.9%
18 to 19 Years	2.3%	2.2%	2.2%
20 to 24 Years	5.2%	5.1%	5.4%
25 to 29 Years	5.8%	5.6%	5.8%
30 to 34 Years	6.6%	6.1%	6.1%
35 to 39 Years	6.5%	6.1%	6.2%
40 to 49 Years	14.5%	14.0%	13.4%
50 to 59 Years	13.7%	13.9%	13.5%
60 to 64 Years	6.2%	6.7%	6.6%
65 to 69 Years	5.1%	6.1%	6.4%
70 to 74 Years	4.1%	5.0%	5.5%
75 to 79 Years	2.5%	3.1%	3.5%
80 to 84 Years	1.4%	1.7%	1.9%
Age 85+	1.2%	1.3%	1.3%
Median Age	39.1	41.3	41.6

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,364	7,286	26,646
Elementary (0-8)	3.6%	4.0%	4.8%
Some High School (9-11)	8.2%	8.8%	11.1%
High School Graduate (12)	34.2%	35.0%	37.1%
Some College (13-15)	23.1%	22.6%	22.3%
Associate Degree Only	14.5%	13.4%	10.8%
Bachelor's Degree Only	10.6%	10.4%	9.1%
Graduate Degree	5.8%	5.8%	4.9%
HOUSING UNITS			
Occupied Units			
2028 Projection	2,019	4,416	16,296
2023 Estimate	2,018	4,372	16,027
Owner Occupied	1,645	3,524	12,322
Renter Occupied	239	530	2,417
Vacant	134	318	1,288
Persons in Units			
2023 Estimate Total Occupied Units	1,884	4,054	14,739
1 Person Units	21.2%	21.0%	22.3%
2 Person Units	34.2%	35.4%	35.6%
3 Person Units	19.4%	18.6%	17.9%
4 Person Units	16.2%	16.0%	15.3%
5 Person Units	6.0%	6.0%	5.9%
6+ Person Units	3.0%	2.9%	3.1%



POPULATION

In 2023, the population in your selected geography is 37,974. The population has changed by 5.30 since 2010. It is estimated that the population in your area will be 38,500 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 41.6, compared with the U.S. average, which is 38.7. The population density in your area is 121 people per square mile.



EMPLOYMENT

In 2023, 16,994 people in your selected area were employed. The 2010 Census revealed that 55.3 percent of employees are in white-collar occupations in this geography, and 29.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 37.00 minutes.



HOUSEHOLDS

There are currently 14,739 households in your selected geography. The number of households has changed by 8.03 since 2010. It is estimated that the number of households in your area will be 14,990 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$174,752 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 11,506.00 owner-occupied housing units and 2,138.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$57,405, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 25.92 since 2010. It is estimated that the median household income in your area will be \$68,564 five years from now, which represents a change of 19.4 percent from the current year.

The current year per capita income in your area is \$28,108, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$72,380, compared with the U.S. average, which is \$100,106.



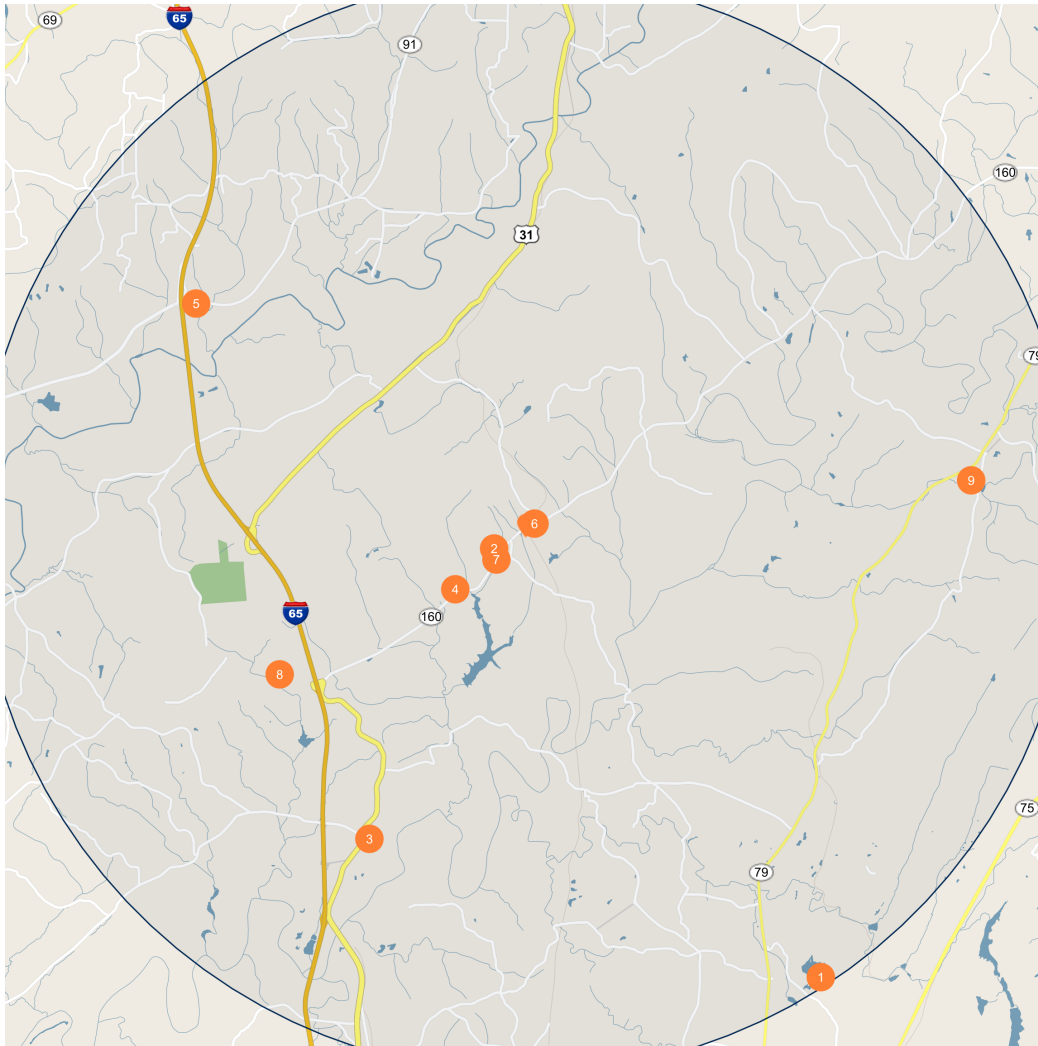
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 4.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.8 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 37.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.3 percent in the selected area compared with the 20.1 percent in the U.S.

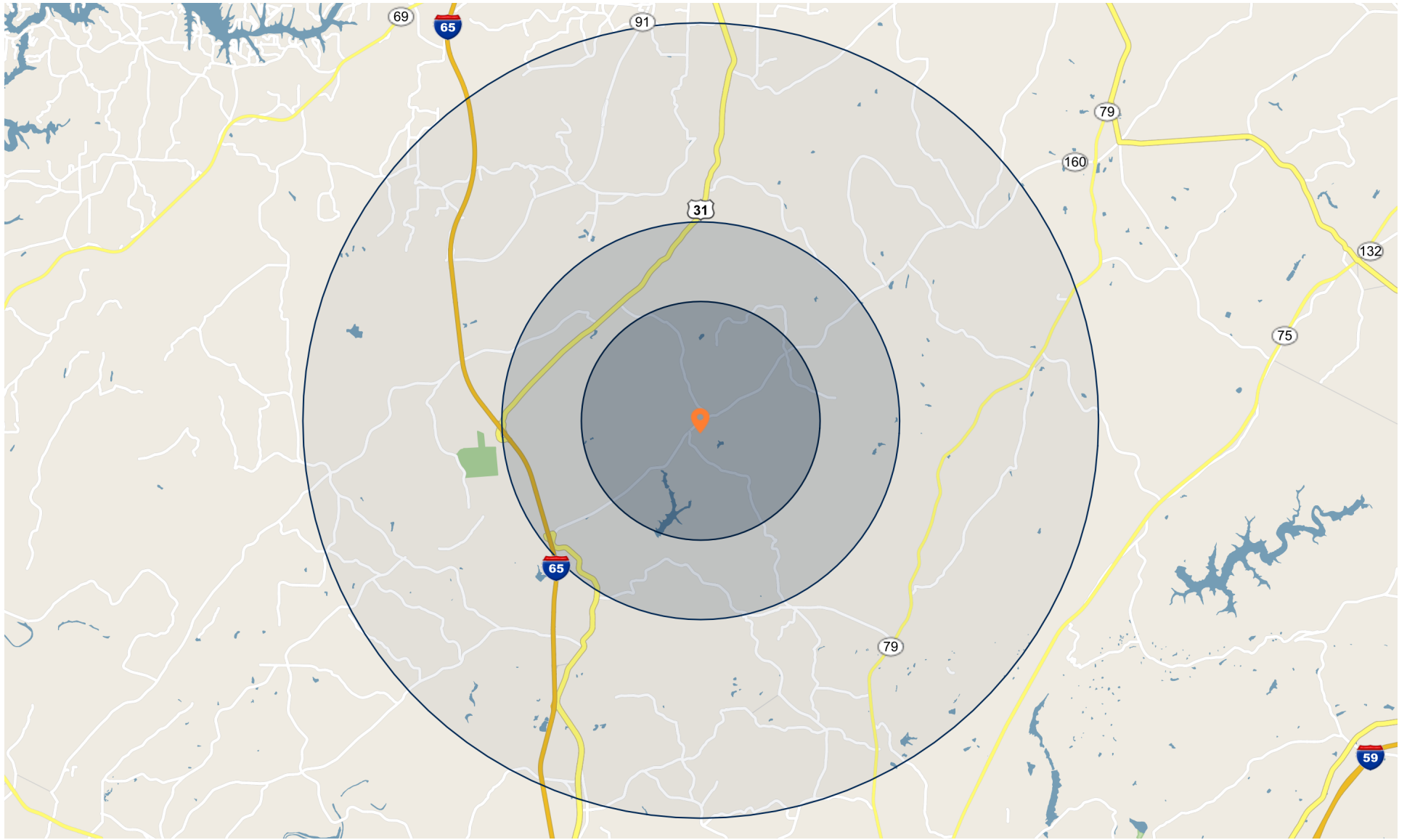
\$1 Auction - 4 Acre Parcel | Dollar General Market Adjacent | Birmingham MSA // DEMOGRAPHICS



Major Employers

Employees

1	Ole Mexican Foods Inc	314
2	Blount County School District-Hayden Primary School	111
3	Russell Super Market Inc-Piggly Wiggly	100
4	Stephens Pipe & Steel LLC	99
5	Action Environmental LLC	85
6	Blount County School District-Hayden Middle School	74
7	Blount County School District-Hayden Elementary School	74
8	Louis Allis LLC-Louis Allis	53
9	Titan Tungsten LLC	50





**Hayden
Community Center**

AUCTION ADVISORS



4.07 ACRES

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DG market

160

**AL-160
9,251 VPD**

Marcus & Millichap