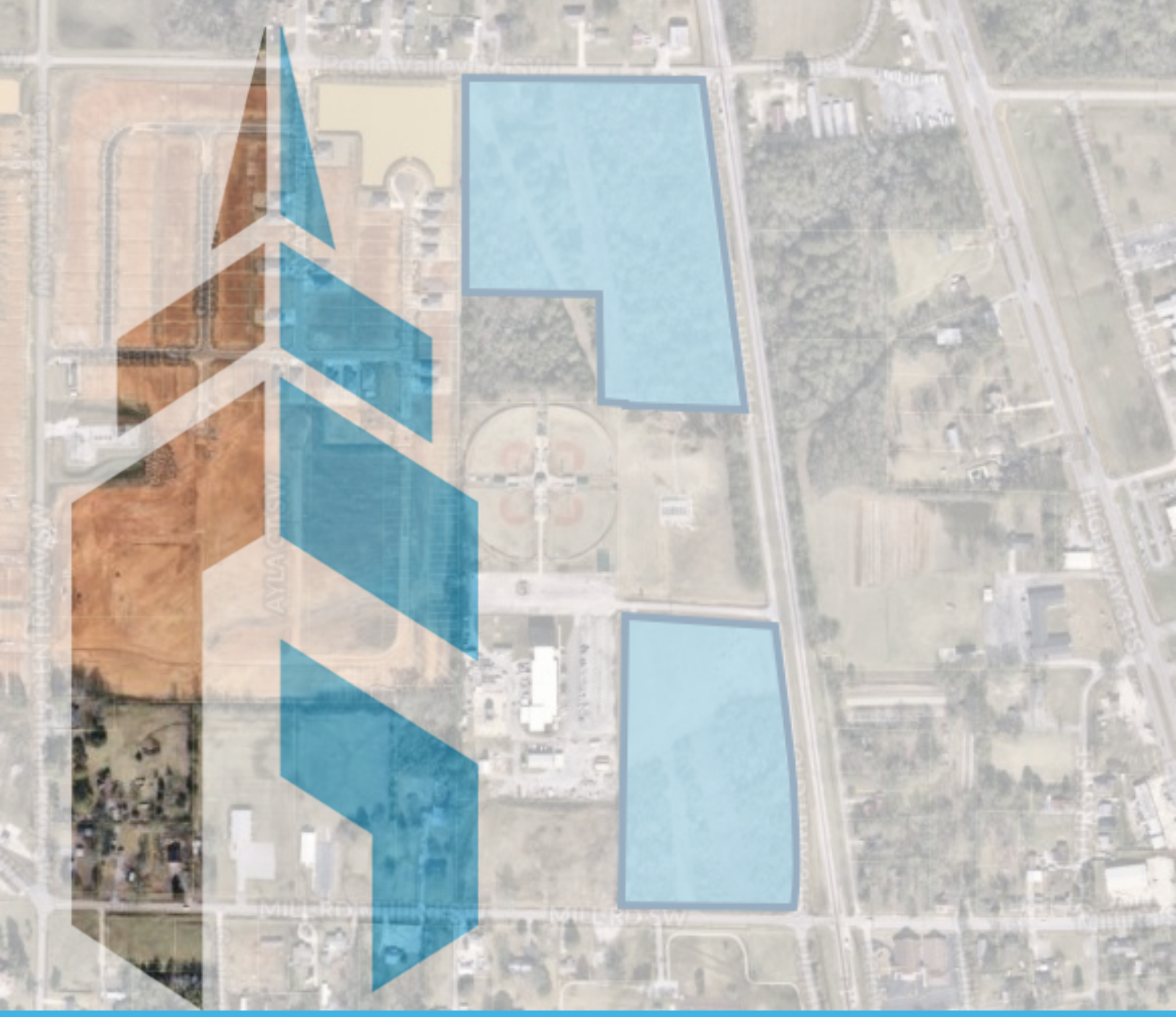

CORNER DEVELOPMENT PARCELS

130 MILL RD SW, DECATUR, AL 35603

GATEWAY
COMMERCIAL BROKERAGE

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

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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.

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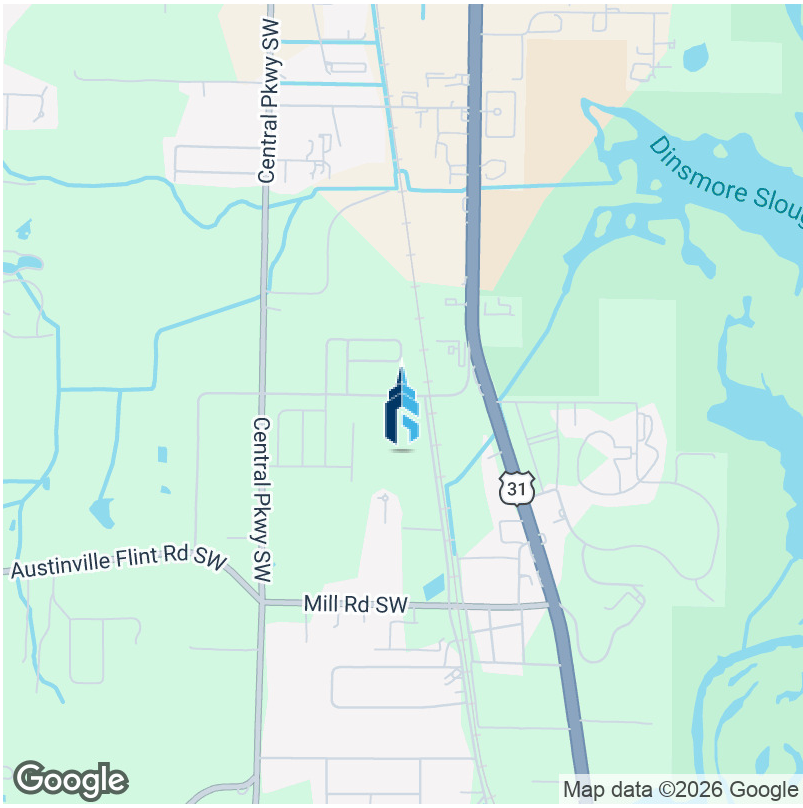
EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	$265,600
Lot Size:	27.24 Acres
Price / Acre:	$9,750
Zoning:	Unrestricted
Market:	Decatur
Submarket:	South/SW Decatur
Traffic Count:	3,566

PROPERTY OVERVIEW

Explore the exceptional potential of this prime property in Decatur, AL. Boasting an Unrestricted zoning designation, this expansive tract offers a wide array of development opportunities for savvy investors. Located in the thriving Decatur area, the property benefits from a strategic position within a dynamic and growing commercial landscape. Its versatile zoning allows for a range of potential uses, making it an attractive prospect for those seeking a flexible investment opportunity. With its desirable location and unrestricted zoning, this property presents an ideal canvas for realizing a wide variety of land or other investment visions.

PROPERTY HIGHLIGHTS

- Zoned Unrestricted
- Strategic Decatur location
- Versatile development opportunities
- Ideal for various investment visions

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PROPERTY INFORMATION

130 Mill Rd SW, Decatur, AL 35603

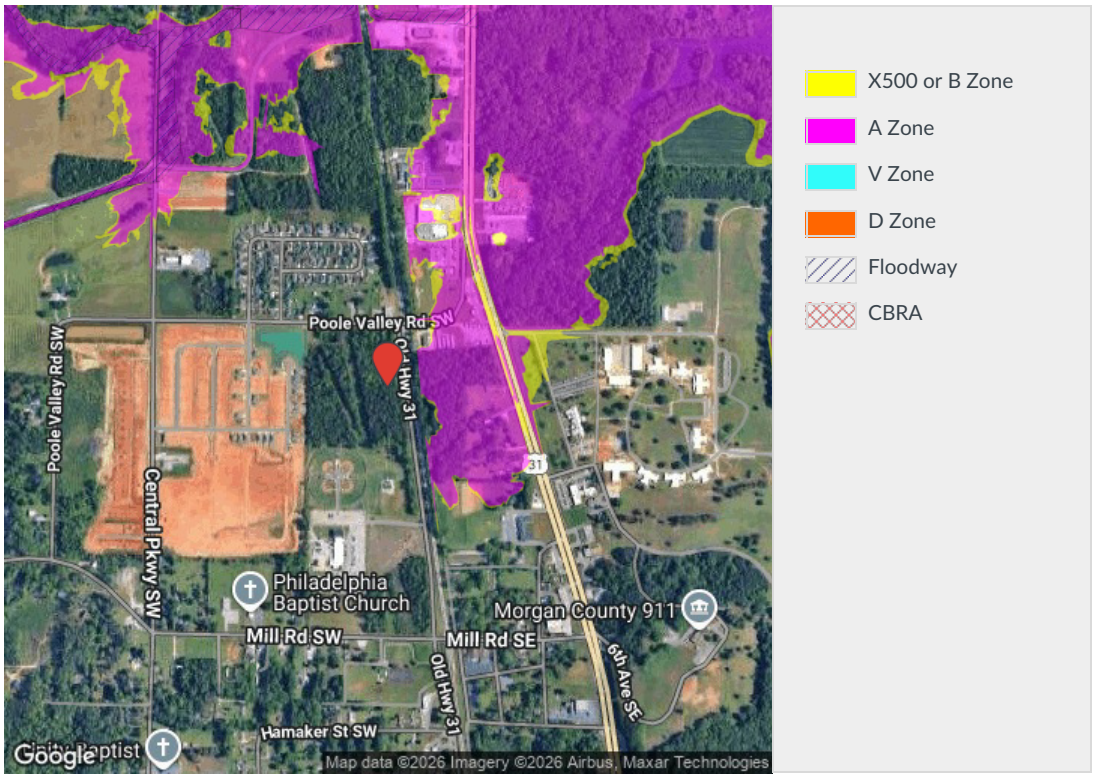
130 MILL RD SW DECATUR, AL 35603-4844

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	010175	**PANEL**	0088F
PANEL DATE	August 16, 2018	**MAP NUMBER**	01103C0088F



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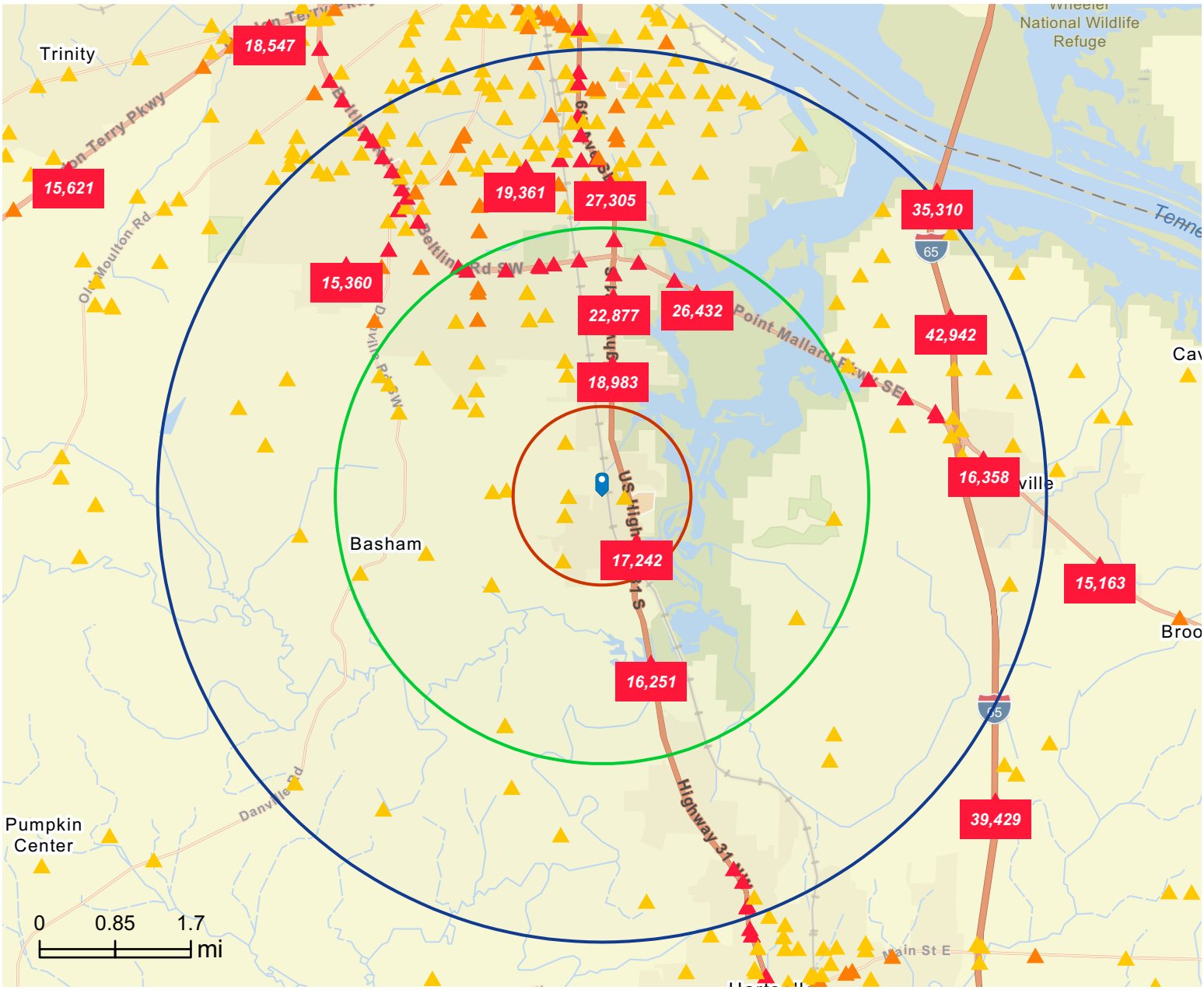
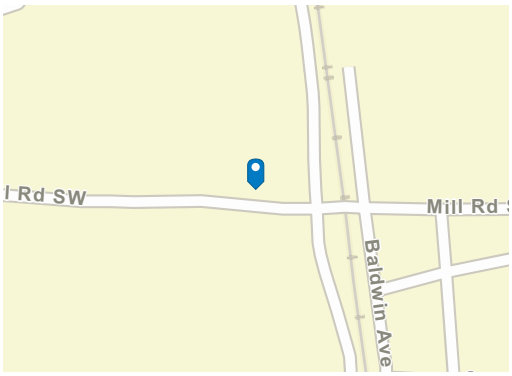
Traffic Count Map

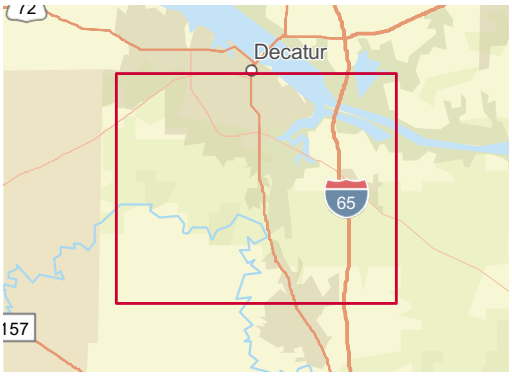
124-130 Mill Rd SW
124-130 Mill Rd SW, Decatur, Alabama, 35603
Rings: 1, 3, 5 mile radii





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



Source: Traffic Counts (2025)

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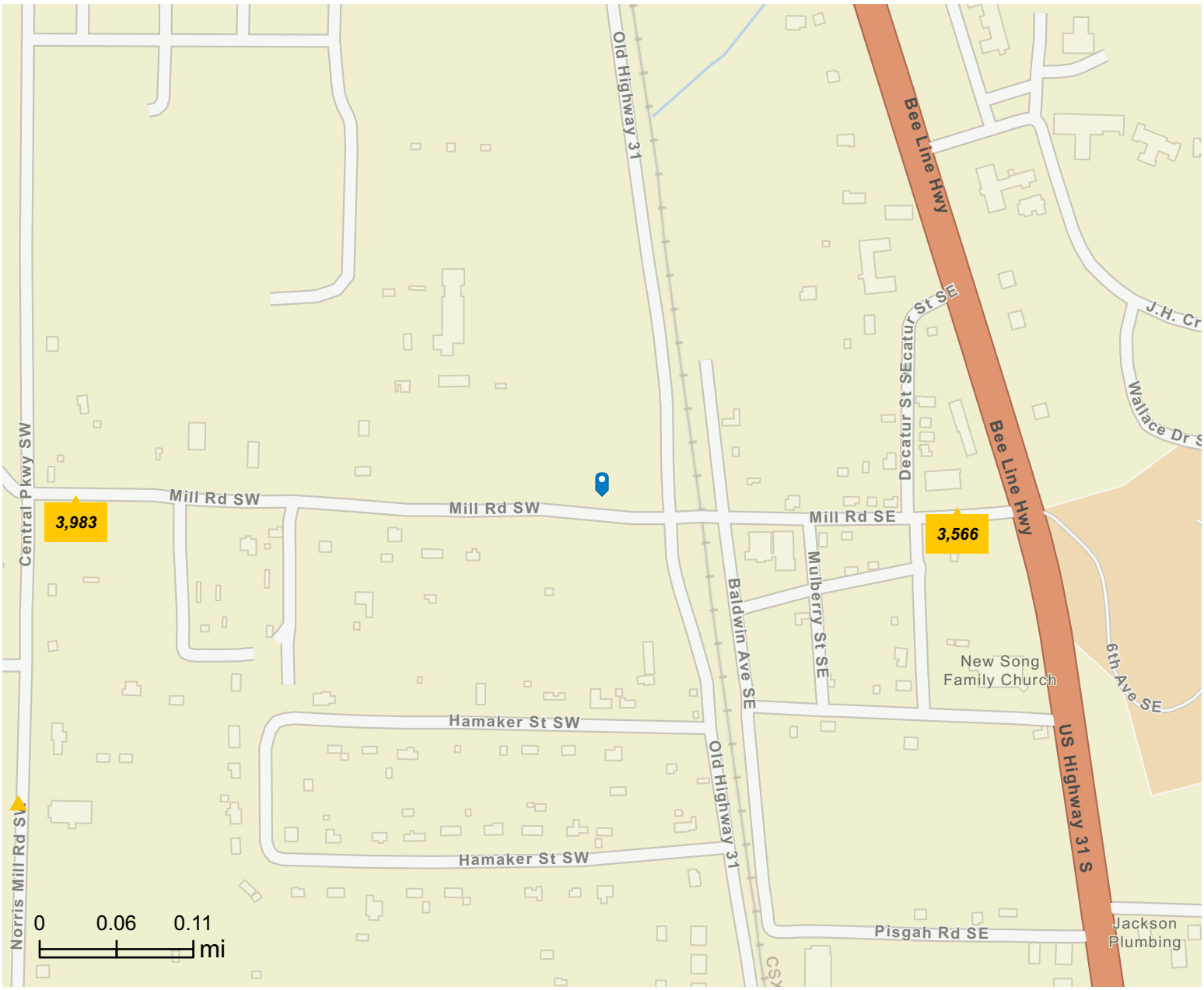
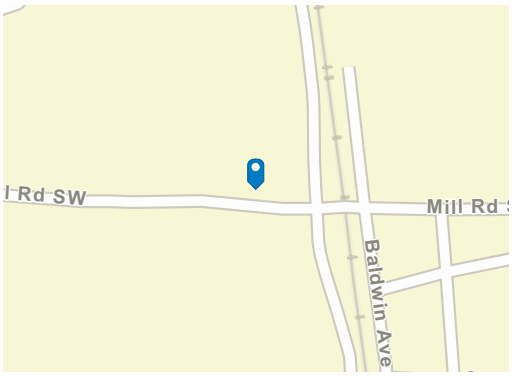
Traffic Count Map - Close Up

124-130 Mill Rd SW
124-130 Mill Rd SW, Decatur, Alabama, 35603
Rings: 1, 3, 5 mile radii





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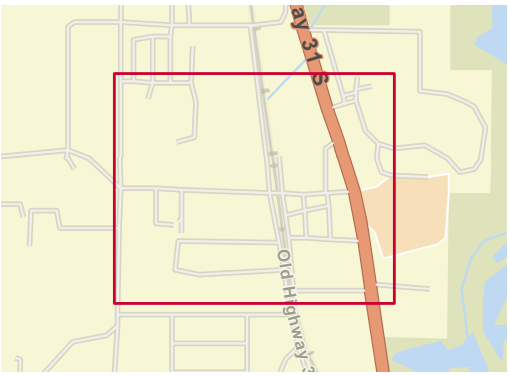

Source: Traffic Counts (2025)

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LOCATION INFORMATION

130 Mill Rd SW, Decatur, AL 35603

AERIAL MAP

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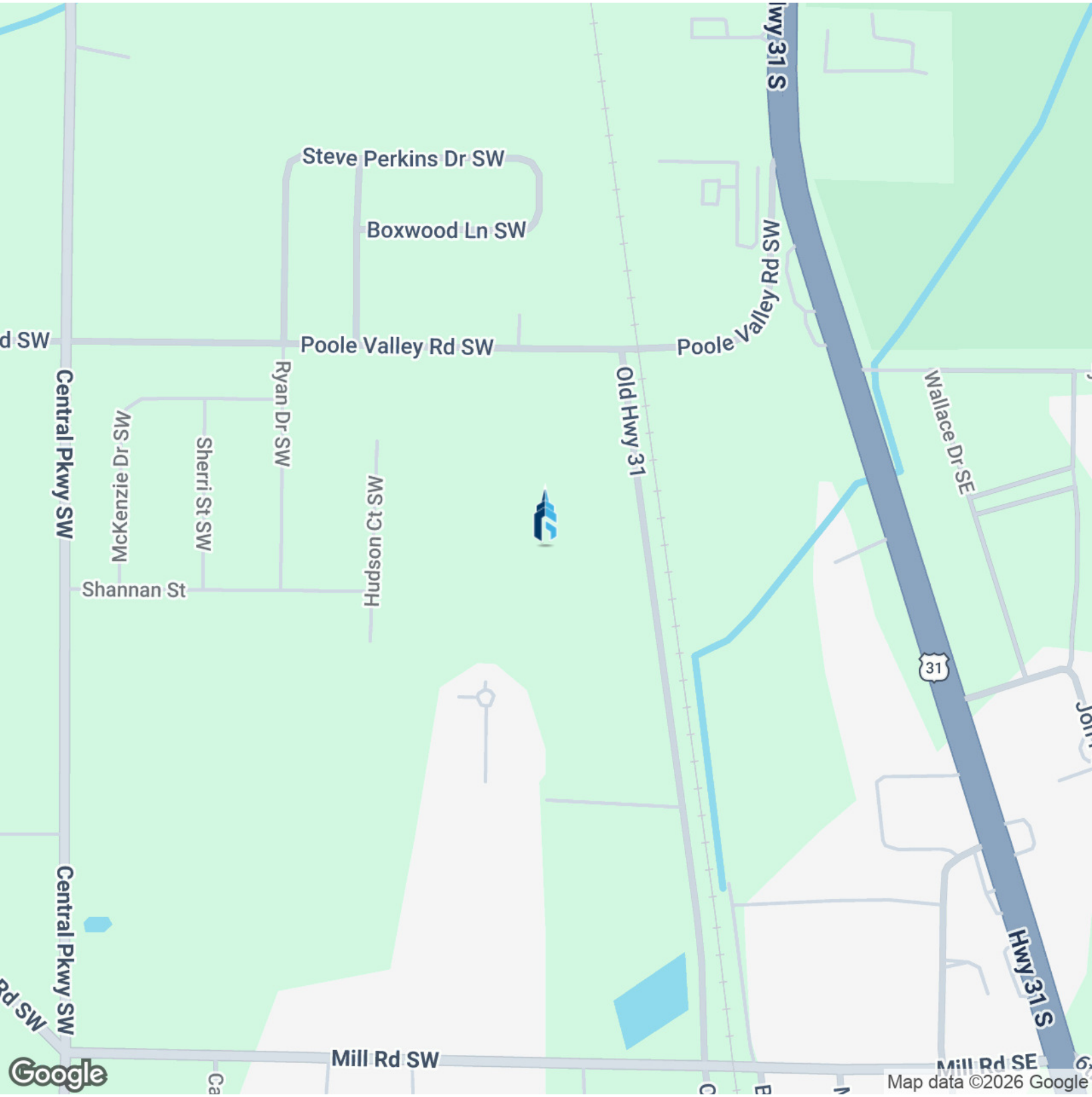
LOCATION MAP



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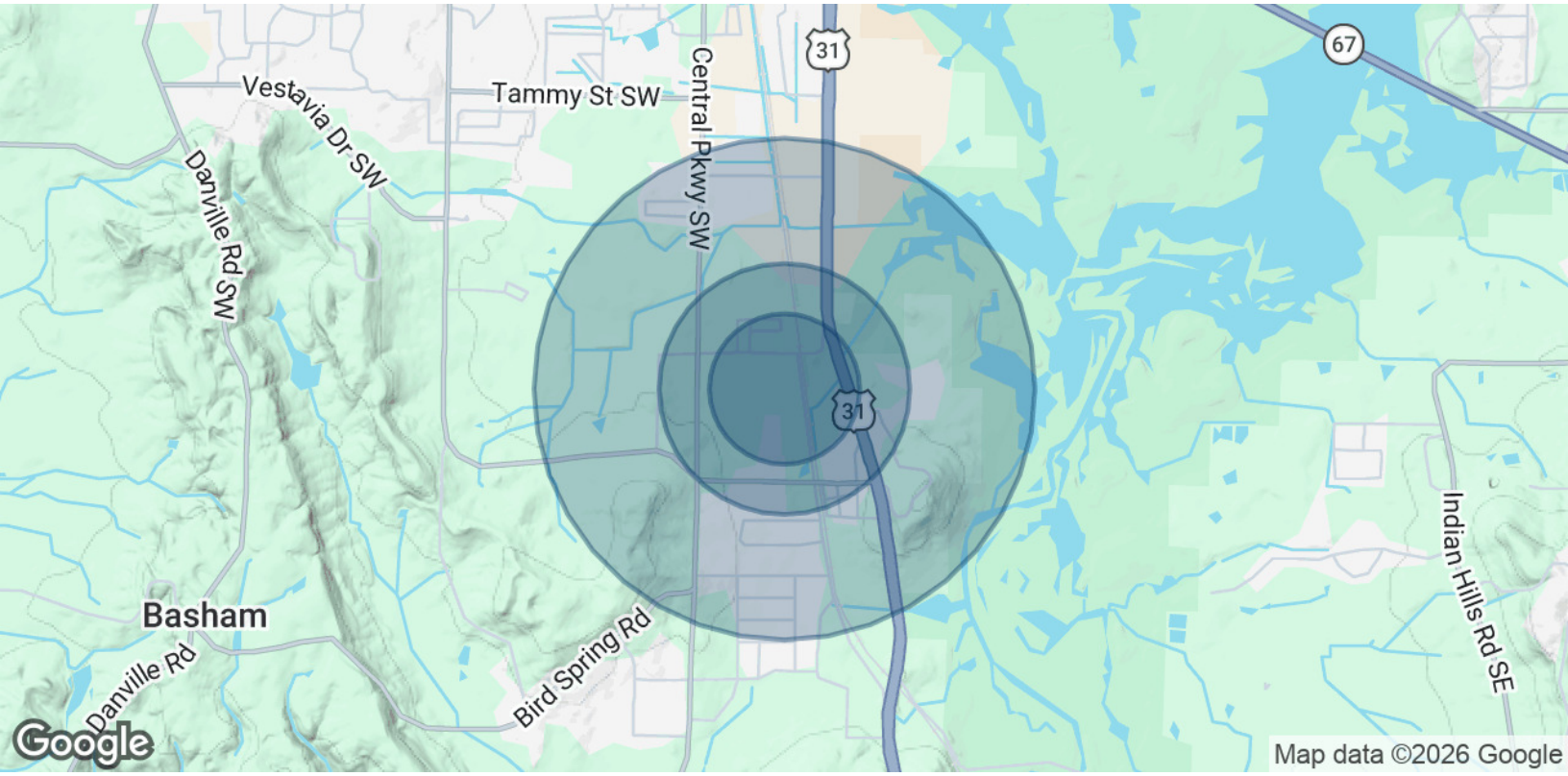
DEMOGRAPHICS

130 Mill Rd SW, Decatur, AL 35603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	86	286	1,065
Average Age	37	39	43
Average Age (Male)	36	38	42
Average Age (Female)	38	40	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	106	417
# of Persons per HH	2.8	2.7	2.6
Average HH Income	$78,237	$83,727	$91,203
Average House Value	$195,913	$202,646	$240,844

Demographics data derived from AlphaMap

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Overview Map

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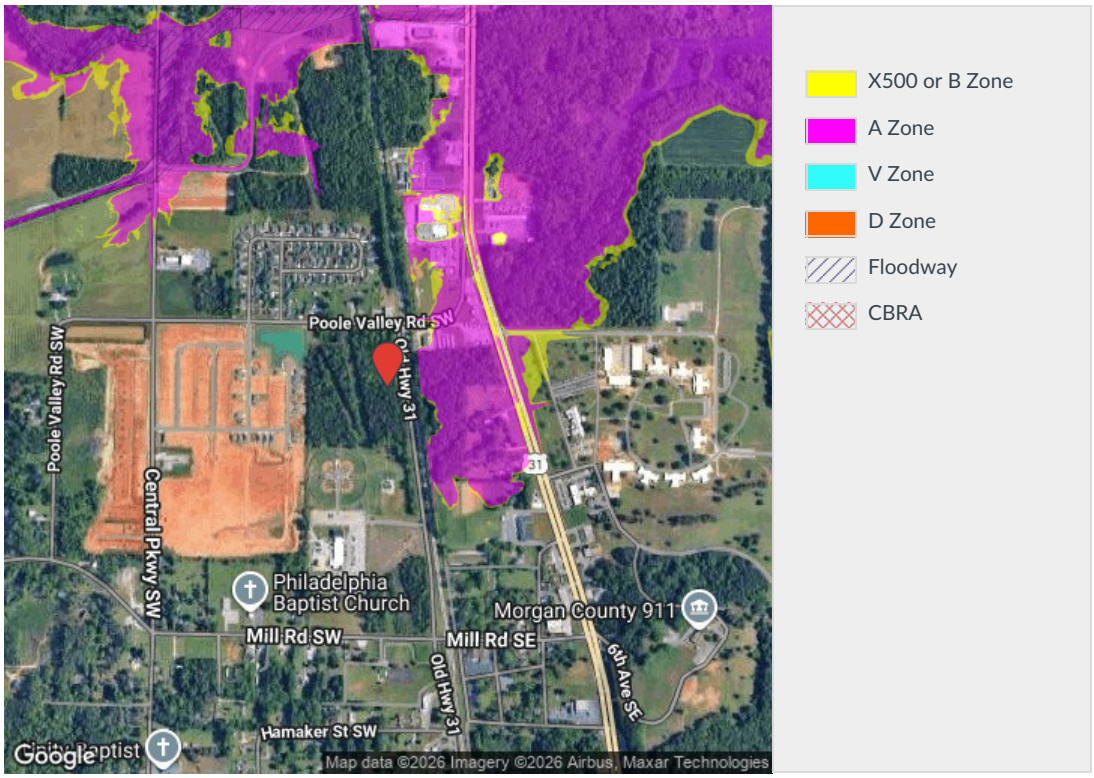
130 MILL RD SW DECATUR, AL 35603-4844

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	010175	**PANEL**	0088F
PANEL DATE	August 16, 2018	**MAP NUMBER**	01103C0088F



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ADVISOR BIOS

130 Mill Rd SW, Decatur, AL 35603

ADVISOR BIO 1

WILL SWANN

Commercial Agent

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

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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