RESIDENTIAL ACREAGE

300 BETHEL RD NE, HARTSELLE, AL 35640

GATEWAY
COMMERCIAL BROKERAGE

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

TABLE OF CONTENTS

Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	6
DEMOGRAPHICS	10
CUSTOM SECTION	14
ADVISOR BIOS	17

Confidentiality & Disclaimer

All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

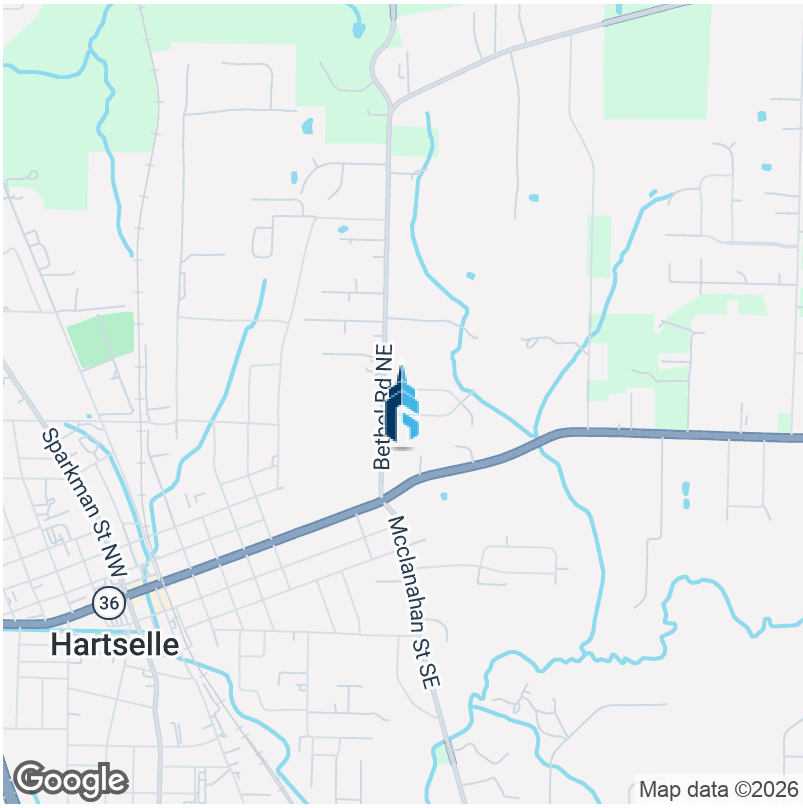
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

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.

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	$70,000
Lot Size:	1.2 Acres
Price / Acre:	$58,333
Zoning:	R2
Market:	Hartselle

PROPERTY OVERVIEW

Explore the promising potential of this exceptional property located in the desirable Hartselle area. Boasting a coveted R2 zoning, this prime parcel presents an excellent opportunity for Land and Residential investors. With ample space for development, the property offers endless possibilities for crafting a signature residential space in a sought-after locale. Embrace the chance to create a truly unique living environment within this thriving community. The flexibility of the R2 zoning presents an attractive canvas for realizing diverse residential visions. Don't miss out on the chance to shape the future of this property in the vibrant Hartselle area.

PROPERTY HIGHLIGHTS

- Hartselle City School District
- Timber on Site
- Excellent Location

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.

PROPERTY INFORMATION

300 Bethel Rd NE, Hartselle, AL 35640

300 BETHEL RD NE HARTSELLE, AL 35640-1680

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

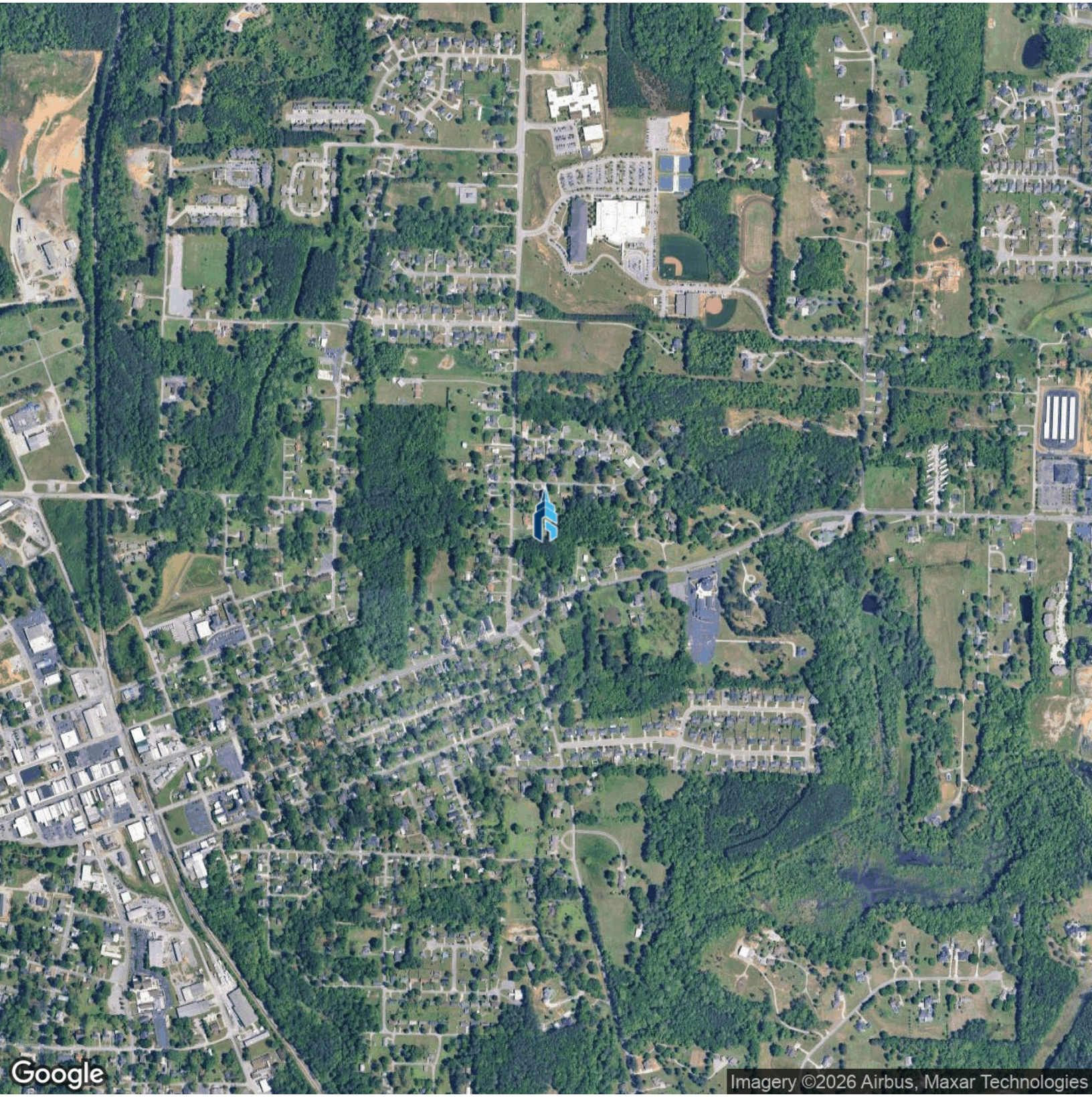
COMMUNITY	010178	**PANEL**	0208F
PANEL DATE	August 16, 2018	**MAP NUMBER**	01103C0208F

© 2026 Cotality. All rights reserved. COTALITY, RISKMETER, PXPOINT and the Cotality logo are trademarks of Cotality and/or its subsidiaries. All other trademarks are the property of their respective holders

LOCATION INFORMATION

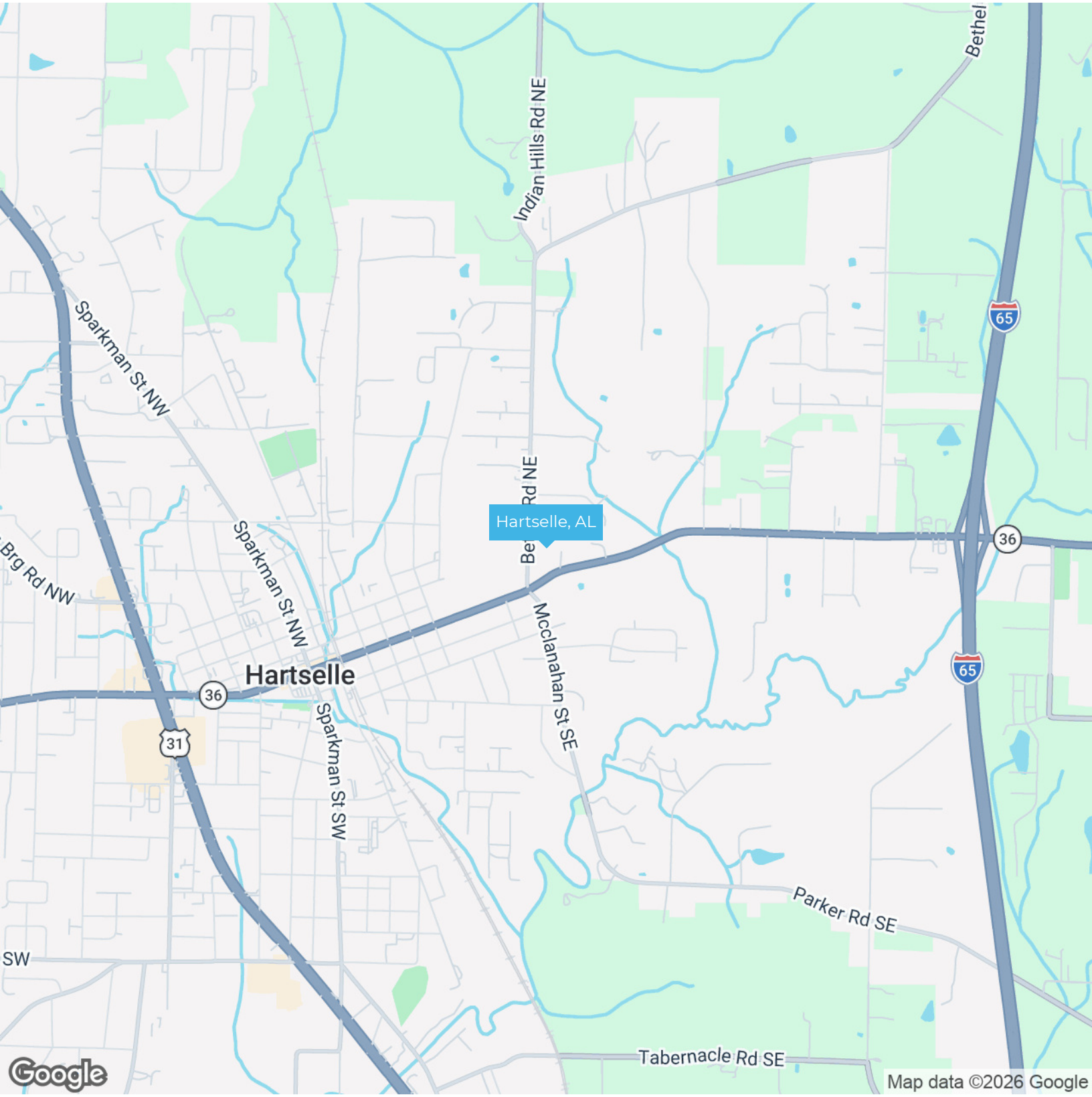
300 Bethel Rd NE, Hartselle, AL 35640

AERIAL MAP



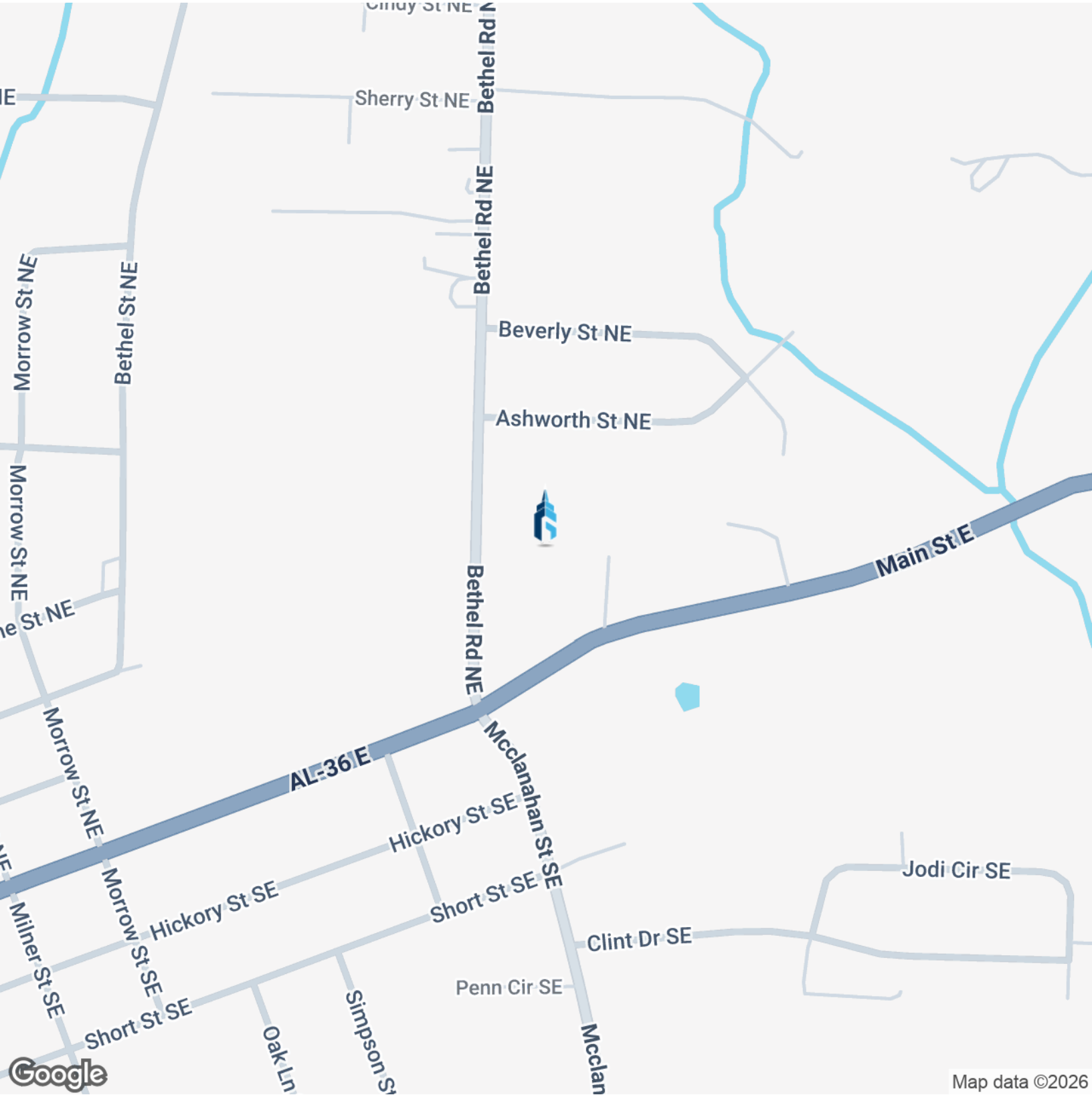
The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions.
Offering is subject to change or be withdrawn without notice.

REGIONAL MAP



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.

LOCATION MAP

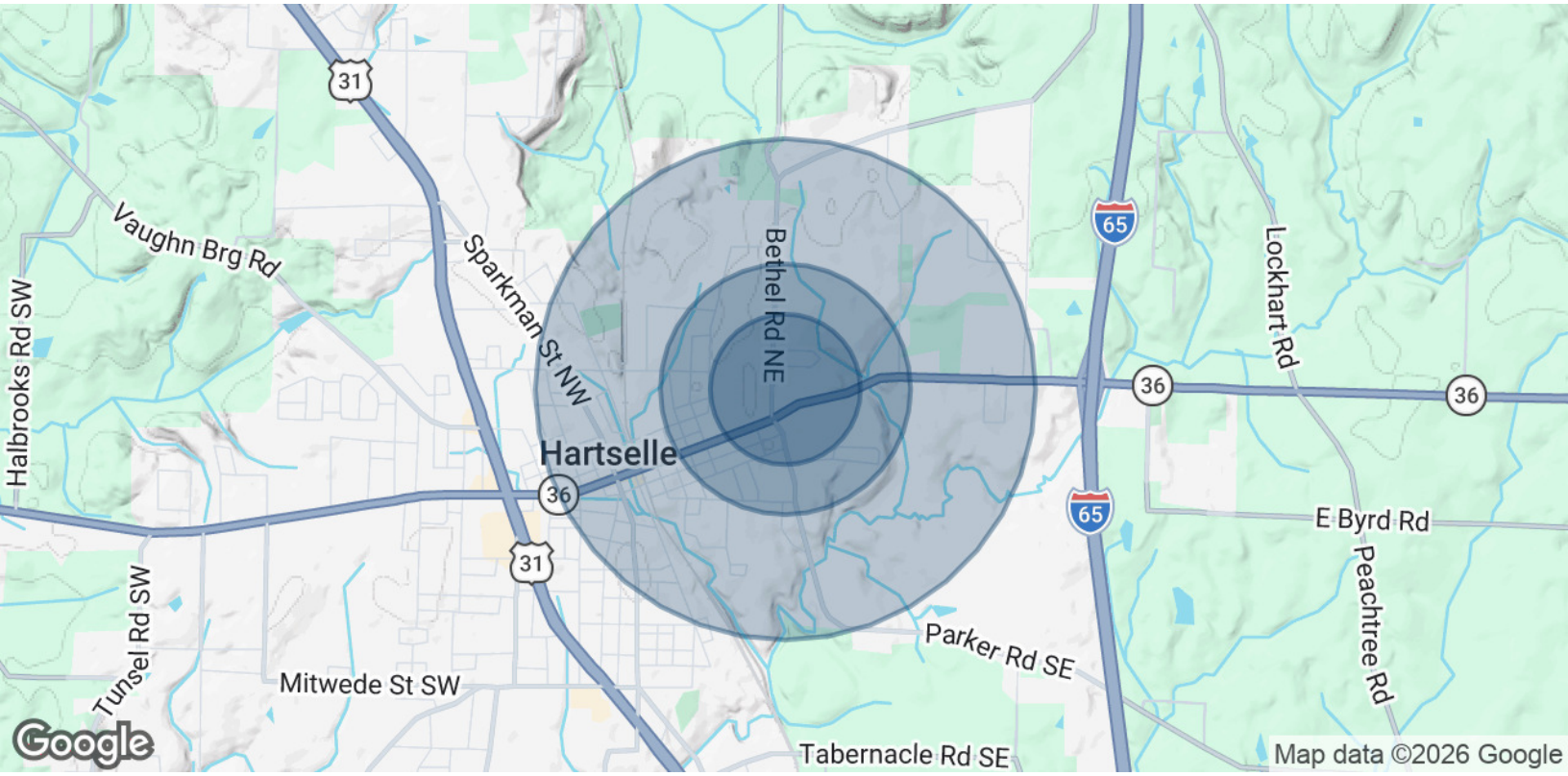


The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions.
Offering is subject to change or be withdrawn without notice.

DEMOGRAPHICS

300 Bethel Rd NE, Hartselle, AL 35640

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	361	996	3,390
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	385	1,360
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$78,249	$78,304	$75,754
Average House Value	$237,107	$239,670	$247,344

Demographics data derived from AlphaMap

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.

Executive Summary

100-598 Bethel Rd NE
100-598 Bethel Rd NE, Hartselle, Alabama, 35640
Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	3,017	15,339	22,199
2020 Population	3,221	16,522	23,755
2025 Population	3,300	16,760	24,083
2030 Population	3,309	16,813	24,180
2010-2020 Annual Rate	0.66%	0.75%	0.68%
2020-2025 Annual Rate	0.46%	0.27%	0.26%
2025-2030 Annual Rate	0.05%	0.06%	0.08%

Age			
2025 Median Age	40.6	41.3	42.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	82.2%	86.4%	86.9%
Black Alone	7.8%	4.5%	4.0%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	0.8%	0.7%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.8%	1.5%	1.5%
Two or More Races	6.9%	6.3%	6.2%
Hispanic Origin	3.9%	3.3%	3.3%
Diversity Index	36.3	29.6	28.7

Households			
2010 Total Households	1,307	6,200	8,741
2020 Total Households	1,368	6,626	9,344
2025 Total Households	1,401	6,827	9,664
2030 Total Households	1,422	6,950	9,855
2010-2020 Annual Rate	0.46%	0.67%	0.67%
2020-2025 Annual Rate	0.46%	0.57%	0.64%
2025-2030 Annual Rate	0.30%	0.36%	0.39%
2025 Average Household Size	2.34	2.45	2.47
Wealth Index	74	90	94

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

© 2026 Esri

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.5%	19.2%	20.0%

Median Household Income			
2025 Median Household Income	US$59,645	US$85,088	US$87,072
2030 Median Household Income	US$77,404	US$96,873	US$99,123
2025-2030 Annual Rate	5.35%	2.63%	2.63%

Average Household Income			
2025 Average Household Income	US$92,435	US$104,574	US$107,256
2030 Average Household Income	US$102,526	US$114,893	US$117,564

Per Capita Income			
2025 Per Capita Income	US$37,602	US$42,302	US$43,219
2030 Per Capita Income	US$42,205	US$47,163	US$48,104
2025-2030 Annual Rate	2.34%	2.20%	2.16%

Income Equality			
2025 Gini Index	49.3	43.3	42.3

Socioeconomic Status			
2025 Socioeconomic Status Index	52.7	54.1	54.2

Housing Unit Summary			
Housing Affordability Index	85	127	121
2010 Total Housing Units	1,415	6,633	9,378
2010 Owner Occupied Hus (%)	64.1%	73.8%	76.9%
2010 Renter Occupied Hus (%)	35.8%	26.2%	23.1%
2010 Vacant Housing Units (%)	7.6%	6.5%	6.8%
2020 Housing Units	1,475	7,094	10,024
2020 Owner Occupied HUs (%)	64.6%	72.9%	76.0%
2020 Renter Occupied HUs (%)	35.4%	27.1%	23.9%
Vacant Housing Units	7.4%	6.8%	6.9%
2025 Housing Units	1,511	7,304	10,346
Owner Occupied Housing Units	65.5%	73.8%	76.9%
Renter Occupied Housing Units	34.5%	26.2%	23.1%
Vacant Housing Units	7.3%	6.5%	6.6%
2030 Total Housing Units	1,528	7,412	10,518
2030 Owner Occupied Housing Units	939	5,170	7,629
2030 Renter Occupied Housing Units	483	1,780	2,226
2030 Vacant Housing Units	106	462	663

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

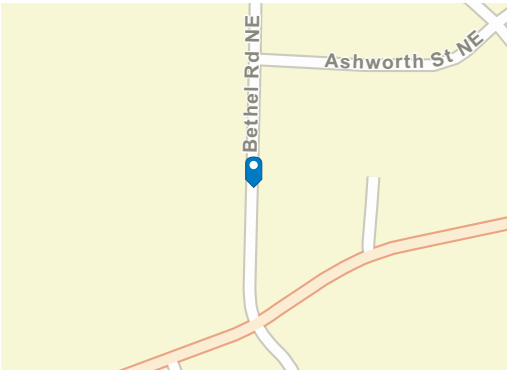
© 2026 Esri

TRAFFIC DATA

300 Bethel Rd NE, Hartselle, AL 35640

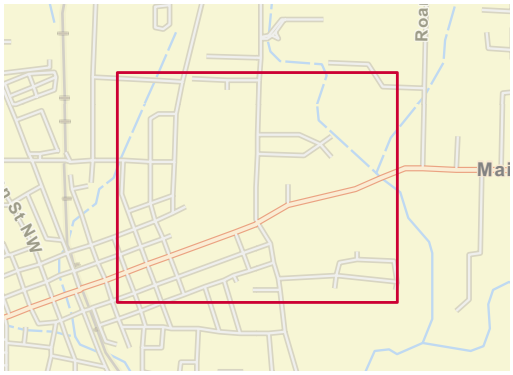
Traffic Count Map - Close Up

100-598 Bethel Rd NE
100-598 Bethel Rd NE, Hartselle, Alabama, 35640
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

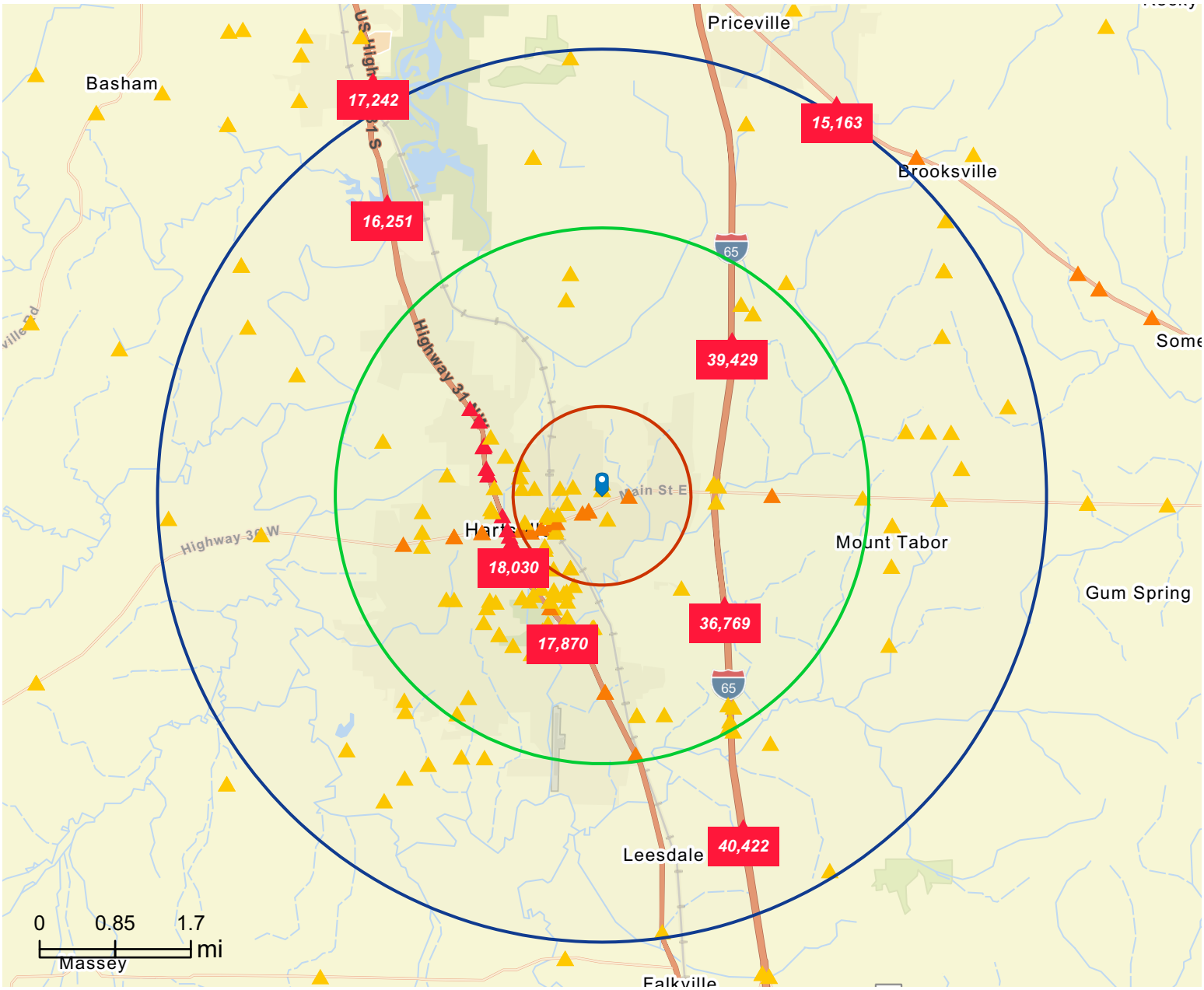


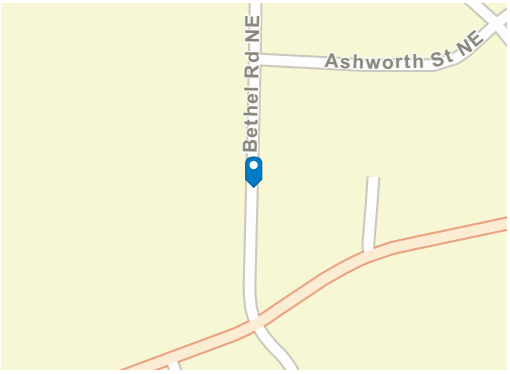
Source: Traffic Counts (2025)

© 2026 Esri

Traffic Count Map

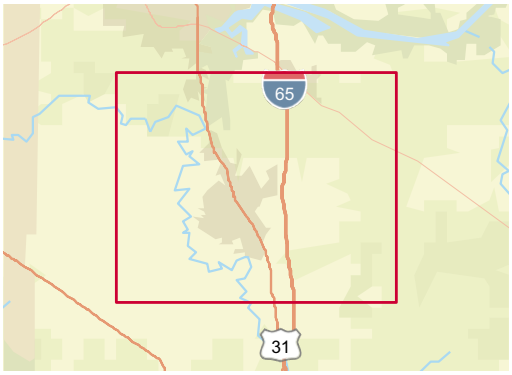
100-598 Bethel Rd NE
100-598 Bethel Rd NE, Hartselle, Alabama, 35640
Rings: 1, 3, 5 mile radii





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)

© 2026 Esri

ADVISOR BIOS

300 Bethel Rd NE, Hartselle, AL 35640

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.

Gateway Commercial Brokerage, Inc.
300 Market St NE, Suite 3
Decatur, AL 35601
256.355.0721

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.

GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | **GATEWAYCOMMERCIAL.COM**