



DENTAL / MEDICAL OFFICE

1304 14th Ave SE - Decatur, AL



GATEWAY
COMMERCIAL BROKERAGE

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

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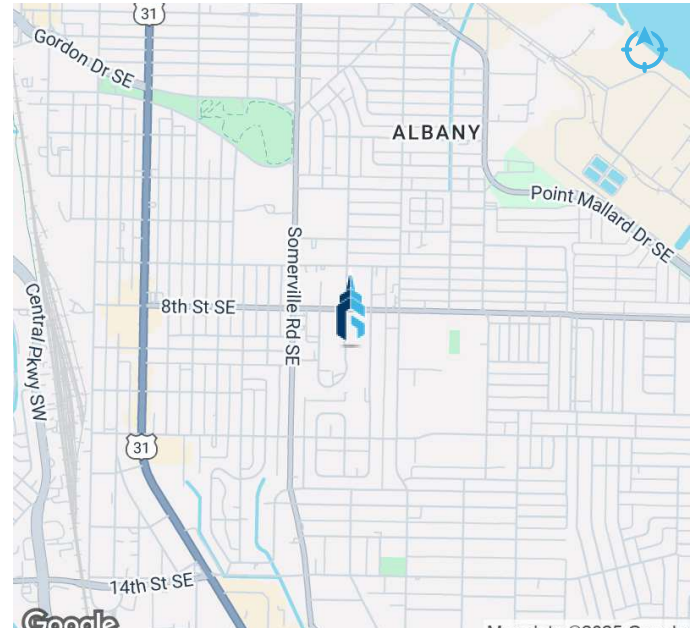
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



OFFERING SUMMARY

Sale Price:	\$350,000
# of Parcels:	1
Parcel ID:	03-09-29-1-003-010.001
Lot Size:	+/- 0.48 Acres
Building Size:	+/- 2,643 SF
Zoning:	MC
Best Use:	Dental Office
Market:	Decatur
Utilities:	All available including Sewer

PROPERTY OVERVIEW

Medical property for sale that is located at 1304 14th Ave SE, Decatur, AL 35601 in Decatur's medical district. The best use for the property is dental, and it is zoned MC. It is in close proximity to Decatur Morgan Hospital, just 0.3 miles away, and less than a mile from 6th Ave.

The property sits on approximately 0.48 acres and is not in a floodplain. The building, constructed in 1983, is a one-story structure with a total of 2,643 square feet. The construction includes masonry on a wood frame, an asphalt shingle roof, and a crawl space foundation. Inside, the building features drywall and carpet. There is surface parking available with 20 spaces, and all utilities, including sewer, are accessible. The property experiences a traffic count of 5,410 vehicles per day.

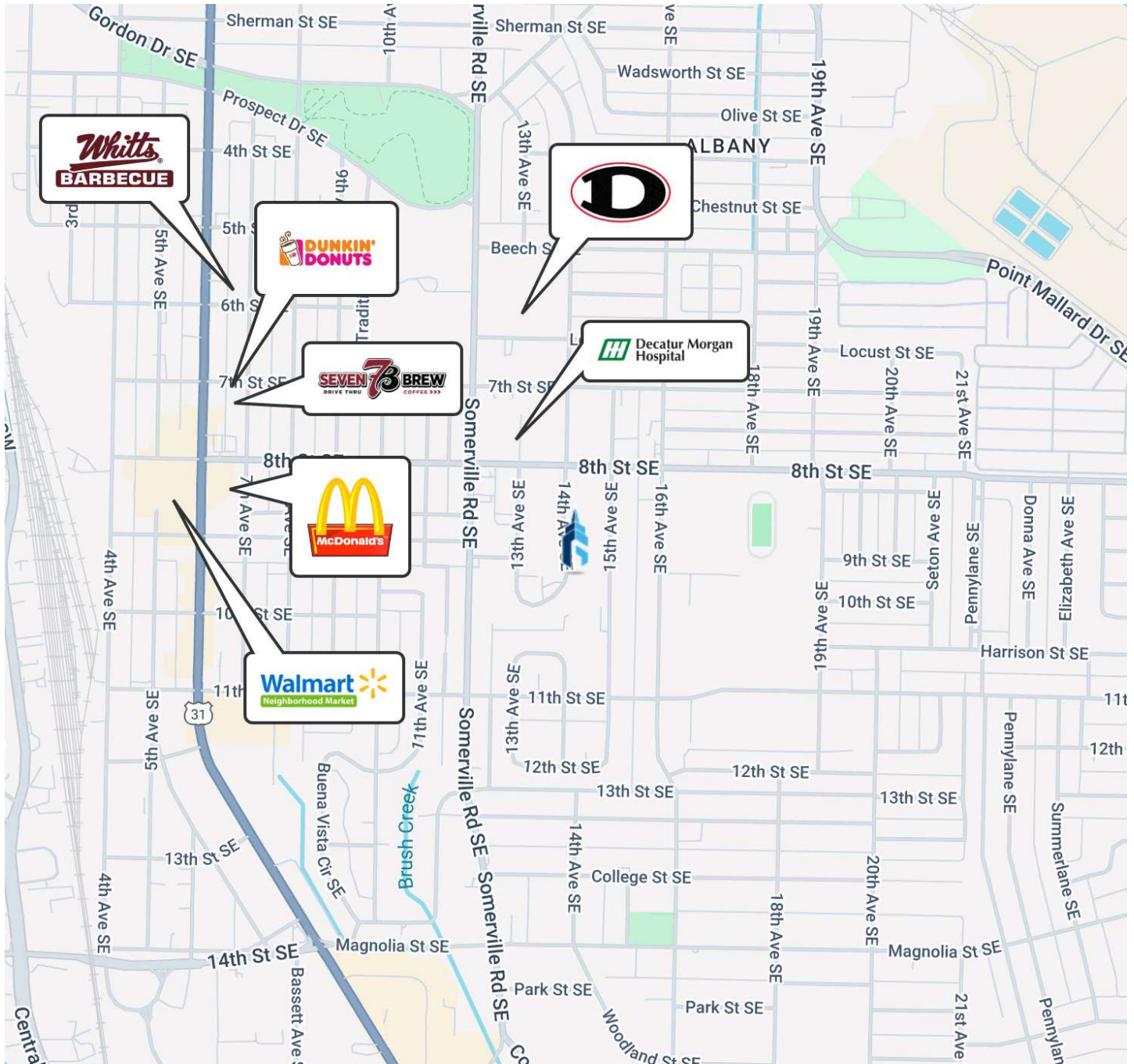


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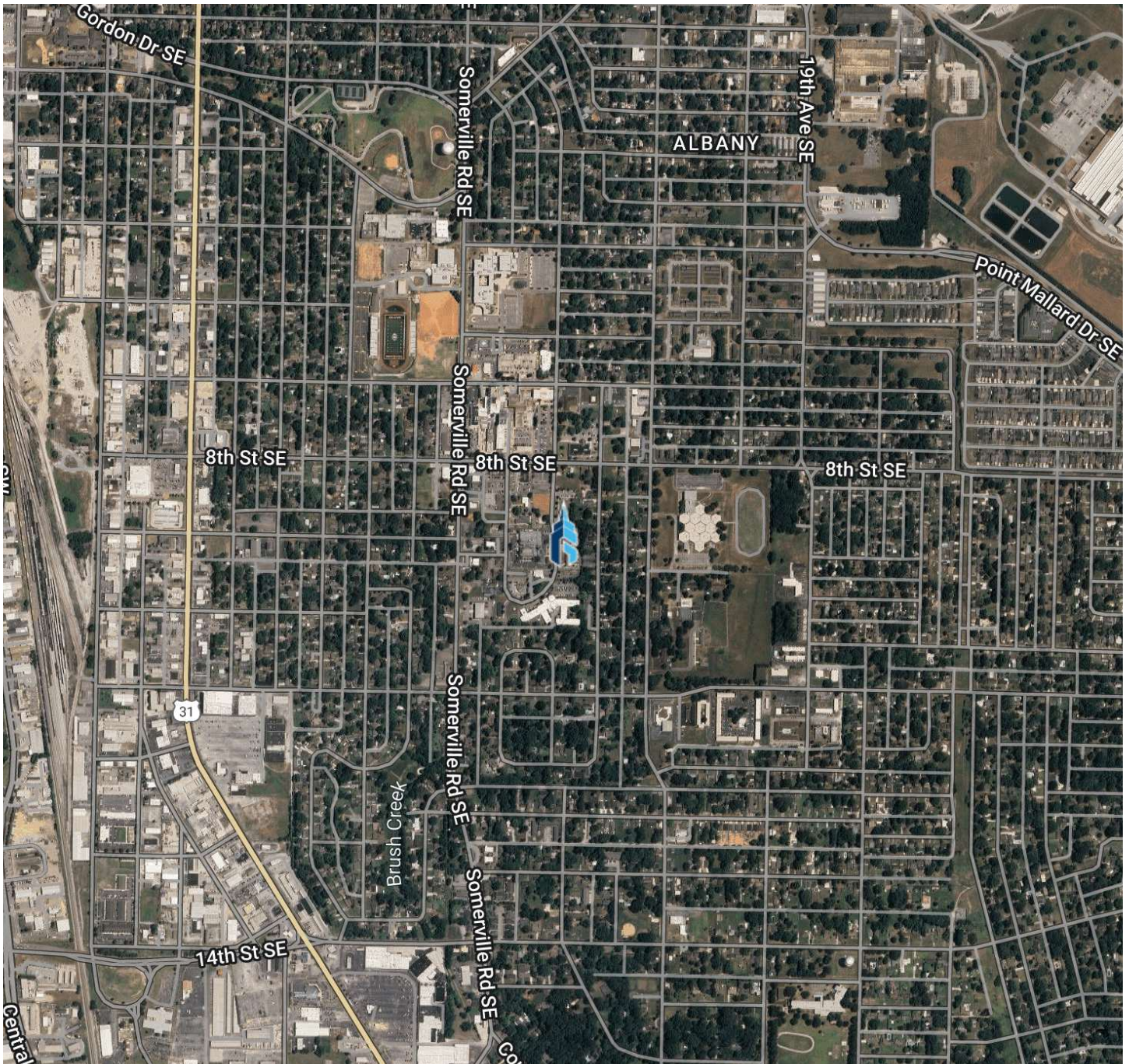
LOCATION INFORMATION

1304 14th Ave SE - Decatur, AL

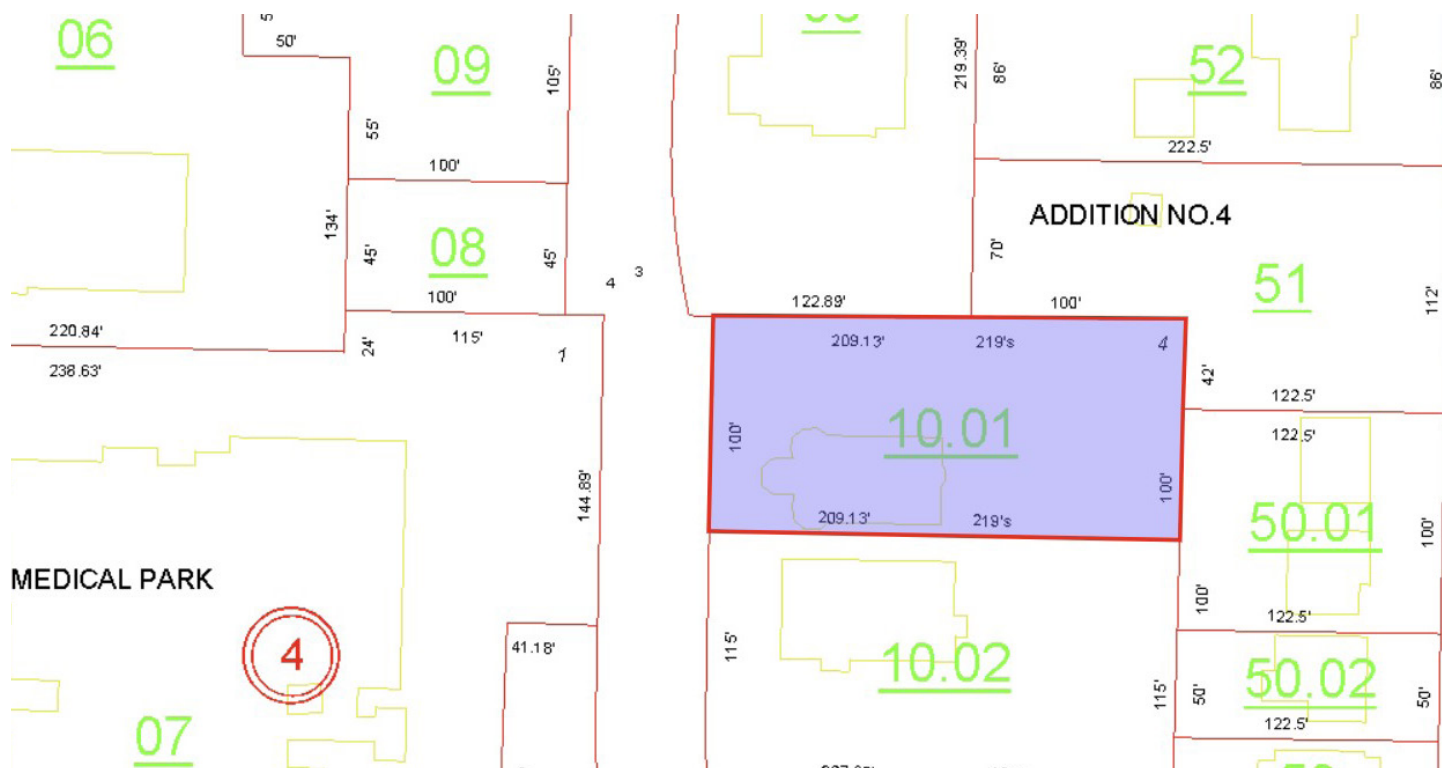
MAP WITH RETAILERS



AERIAL MAP



DENTAL/MEDICAL OFFICE PARCEL MAPS



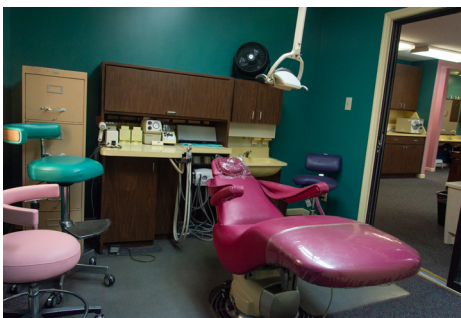


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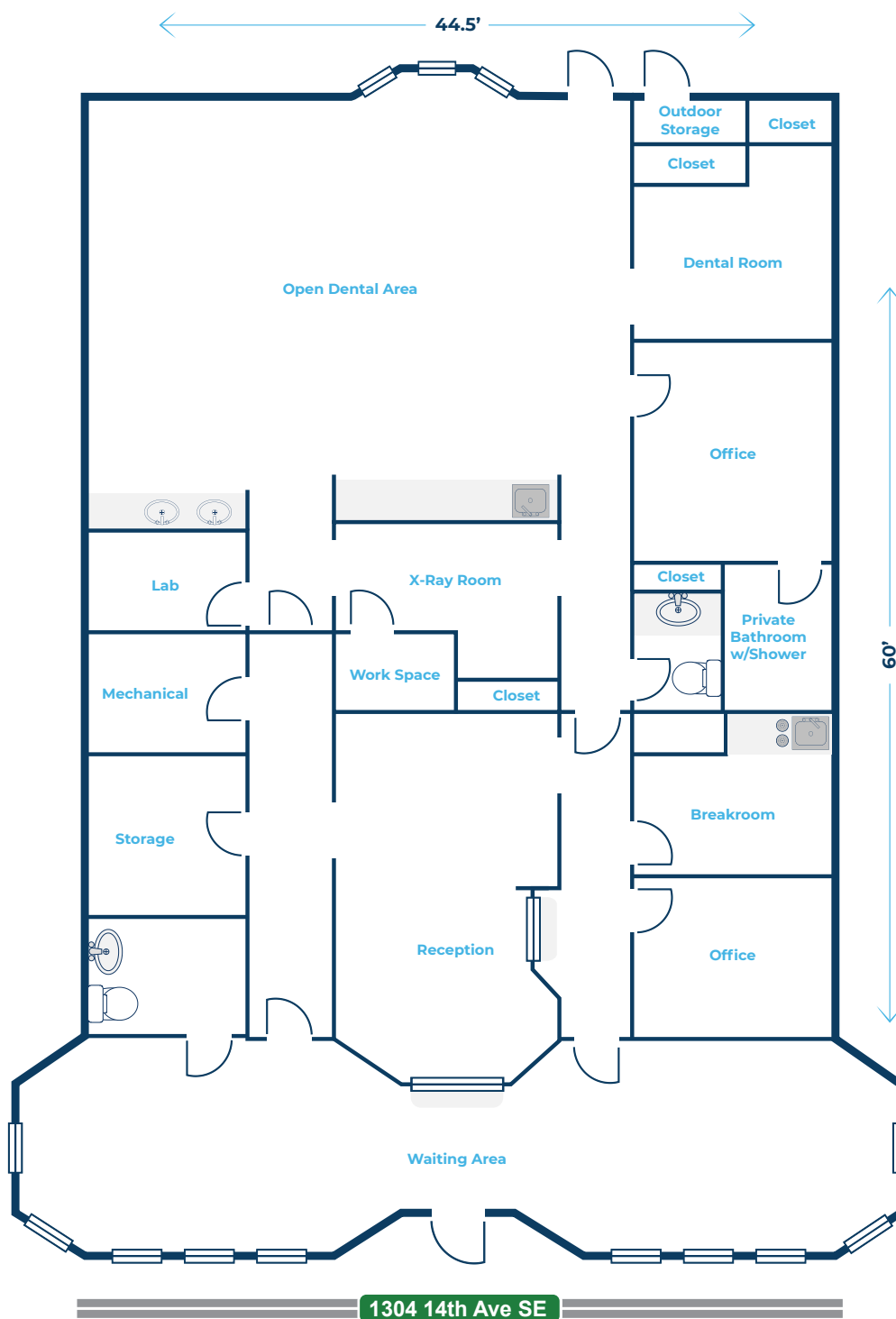
PROPERTY INFORMATION

1304 14th Ave SE - Decatur, AL

DENTAL/MEDICAL OFFICE PROPERTY PHOTOS



DENTAL/MEDICAL OFFICE FLOOR PLAN



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.



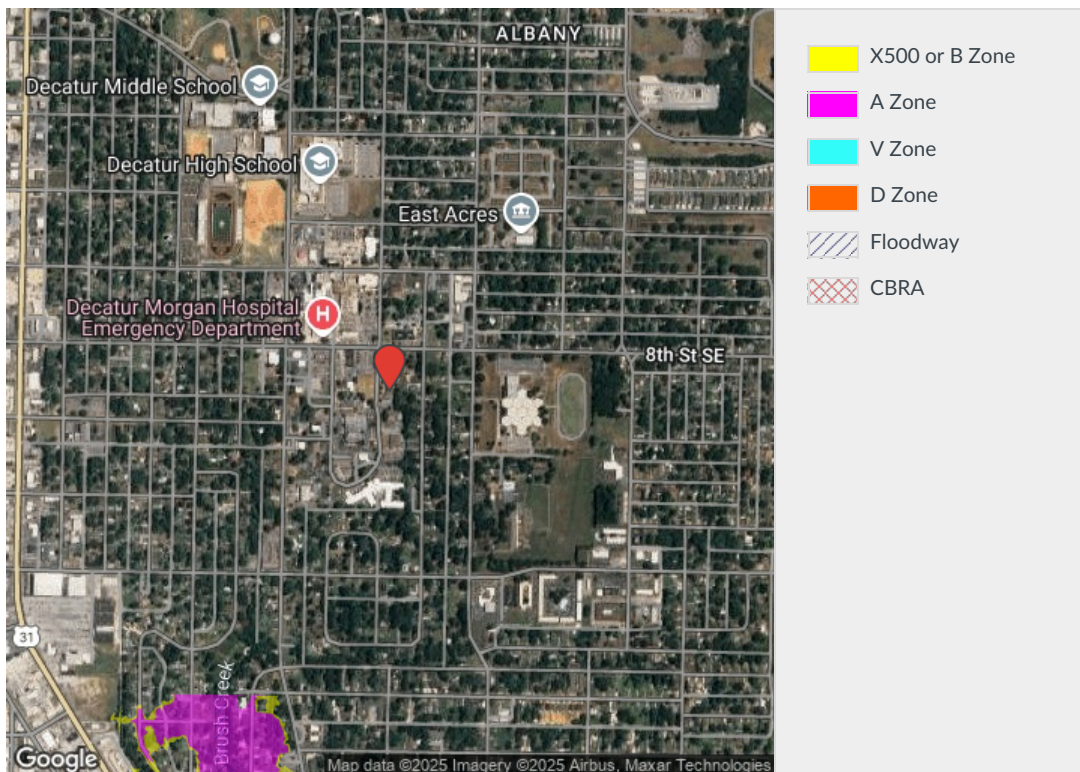
1304 14TH AVE SE DECATUR, AL 35601-4315

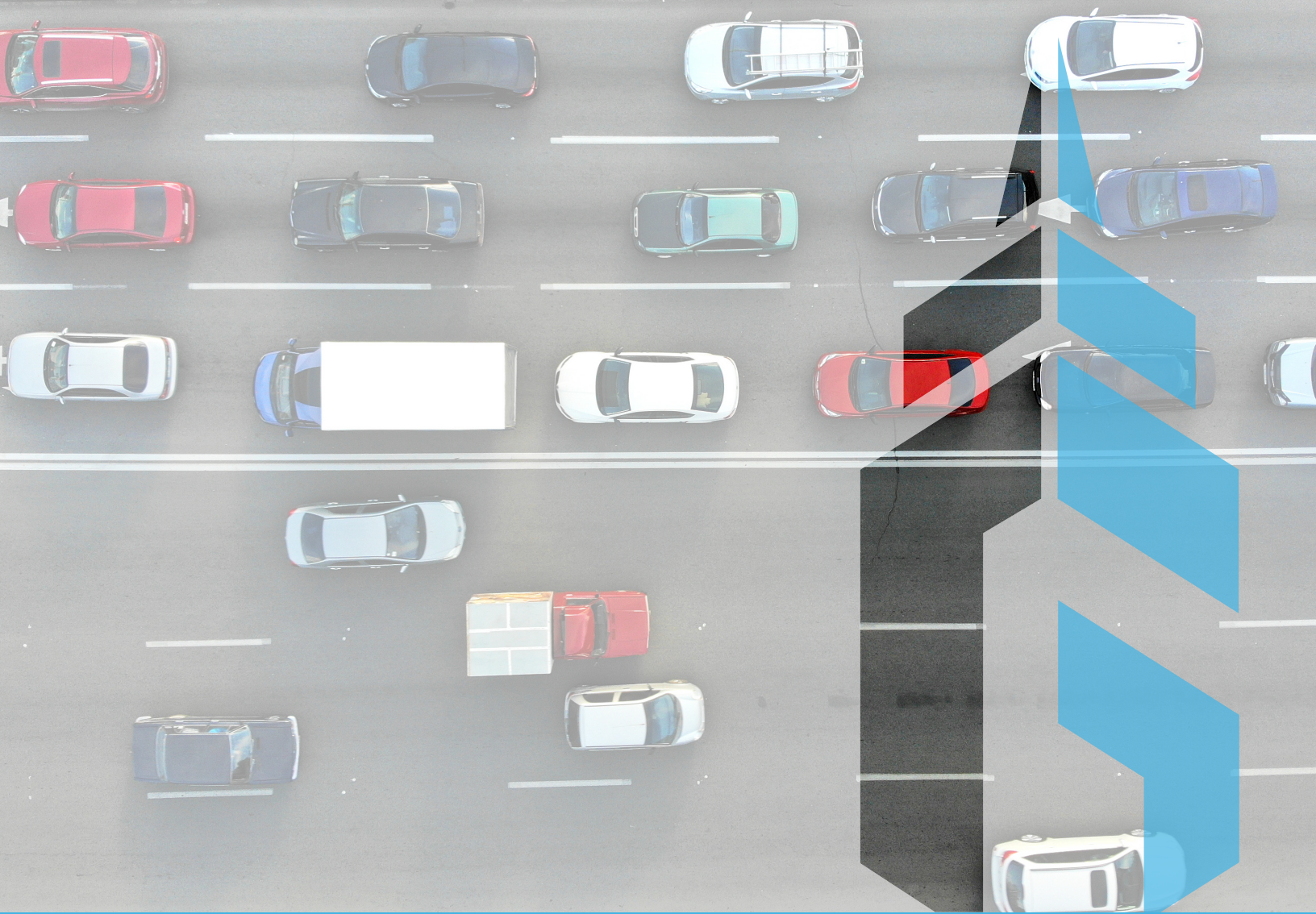
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0078F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0078F





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TRAFFIC DATA

1304 14th Ave SE - Decatur, AL

Traffic Count Map - Close Up

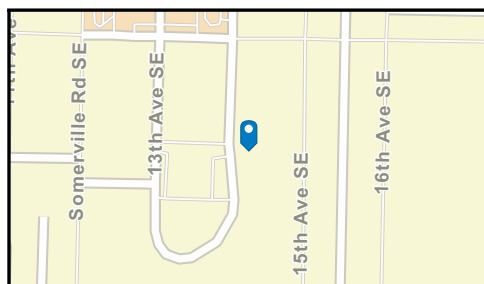
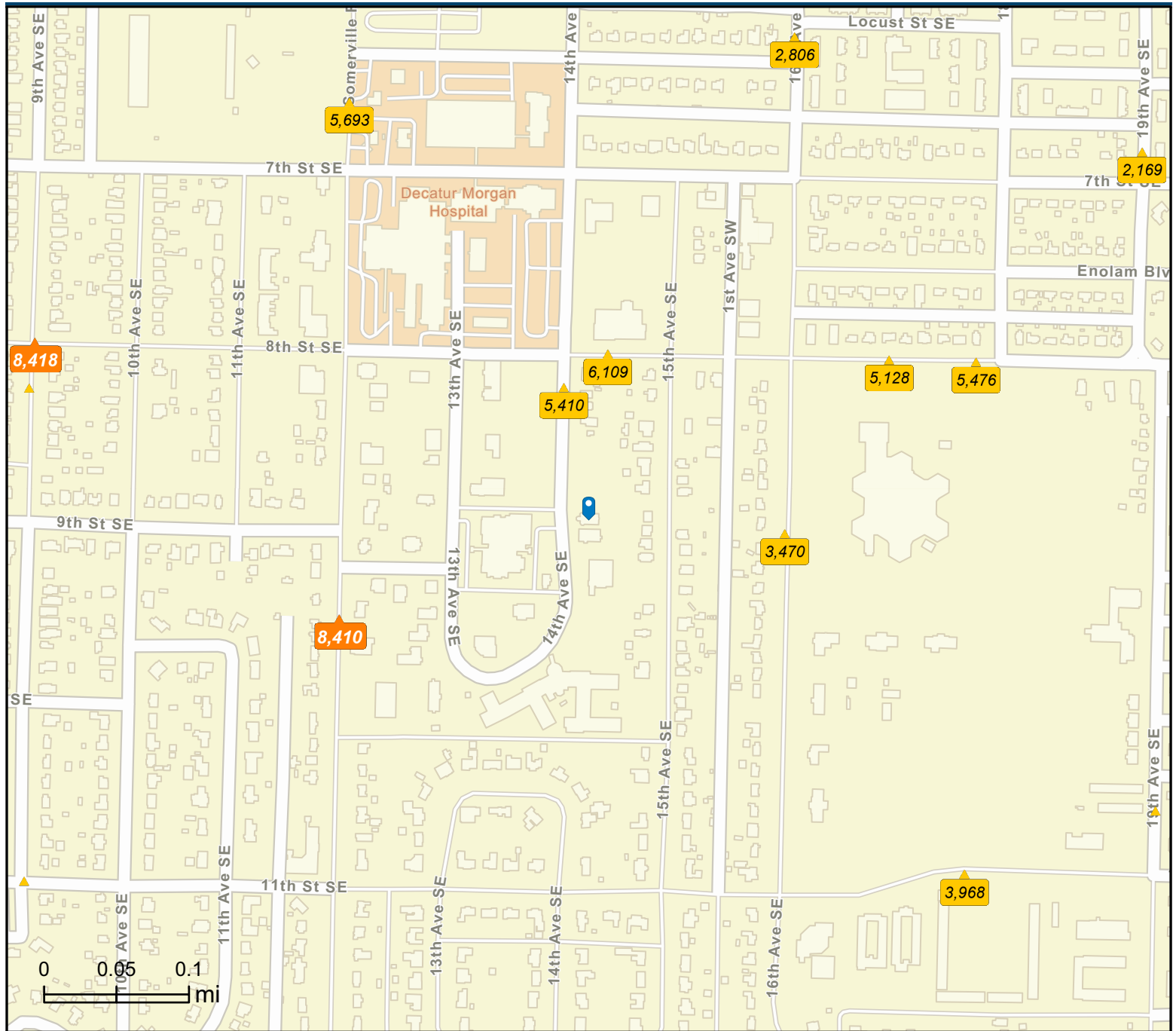
1304 14th Ave SE, Decatur, Alabama, 35601

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 34.58770

Longitude: -86.96982



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



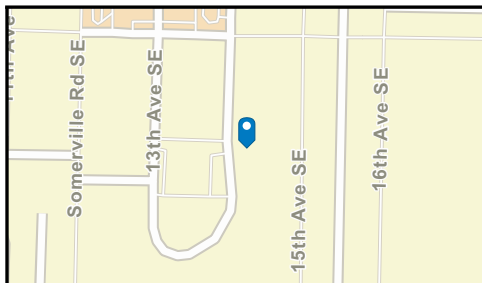
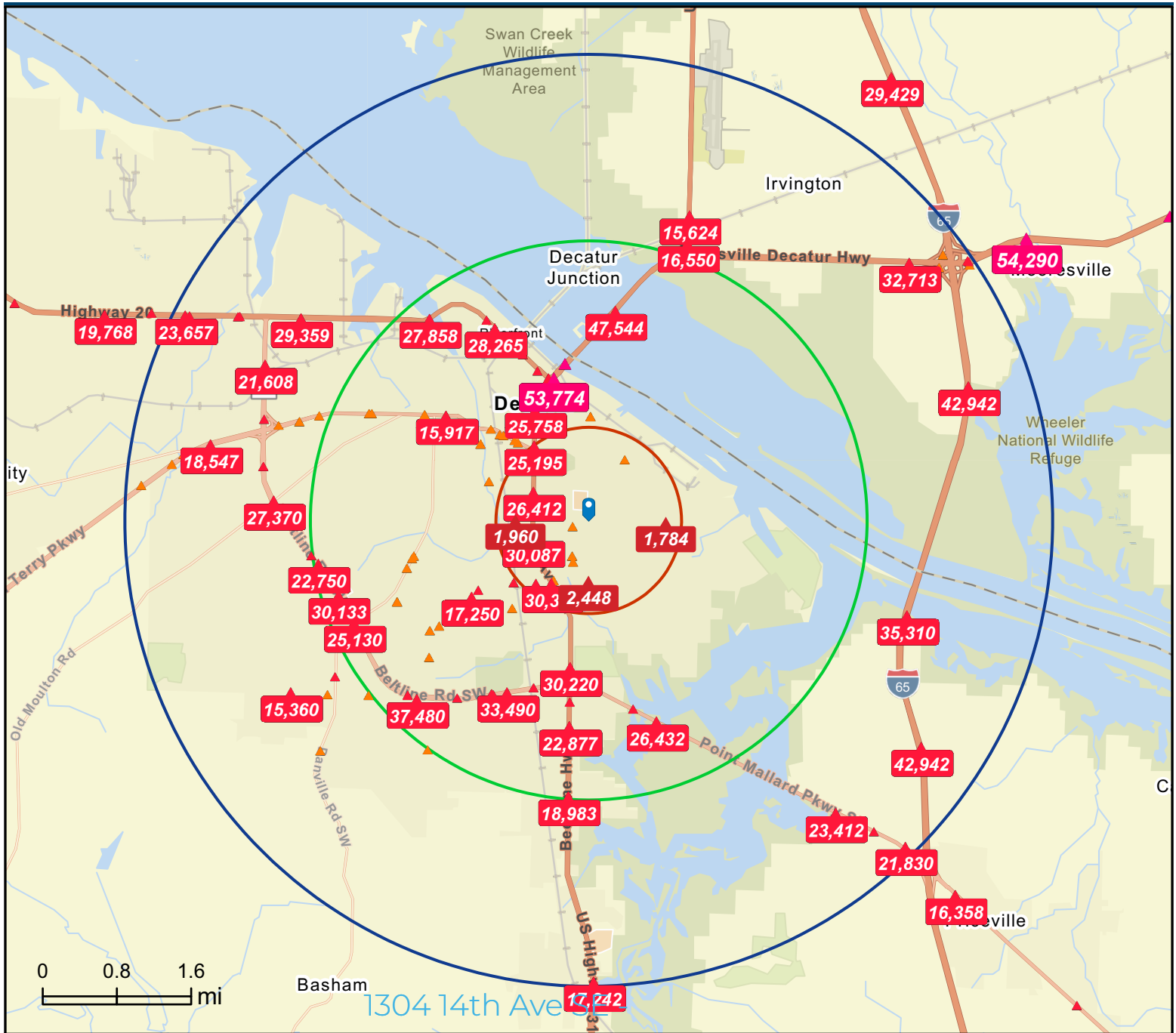
Source: ©2024 Kalibrate Technologies (Q3 2024).

February 17, 2025

Traffic Count Map

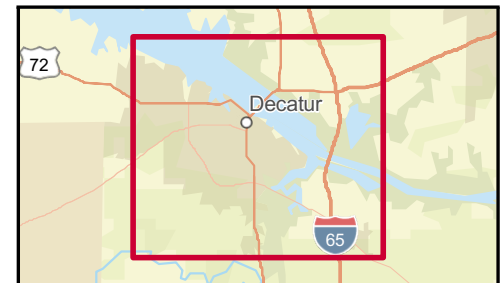
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1304 14th Ave SE
Decatur, AL

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
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Source: ©2024 Kalibrate Technologies (Q3 2024).

February 17, 2025

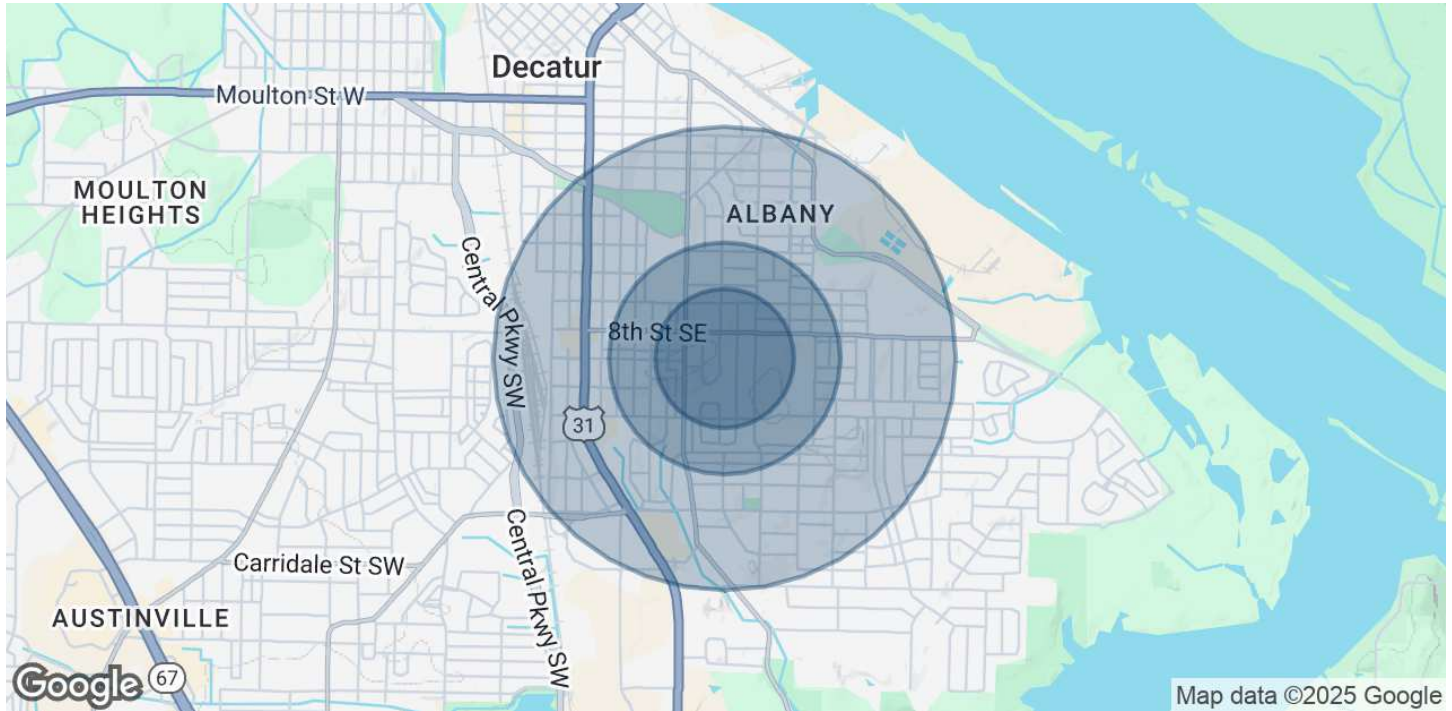


DENTAL / MEDICAL OFFICE

DEMOGRAPHIC DATA

1304 14th Ave SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	682	2,678	8,313
Average Age	44	41	40
Average Age (Male)	40	39	39
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	1,079	3,442
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$74,441	\$70,971	\$71,082
Average House Value	\$181,638	\$205,880	\$211,335

Demographics data derived from AlphaMap

Executive Summary

1304 14th Ave SE, Decatur, Alabama, 35601
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	1 mile	3 miles	5 miles
Population			
2010 Population	8,253	37,308	56,721
2020 Population	8,156	38,258	58,207
2024 Population	8,341	38,616	58,839
2029 Population	8,529	39,006	59,295
2010-2020 Annual Rate	-0.12%	0.25%	0.26%
2020-2024 Annual Rate	0.53%	0.22%	0.25%
2024-2029 Annual Rate	0.45%	0.20%	0.15%
2020 Male Population	48.4%	49.3%	48.7%
2020 Female Population	51.6%	50.7%	51.3%
2020 Median Age	38.5	37.6	39.2
2024 Male Population	49.0%	50.0%	49.5%
2024 Female Population	51.0%	50.0%	50.5%
2024 Median Age	38.7	37.7	39.3

In the identified area, the current year population is 58,839. In 2020, the Census count in the area was 58,207. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 59,295 representing a change of 0.15% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	58.9%	47.7%	54.3%
2024 Black Alone	17.9%	26.5%	24.2%
2024 American Indian/Alaska Native Alone	1.0%	1.0%	0.8%
2024 Asian Alone	0.7%	0.7%	1.0%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.1%	15.6%	11.8%
2024 Two or More Races	8.3%	8.4%	7.9%
2024 Hispanic Origin (Any Race)	18.7%	22.5%	17.5%

Persons of Hispanic origin represent 17.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	58	50	64
2010 Households	3,463	14,760	22,735
2020 Households	3,478	15,254	23,688
2024 Households	3,616	15,604	24,200
2029 Households	3,735	15,909	24,616
2010-2020 Annual Rate	0.04%	0.33%	0.41%
2020-2024 Annual Rate	0.92%	0.54%	0.50%
2024-2029 Annual Rate	0.65%	0.39%	0.34%
2024 Average Household Size	2.22	2.37	2.36

The household count in this area has changed from 23,688 in 2020 to 24,200 in the current year, a change of 0.50% annually. The five-year projection of households is 24,616, a change of 0.34% annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2020. The number of families in the current year is 15,004 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

1304 14th Ave SE, Decatur, Alabama, 35601
 Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.6%	19.3%	20.3%
Median Household Income			
2024 Median Household Income	\$57,261	\$53,069	\$59,540
2029 Median Household Income	\$64,084	\$57,303	\$65,055
2024-2029 Annual Rate	2.28%	1.55%	1.79%
Average Household Income			
2024 Average Household Income	\$74,452	\$68,134	\$78,101
2029 Average Household Income	\$84,272	\$76,165	\$87,300
2024-2029 Annual Rate	2.51%	2.25%	2.25%
Per Capita Income			
2024 Per Capita Income	\$31,138	\$27,778	\$32,240
2029 Per Capita Income	\$35,631	\$31,304	\$36,353
2024-2029 Annual Rate	2.73%	2.42%	2.43%
GINI Index			
2024 Gini Index	40.0	40.5	40.3
Households by Income			

Current median household income is \$59,540 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,055 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,101 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$87,300 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,240 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,353 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	129	138	131
2010 Total Housing Units	3,871	16,246	24,715
2010 Owner Occupied Housing Units	2,000	8,376	14,053
2010 Renter Occupied Housing Units	1,463	6,385	8,682
2010 Vacant Housing Units	408	1,486	1,980
2020 Total Housing Units	3,882	16,632	25,516
2020 Owner Occupied Housing Units	1,959	8,026	13,943
2020 Renter Occupied Housing Units	1,519	7,228	9,745
2020 Vacant Housing Units	381	1,382	1,839
2024 Total Housing Units	3,959	16,903	25,985
2024 Owner Occupied Housing Units	2,087	8,421	14,568
2024 Renter Occupied Housing Units	1,529	7,183	9,632
2024 Vacant Housing Units	343	1,299	1,785
2029 Total Housing Units	4,073	17,182	26,362
2029 Owner Occupied Housing Units	2,220	8,809	15,138
2029 Renter Occupied Housing Units	1,515	7,100	9,478
2029 Vacant Housing Units	338	1,273	1,746
Socioeconomic Status Index			
2024 Socioeconomic Status Index	44.6	41.7	45.2

Currently, 56.1% of the 25,985 housing units in the area are owner occupied; 37.1%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 25,516 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$192,691, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.13% annually to \$271,842.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 17, 2025



DENTAL / MEDICAL OFFICE

ADVISOR BIO

1304 14th Ave SE - Decatur, AL



TILLMAN HURST

Investor, Manager & Sales

thurst@gatewaycommercial.net

Direct: 256.566.8002 | Office: 256.849.2213

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.



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