



FARM LAND ALONG ALABAMA 24 IN MOULTON, AL

ALABAMA 24, MOULTON, AL 35650



GATEWAY
COMMERCIAL BROKERAGE

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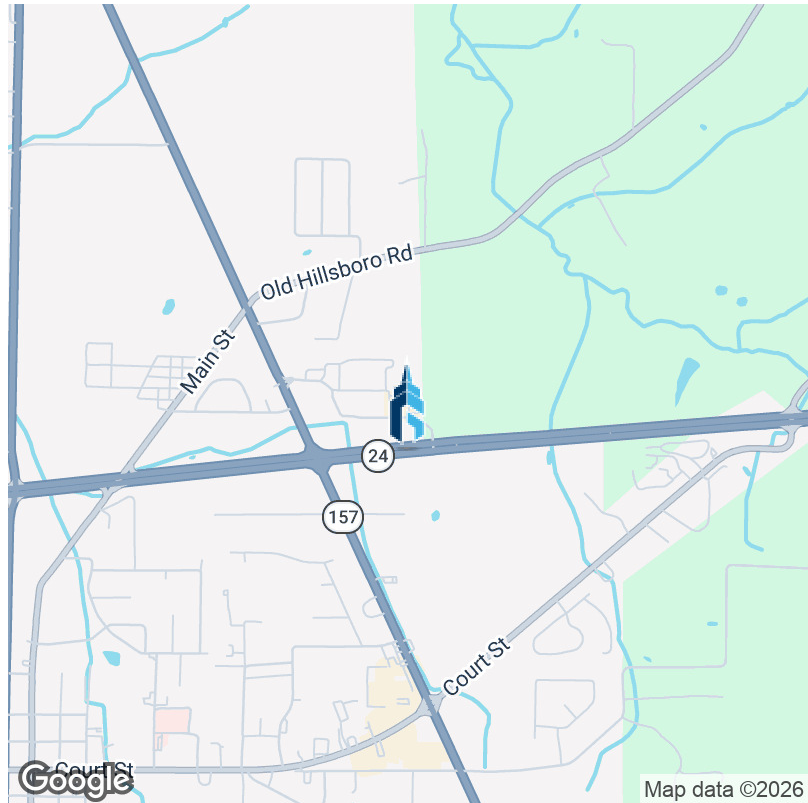
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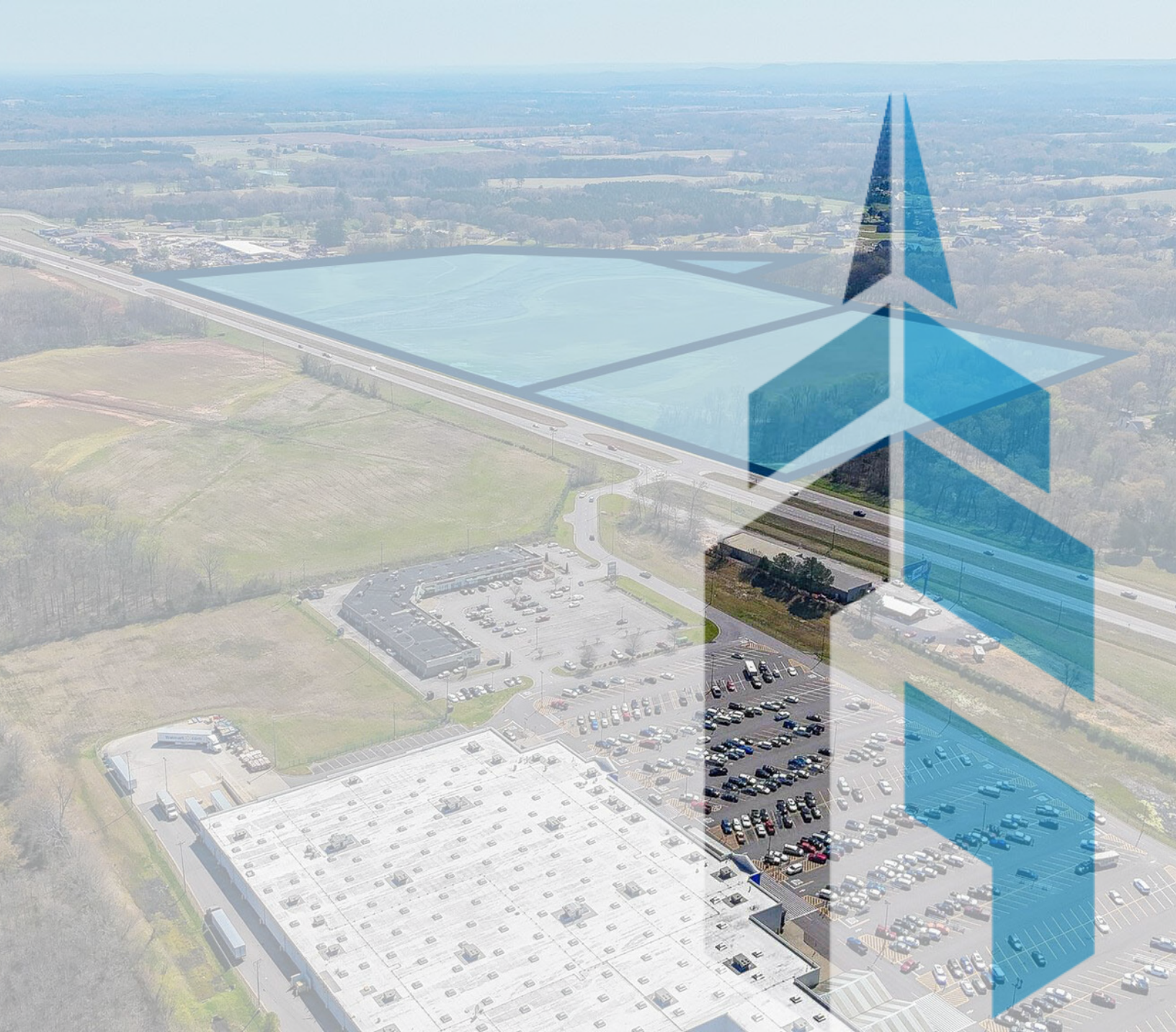
OFFERING SUMMARY	
Sale Price:	\$29,500 / Acre
Lot Size:	165 Acres
Price / Acre:	\$29,500
Zoning:	Mix of Ag & Pasture
Market:	Moulton

PROPERTY OVERVIEW

The dual frontage provides exceptional visibility, access, and flexibility for phased or multi-user development. The site is strategically located immediately adjacent to the new \$14 million Huntsville Hospital development, a state-of-the-art medical facility that will deliver urgent care, diagnostic imaging, and outpatient services to the surrounding trade area. This investment serves as a major catalyst for growth, driving increased traffic, daytime population, and demand for complementary retail, medical, and service-oriented uses. Surrounded by established national and regional retailers, as well as key community anchors, the property benefits from its proximity to Walmart and other daily-needs drivers, positioning it squarely within Moulton’s primary retail and healthcare corridor. With strong frontage, high visibility, and direct adjacency to a transformative healthcare project, this location is ideally suited for medical office, retail, quick-service restaurants, or phased mixed-use development seeking to capitalize on the continued expansion of the Highway 24 corridor.

PROPERTY HIGHLIGHTS

- Near future Huntsville Hospital Facility
- Major traffic corridor of area
- Large road frontage access



PROPERTY INFORMATION

Alabama 24, Moulton, AL 35650

NORTH PARCEL



SOUTH PARCELS

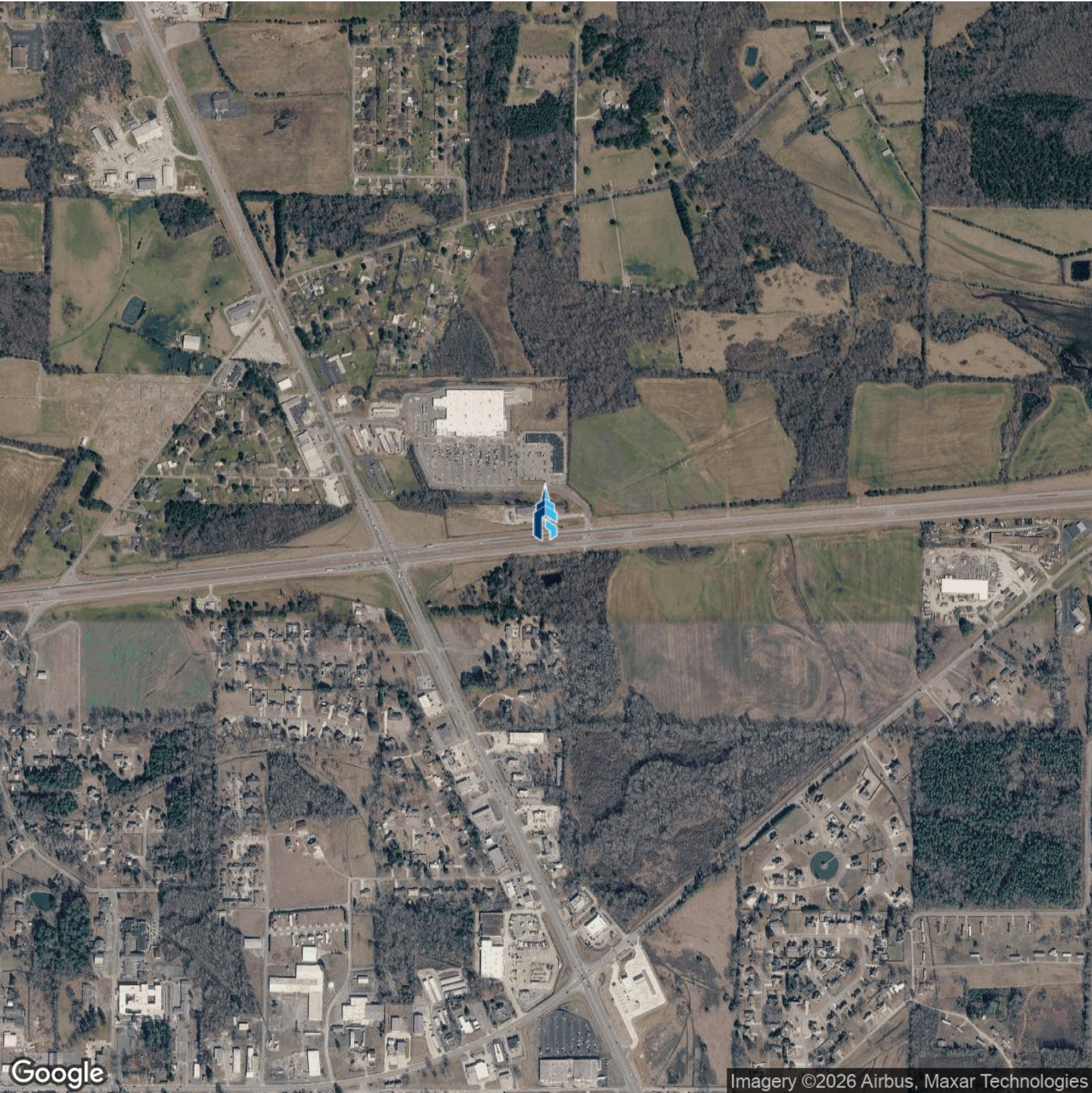




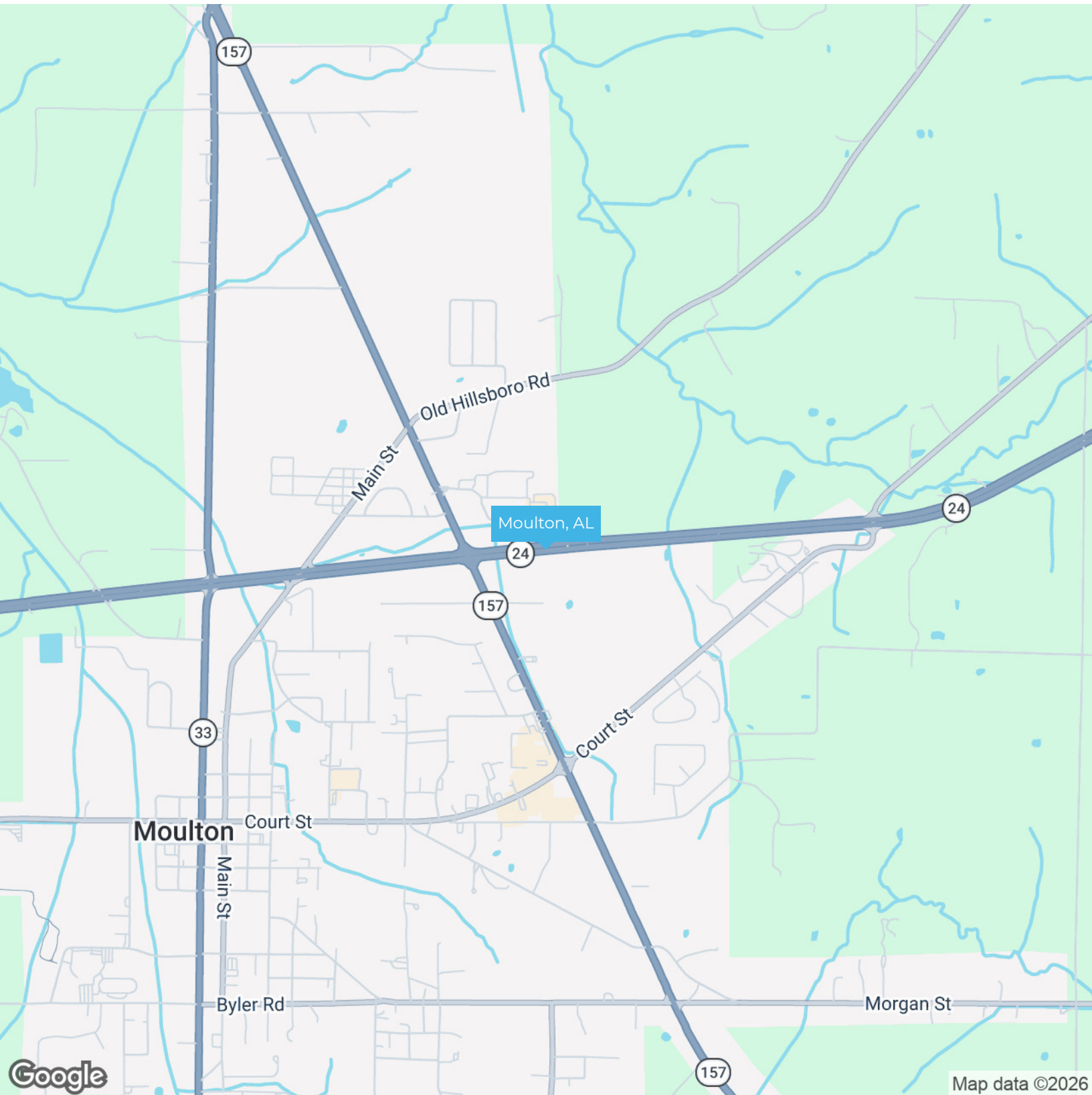
LOCATION INFORMATION

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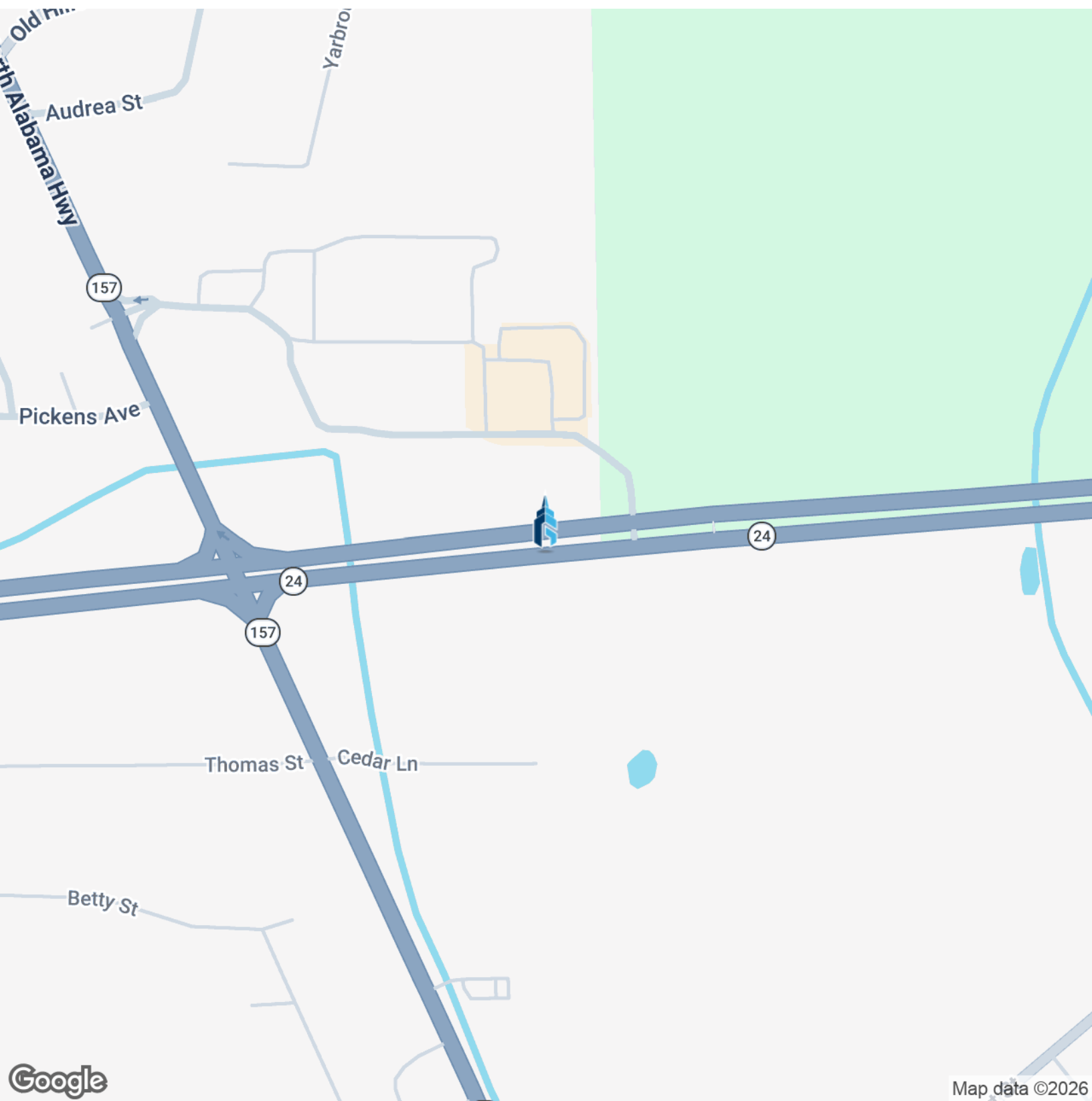
AERIAL MAP



REGIONAL MAP



LOCATION MAP





TRAFFIC DATA

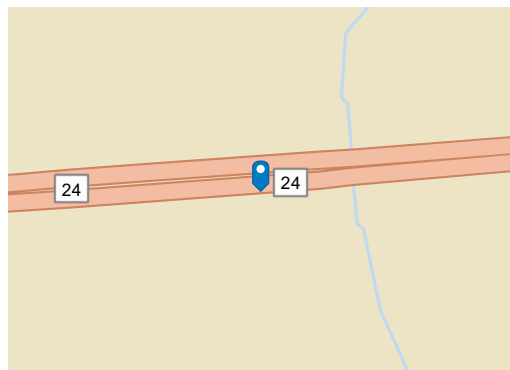
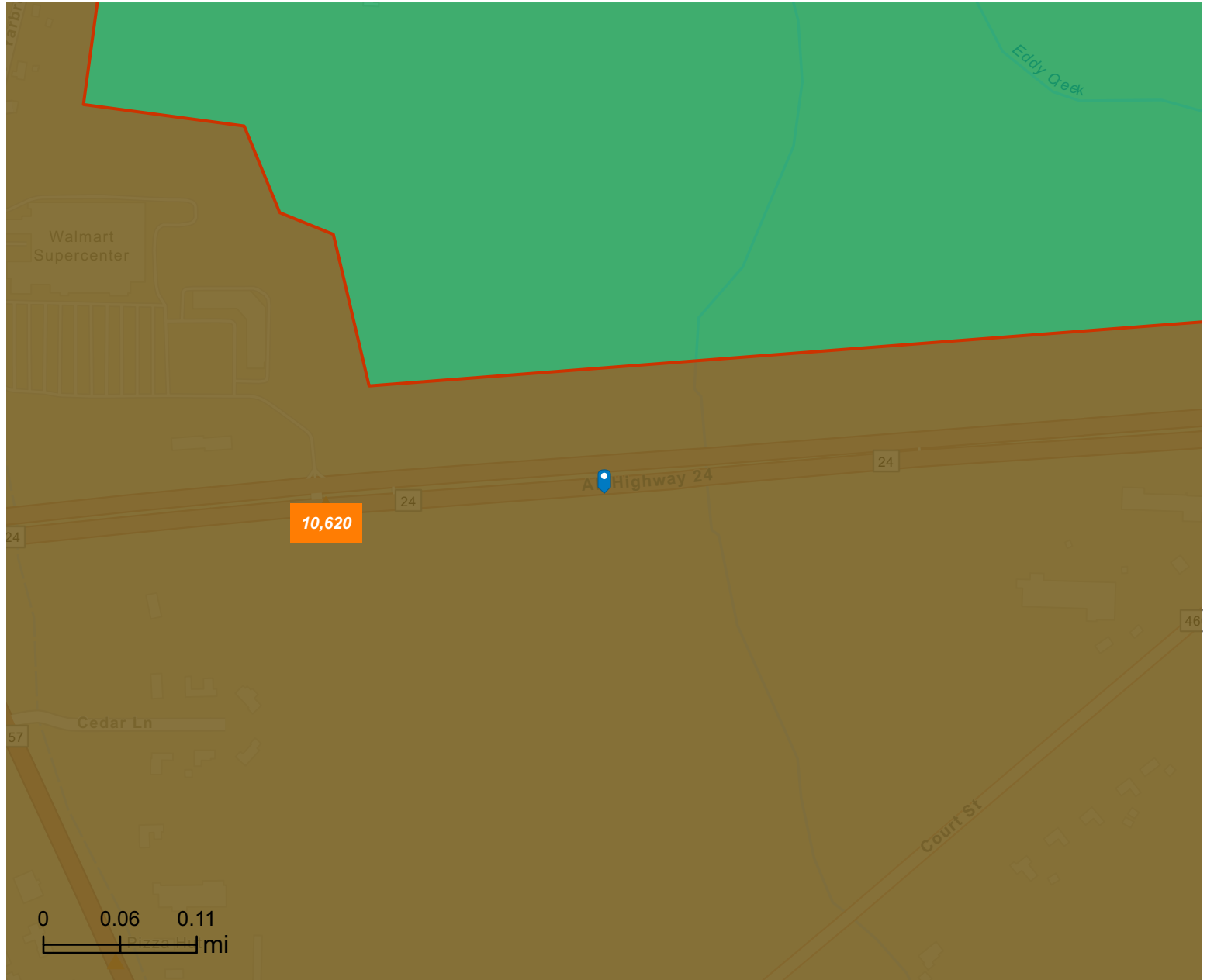
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Traffic Count Map - Close Up

Mile 53 State Rte 24

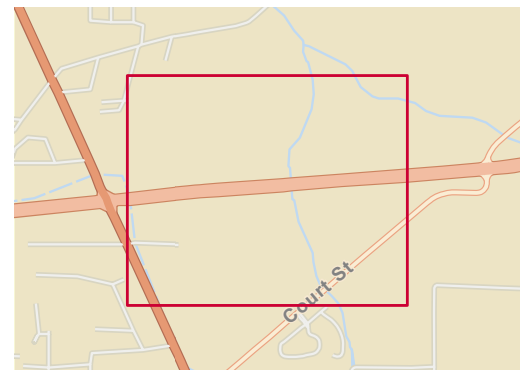
Mile 53 State Rte 24, Moulton, Alabama, 35650

Drive time: 5, 10, 20 minute radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

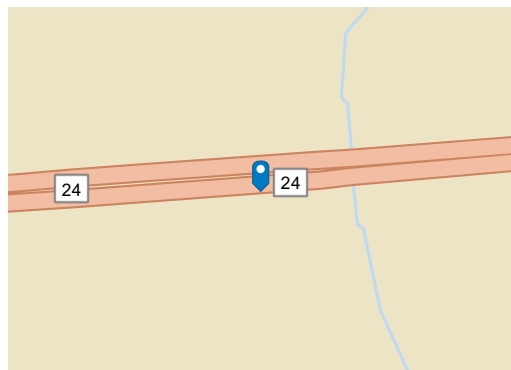
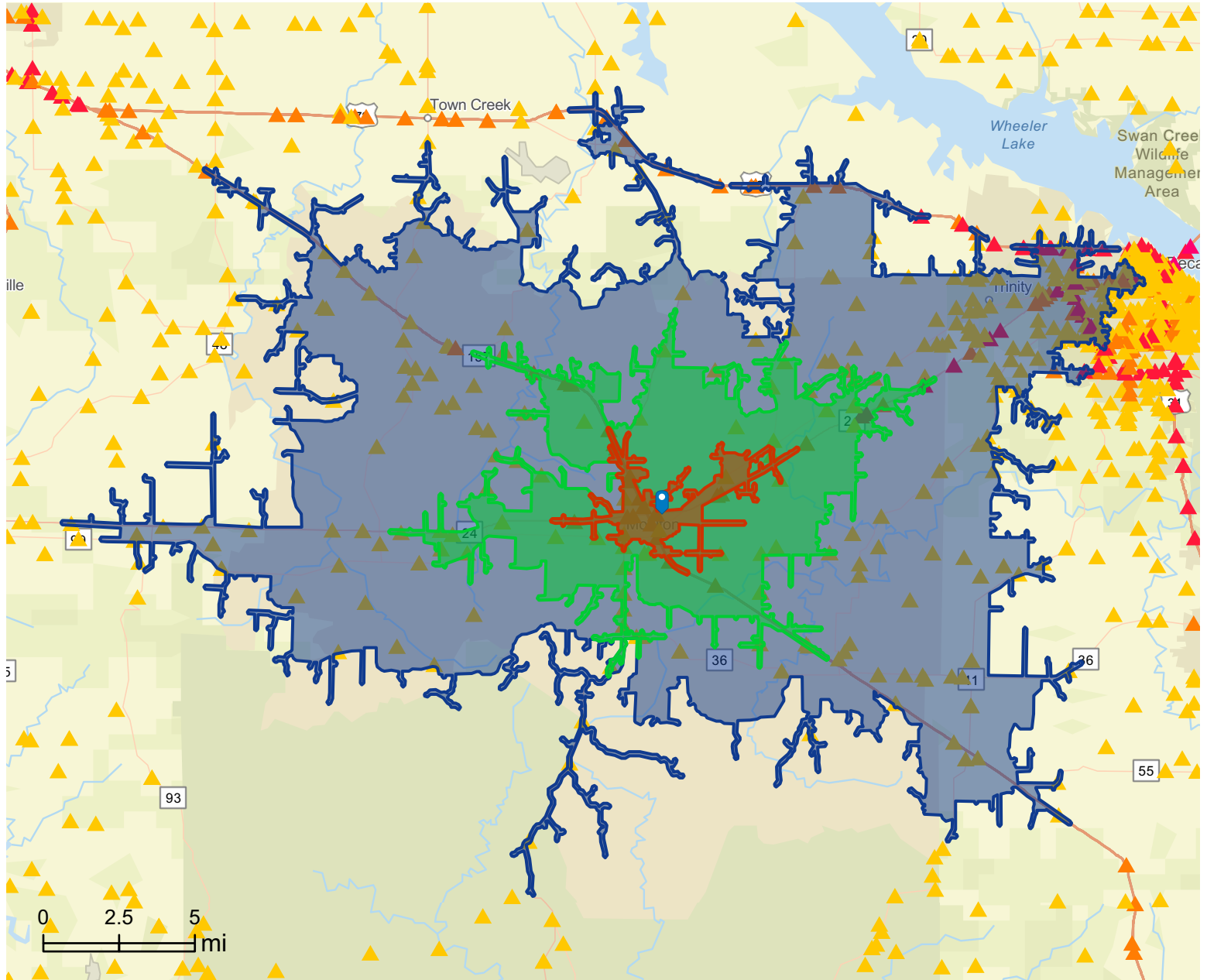


Traffic Count Map

Mile 53 State Rte 24

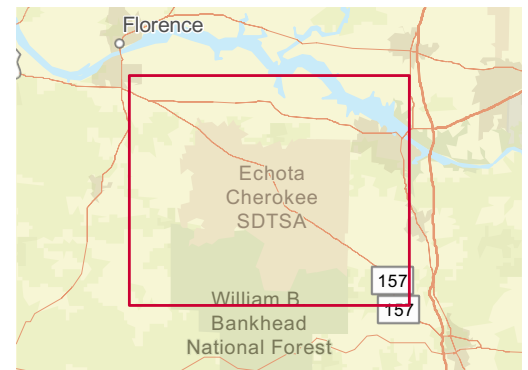
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Traffic Count Profile



Mile 53 State Rte 24
 Mile 53 State Rte 24, Moulton, Alabama, 35650
 Drive time: 5, 10, 20 minute radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	AL 24	Main St	2021	10,620
0.20		State Hwy24	2023	12,602
0.50	University of North Alabama Highway	Audrea St	2023	14,697
0.50	University of North Alabama Highway	Thomas St	2021	14,528
0.50	Old Hillsboro Road	Co Rd 170	2023	768
0.50	Court Street	State Hwy157	2023	4,053
0.70	University of North Alabama Highway	Pickens Ave	2023	14,131
0.80	Franklin Smith Rd	County Rd157	2004	11,220
0.90	University of North Alabama Highway	Old Hillsboro Road	2023	13,645
1.00		State Rte157	2014	8,820
1.10		State Hwy157	2023	10,338
1.30	Market Street	North St	2023	2,451
1.40	Byler Road	Rosenwald St	2023	1,646
1.40	Market Street	Tankersley St	2023	4,955
1.40	Byler Road	Rosenwald St	2018	2,375
1.50	State Route 157	Cox Rd	2018	12,836
1.60	University of North Alabama Highway	County Rd212	2023	9,516
1.60	University of North Alabama Highway	Morgan St	2021	9,265
1.60	Parker Road	State Rte 157	2014	10,250
1.70	Market Street	College St	2023	5,008
1.70	Market Street	Big Oake Mhp	2021	5,201
1.90	State Route 24	County Rd225	2004	11,190
2.10		State Hwy24	2023	13,797
2.10	AL 24	County Rd217	2021	13,225
2.20	Market Street	Day St	2023	4,767
2.30	Court Street		2014	810
2.30	County Road 87	Co Rd 212	2023	1,235
2.40	County Road 460	Co Rd 225	2023	1,933

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

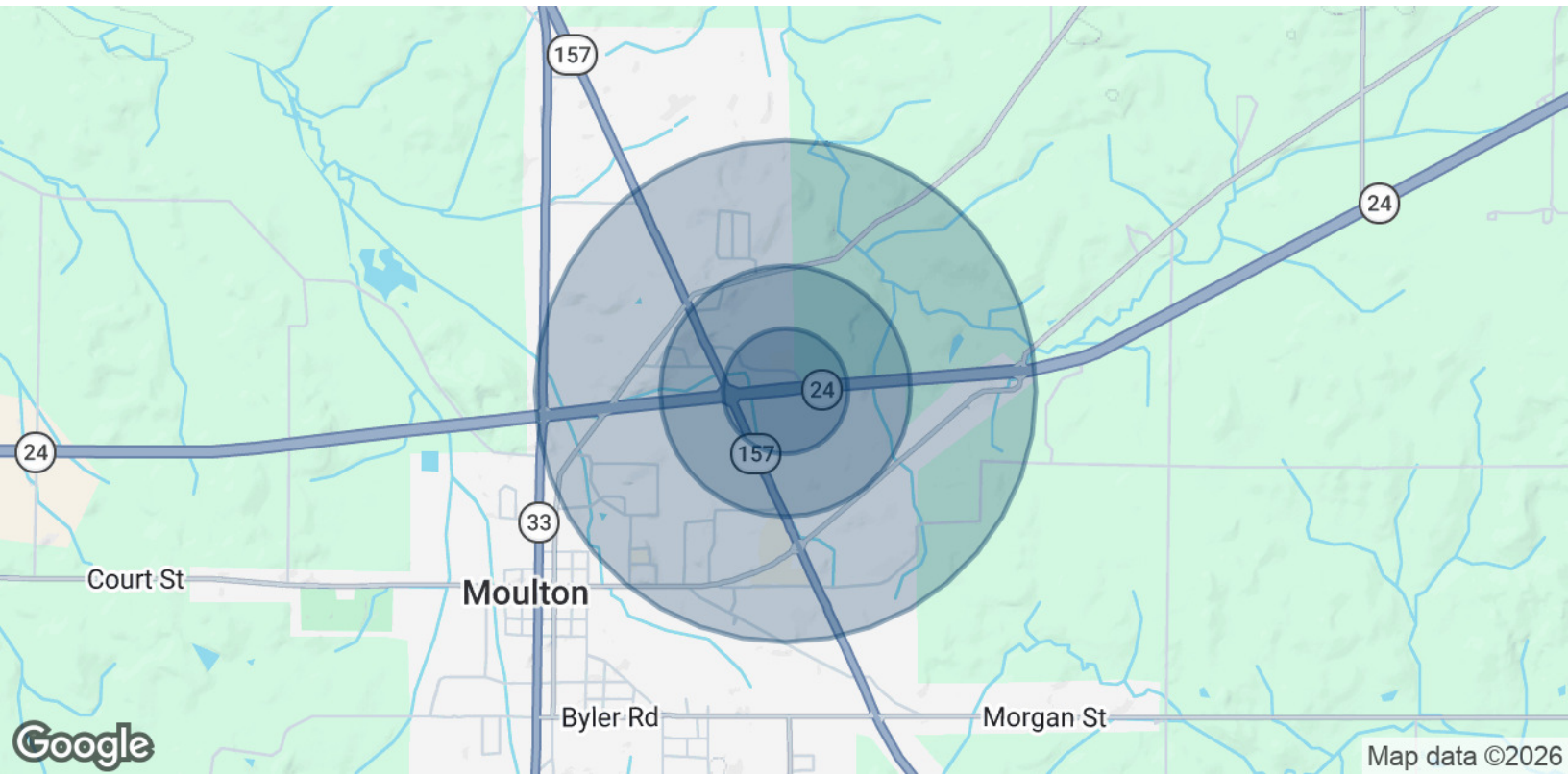
Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
2.60	University of North Alabama Highway	Co Rd 165	2023	9,683
2.80	State Route 157	County Rd240	2004	9,400
2.90		County Rd169	2023	8,320
2.90	Market Street	Posey St	2014	3,170
2.90	University of North Alabama Highway	Co Rd 212	2023	8,937
3.20	AL-33	County Rd240	2020	3,878
3.20		Al Hwy 33	2023	4,156
3.30	County Road 240	Al Hwy 157	2014	8,040
3.40		County Rd599	2023	3,287
3.50	County Road 184		2014	520
3.60	County Road 460	Co Rd 522	2023	1,297
3.80	County Road 170	Co Rd 309	2023	438
3.90	State Route 33	State Rte36	2004	3,570
3.90	County Road 217	Co Rd 87	2023	865
4.00	County Road 236	Co Rd 165	2023	848
4.00	County Road 217	Thomas Drive	2023	1,310
4.10	County Road 217	Co Rd 217	2023	1,378
4.10	County Road 217	Thomas Dr	2020	1,380
4.10	State Route 36	County Rd95	2004	1,840
4.10		Co Rd 95	2023	1,596
4.20	CR 184		2021	529
4.20	County Road 184	Al Hwy 36	2023	653



DEMOGRAPHICS

Alabama 24, Moulton, AL 35650

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	65	260	889
Average Age	53.9	53.9	51.1
Average Age (Male)	53.2	53.2	49.6
Average Age (Female)	54.9	54.9	52.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	125	410
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$38,021	\$37,717	\$41,840
Average House Value	\$110,150	\$108,719	\$116,440

2023 American Community Survey (ACS)

Executive Summary

Mile 53 State Rte 24
 Mile 53 State Rte 24, Moulton, Alabama, 35650
 Drive time: 5, 10, 20 minute radii



Population	5 minutes	10 minutes	20 minutes
2010 Population	1,919	9,718	44,281
2020 Population	1,877	9,512	43,660
2025 Population	1,893	9,422	43,545
2030 Population	1,899	9,387	43,442
2010-2020 Annual Rate	-0.22%	-0.21%	-0.14%
2020-2025 Annual Rate	0.16%	-0.18%	-0.05%
2025-2030 Annual Rate	0.06%	-0.07%	-0.05%

Age	5 minutes	10 minutes	20 minutes
2025 Median Age	44.2	43.4	42.0
U.S. median age is 39.1			

Race and Ethnicity	5 minutes	10 minutes	20 minutes
White Alone	77.2%	79.8%	71.6%
Black Alone	5.1%	4.5%	12.0%
American Indian Alone	3.1%	3.9%	3.0%
Asian Alone	0.7%	0.4%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	1.4%	4.0%
Two or More Races	13.1%	10.0%	8.9%
Hispanic Origin	7.8%	4.1%	6.9%
Diversity Index	47.1	40.2	53.2

Households	5 minutes	10 minutes	20 minutes
2010 Total Households	779	3,821	17,534
2020 Total Households	786	3,835	17,635
2025 Total Households	816	3,886	17,935
2030 Total Households	832	3,918	18,134
2010-2020 Annual Rate	0.09%	0.04%	0.06%
2020-2025 Annual Rate	0.72%	0.25%	0.32%
2025-2030 Annual Rate	0.39%	0.16%	0.22%
2025 Average Household Size	2.10	2.37	2.40
Wealth Index	36	58	69

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 minutes	10 minutes	20 minutes
2025 Percent of Income for Mortgage	23.2%	23.0%	19.3%
Median Household Income			
2025 Median Household Income	US\$35,144	US\$49,086	US\$64,812
2030 Median Household Income	US\$38,042	US\$55,194	US\$73,107
2025-2030 Annual Rate	1.60%	2.37%	2.44%
Average Household Income			
2025 Average Household Income	US\$52,101	US\$70,609	US\$83,732
2030 Average Household Income	US\$55,941	US\$76,982	US\$91,444
Per Capita Income			
2025 Per Capita Income	US\$22,971	US\$29,767	US\$34,477
2030 Per Capita Income	US\$24,949	US\$32,810	US\$38,145
2025-2030 Annual Rate	1.67%	1.97%	2.04%
Income Equality			
2025 Gini Index	47.0	46.3	43.3
Socioeconomic Status			
2025 Socioeconomic Status Index	44.6	47.0	48.2
Housing Unit Summary			
Housing Affordability Index	102	102	122
2010 Total Housing Units	851	4,228	19,129
2010 Owner Occupied Hus (%)	65.8%	75.7%	77.3%
2010 Renter Occupied Hus (%)	34.1%	24.3%	22.7%
2010 Vacant Housing Units (%)	8.5%	9.6%	8.3%
2020 Housing Units	859	4,269	19,317
2020 Owner Occupied HUs (%)	66.2%	75.2%	75.9%
2020 Renter Occupied HUs (%)	33.8%	24.8%	24.1%
Vacant Housing Units	8.5%	9.4%	8.8%
2025 Housing Units	871	4,304	19,635
Owner Occupied Housing Units	66.8%	75.7%	76.5%
Renter Occupied Housing Units	33.2%	24.3%	23.5%
Vacant Housing Units	6.3%	9.7%	8.7%
2030 Total Housing Units	884	4,328	19,795
2030 Owner Occupied Housing Units	552	2,959	13,902
2030 Renter Occupied Housing Units	280	959	4,232
2030 Vacant Housing Units	52	410	1,661



ADVISOR BIOS

Alabama 24, Moulton, AL 35650



WILL SWANN

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AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.



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