

COMMERCIAL DEVELOPMENT PARCEL

910 Jefferson Street SE, Athens, AL



GATEWAY
COMMERCIAL BROKERAGE

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

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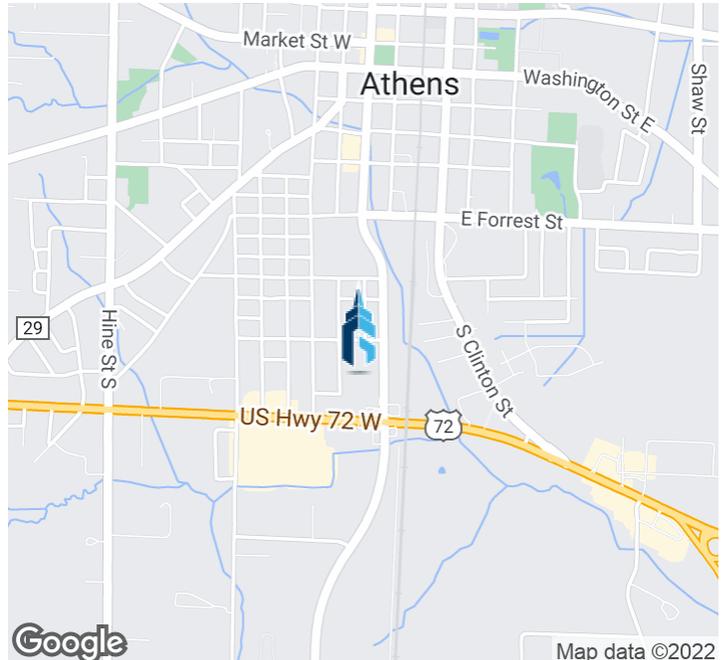
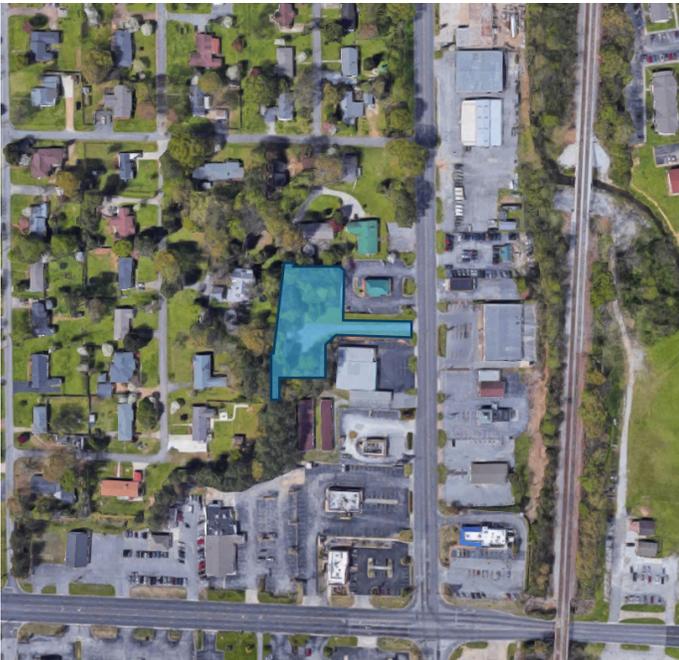
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



OFFERING SUMMARY	
Sale Price:	\$175,000
# of Parcels:	1
Lot Size:	+/- 0.84 Acres
Zoning:	TB (Traditional Business)
Frontage:	+/- 35 ft.
Market:	Athens

PROPERTY OVERVIEW

Excellent opportunity on Jefferson Street just off of high traffic Hwy 72 in Athens. The property consists of +/- 0.84 acres and has +/- 35 feet of frontage on Jefferson. The traditional business (TB) zoned site offers electric, gas, and sewer. The site is not located in a flood zone. The City of Athens shows consistent growth and the site is conveniently located near downtown.

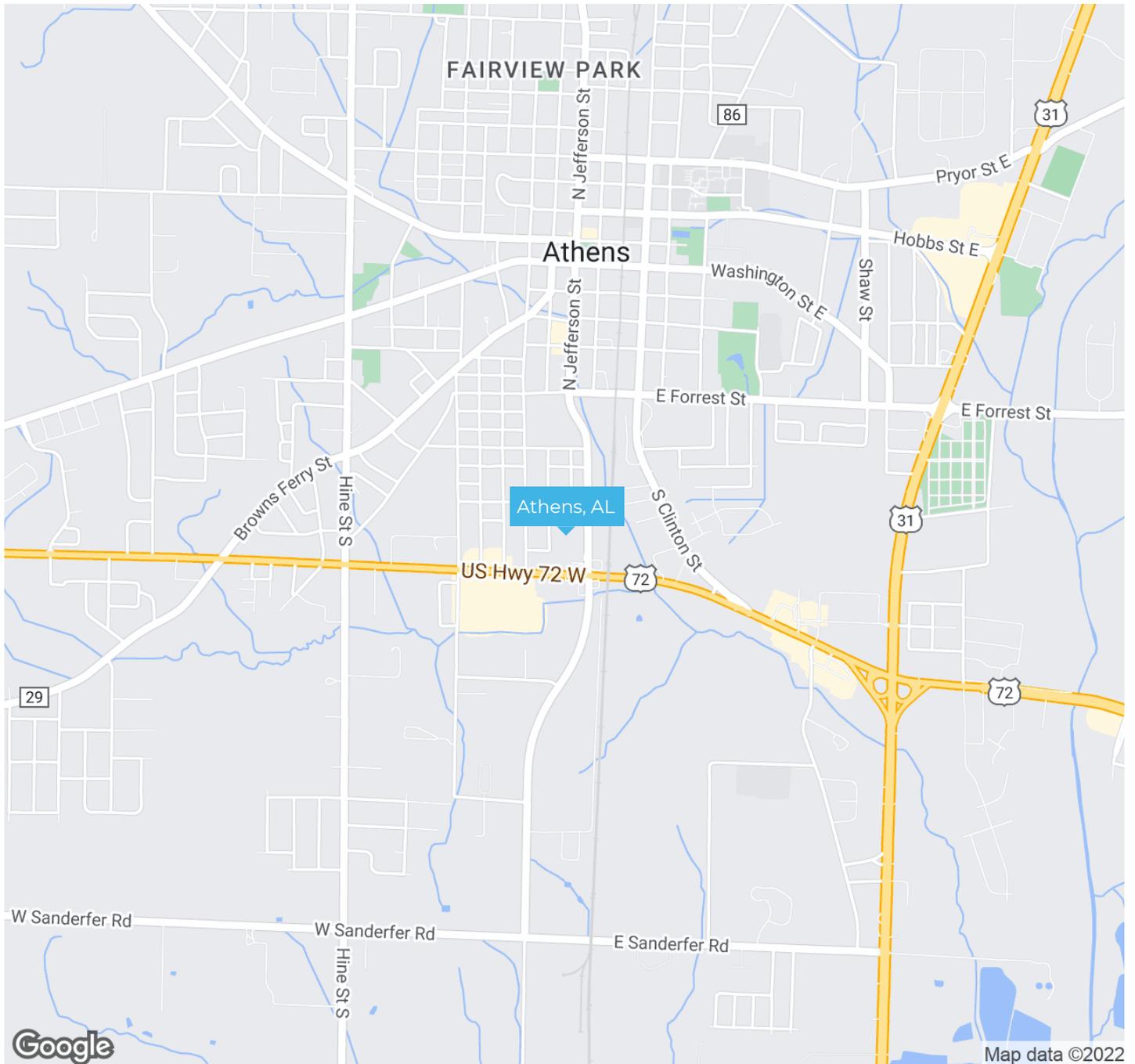


DEVELOPMENT ACREAGE

LOCATION INFORMATION

Athens, AL - Limestone County

LOCATION MAP



AERIAL MAP WITH RETAILERS





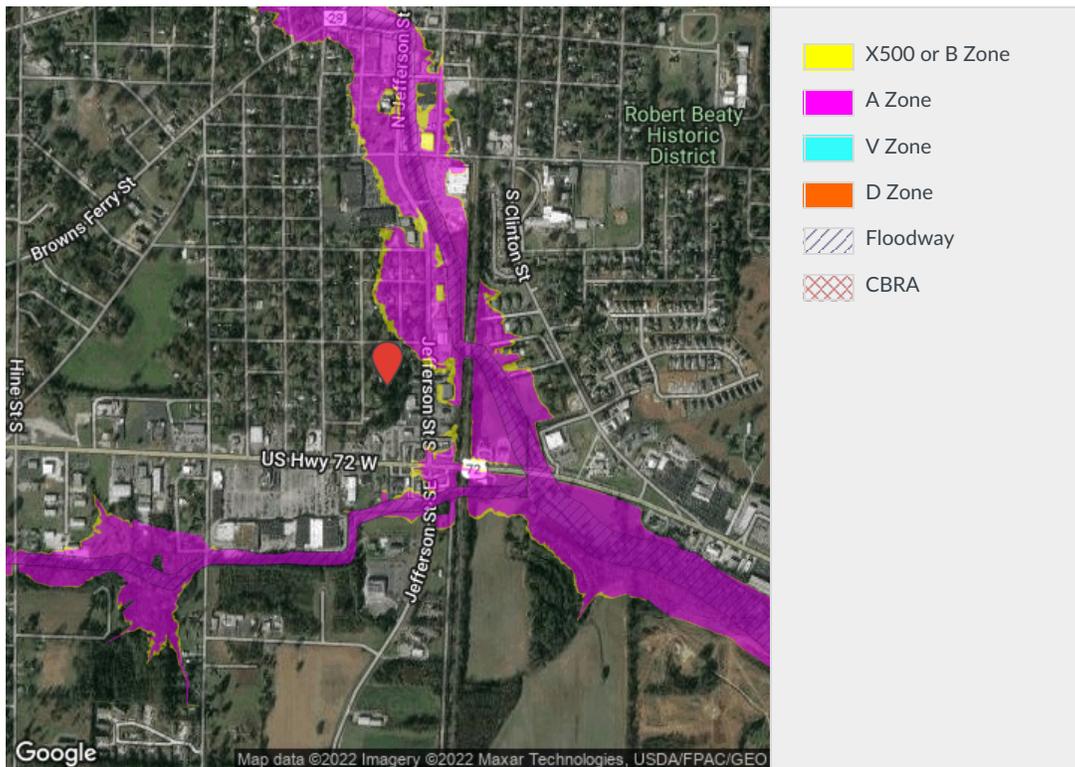
910 JEFFERSON ST SE ATHENS, AL 35611-3591

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010146	PANEL	0186F
PANEL DATE	August 16, 2018	MAP NUMBER	01083C0186F





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DEMOGRAPHIC DATA

Athens, AL - Limestone County



Demographic and Income Profile

910 Jefferson St SE, Athens, Alabama, 35611
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.79167
 Longitude: -86.97254

Summary	Census 2010	2021	2026
Population	3,613	4,157	4,367
Households	1,549	1,822	1,926
Families	964	1,090	1,140
Average Household Size	2.26	2.23	2.21
Owner Occupied Housing Units	916	1,068	1,138
Renter Occupied Housing Units	633	755	788
Median Age	38.1	40.8	42.1

Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.99%	0.45%	0.71%
Households	1.12%	0.48%	0.71%
Families	0.90%	0.36%	0.64%
Owner HHs	1.28%	0.66%	0.91%
Median Household Income	2.77%	1.77%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	248	13.6%	224	11.6%
\$15,000 - \$24,999	226	12.4%	196	10.2%
\$25,000 - \$34,999	272	14.9%	260	13.5%
\$35,000 - \$49,999	198	10.9%	208	10.8%
\$50,000 - \$74,999	316	17.3%	356	18.5%
\$75,000 - \$99,999	157	8.6%	168	8.7%
\$100,000 - \$149,999	235	12.9%	294	15.3%
\$150,000 - \$199,999	104	5.7%	141	7.3%
\$200,000+	67	3.7%	80	4.2%

Median Household Income	\$46,912	\$53,782
Average Household Income	\$68,628	\$78,167
Per Capita Income	\$29,358	\$33,631

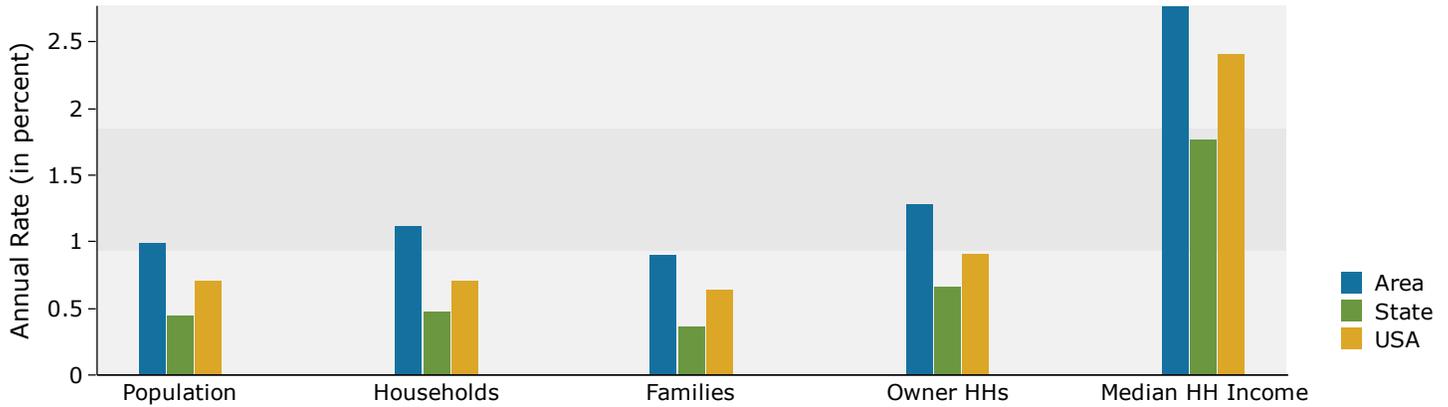
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	253	7.0%	248	6.0%	260	6.0%
5 - 9	230	6.4%	256	6.2%	264	6.0%
10 - 14	219	6.1%	250	6.0%	277	6.3%
15 - 19	212	5.9%	226	5.4%	254	5.8%
20 - 24	216	6.0%	218	5.2%	219	5.0%
25 - 34	536	14.8%	549	13.2%	488	11.2%
35 - 44	436	12.1%	544	13.1%	594	13.6%
45 - 54	457	12.7%	473	11.4%	532	12.2%
55 - 64	386	10.7%	506	12.2%	503	11.5%
65 - 74	294	8.1%	444	10.7%	489	11.2%
75 - 84	242	6.7%	289	7.0%	326	7.5%
85+	131	3.6%	154	3.7%	160	3.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,193	60.7%	2,400	57.7%	2,450	56.1%
Black Alone	1,045	28.9%	1,228	29.5%	1,311	30.0%
American Indian Alone	27	0.7%	30	0.7%	31	0.7%
Asian Alone	36	1.0%	56	1.3%	69	1.6%
Pacific Islander Alone	9	0.2%	8	0.2%	8	0.2%
Some Other Race Alone	232	6.4%	322	7.7%	366	8.4%
Two or More Races	70	1.9%	114	2.7%	131	3.0%
Hispanic Origin (Any Race)	343	9.5%	464	11.2%	526	12.0%

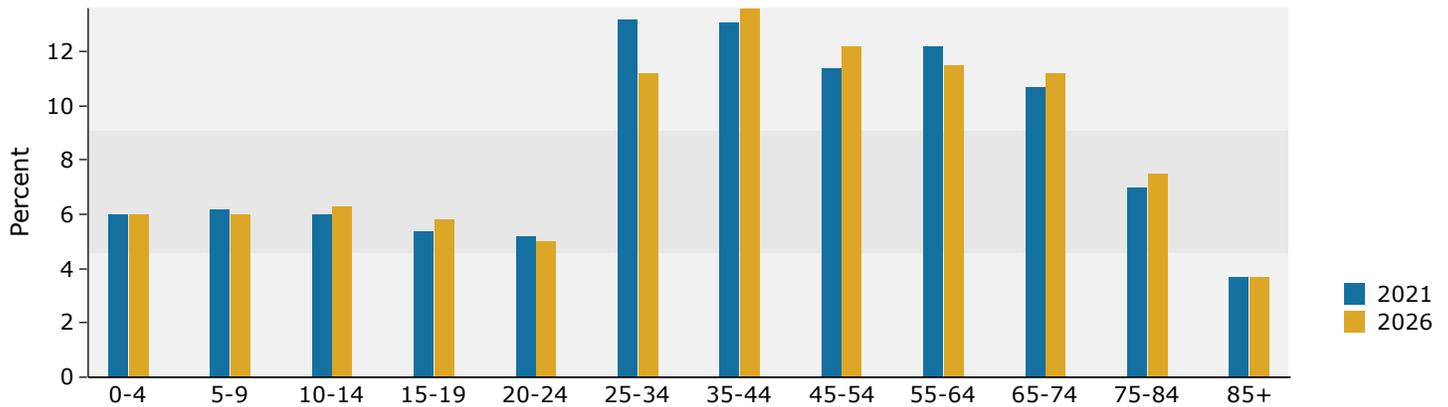
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

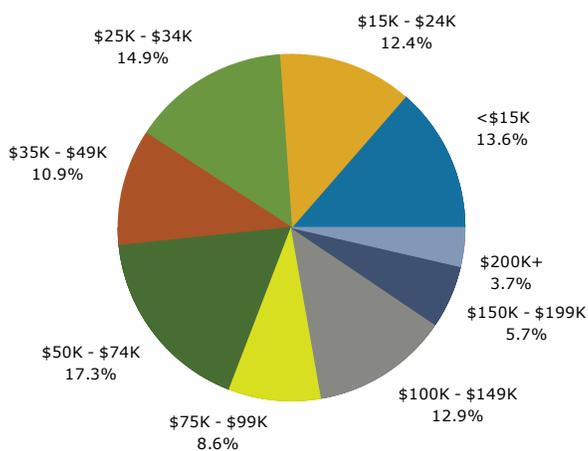
Trends 2021-2026



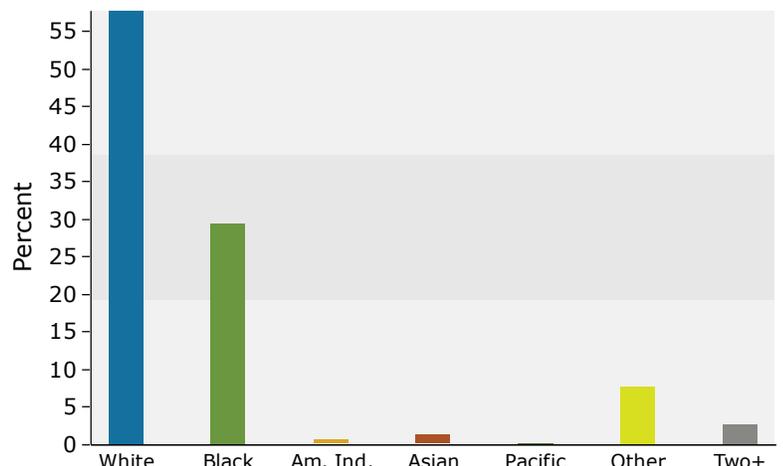
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 11.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

910 Jefferson St SE, Athens, Alabama, 35611
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.79167
 Longitude: -86.97254

Summary	Census 2010	2021	2026
Population	18,647	20,697	21,559
Households	7,862	8,882	9,296
Families	4,891	5,332	5,527
Average Household Size	2.31	2.28	2.27
Owner Occupied Housing Units	4,608	5,158	5,487
Renter Occupied Housing Units	3,254	3,724	3,809
Median Age	39.0	41.0	42.3

Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.82%	0.45%	0.71%
Households	0.92%	0.48%	0.71%
Families	0.72%	0.36%	0.64%
Owner HHs	1.24%	0.66%	0.91%
Median Household Income	1.84%	1.77%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,323	14.9%	1,230	13.2%
\$15,000 - \$24,999	1,102	12.4%	1,035	11.1%
\$25,000 - \$34,999	1,107	12.5%	1,094	11.8%
\$35,000 - \$49,999	959	10.8%	958	10.3%
\$50,000 - \$74,999	1,459	16.4%	1,624	17.5%
\$75,000 - \$99,999	733	8.3%	779	8.4%
\$100,000 - \$149,999	1,323	14.9%	1,539	16.6%
\$150,000 - \$199,999	410	4.6%	509	5.5%
\$200,000+	465	5.2%	528	5.7%

Median Household Income	\$48,978	\$53,661
Average Household Income	\$72,738	\$80,505
Per Capita Income	\$31,304	\$34,803

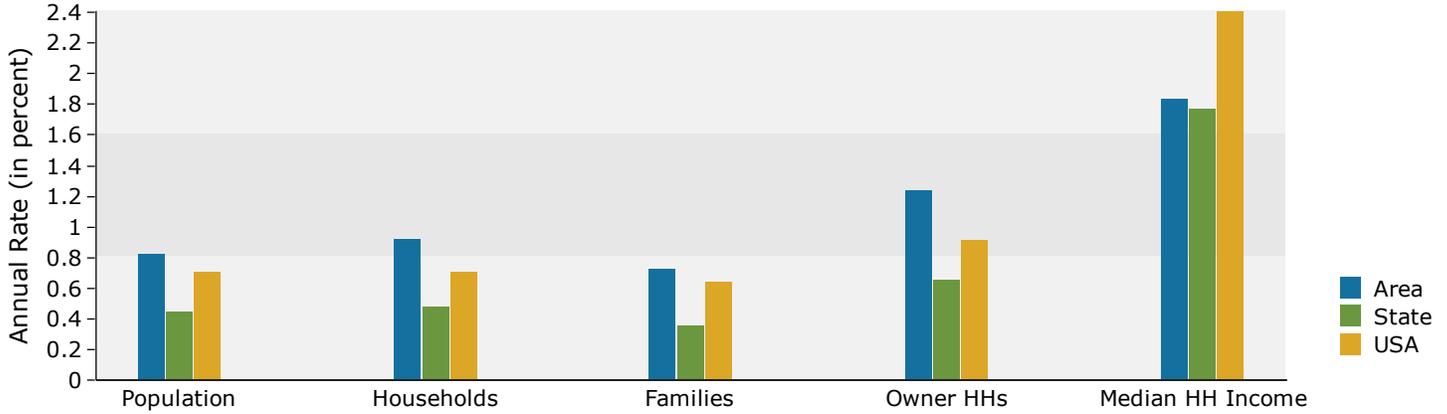
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,251	6.7%	1,216	5.9%	1,247	5.8%
5 - 9	1,127	6.0%	1,238	6.0%	1,246	5.8%
10 - 14	1,107	5.9%	1,244	6.0%	1,294	6.0%
15 - 19	1,119	6.0%	1,104	5.3%	1,245	5.8%
20 - 24	1,251	6.7%	1,120	5.4%	1,177	5.5%
25 - 34	2,538	13.6%	2,780	13.4%	2,467	11.4%
35 - 44	2,339	12.5%	2,608	12.6%	2,888	13.4%
45 - 54	2,581	13.8%	2,416	11.7%	2,475	11.5%
55 - 64	2,159	11.6%	2,685	13.0%	2,641	12.3%
65 - 74	1,560	8.4%	2,256	10.9%	2,496	11.6%
75 - 84	1,121	6.0%	1,372	6.6%	1,644	7.6%
85+	493	2.6%	659	3.2%	737	3.4%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,063	70.1%	13,722	66.3%	13,916	64.5%
Black Alone	3,571	19.2%	4,167	20.1%	4,453	20.7%
American Indian Alone	134	0.7%	141	0.7%	147	0.7%
Asian Alone	174	0.9%	255	1.2%	310	1.4%
Pacific Islander Alone	23	0.1%	36	0.2%	43	0.2%
Some Other Race Alone	1,292	6.9%	1,752	8.5%	1,977	9.2%
Two or More Races	390	2.1%	624	3.0%	713	3.3%
Hispanic Origin (Any Race)	1,868	10.0%	2,484	12.0%	2,800	13.0%

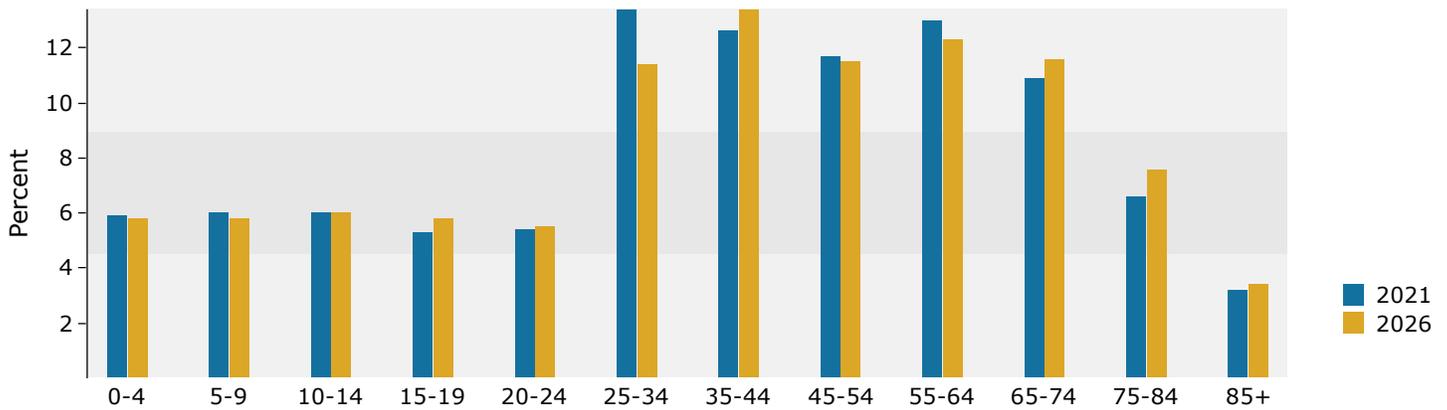
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

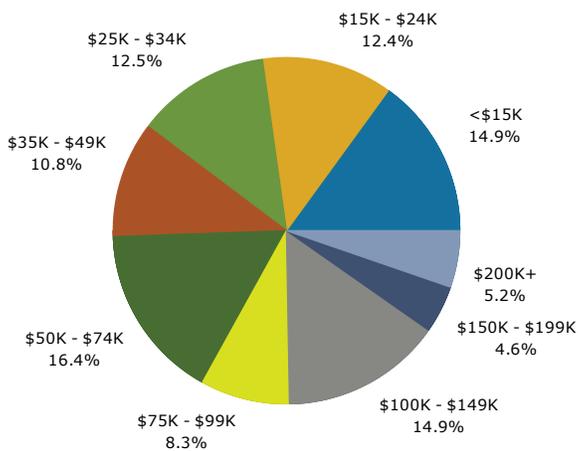
Trends 2021-2026



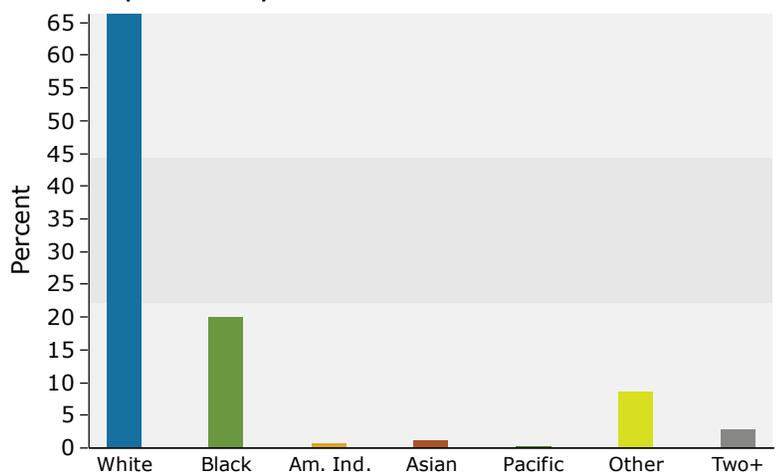
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 12.0%



Demographic and Income Profile

910 Jefferson St SE, Athens, Alabama, 35611
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.79167
 Longitude: -86.97254

Summary	Census 2010	2021	2026
Population	29,009	33,141	34,686
Households	11,822	13,717	14,415
Families	7,874	8,896	9,277
Average Household Size	2.41	2.38	2.37
Owner Occupied Housing Units	7,813	9,093	9,680
Renter Occupied Housing Units	4,009	4,624	4,735
Median Age	38.9	41.3	42.8

Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.92%	0.45%	0.71%
Households	1.00%	0.48%	0.71%
Families	0.84%	0.36%	0.64%
Owner HHs	1.26%	0.66%	0.91%
Median Household Income	1.80%	1.77%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,777	13.0%	1,642	11.4%
\$15,000 - \$24,999	1,540	11.2%	1,429	9.9%
\$25,000 - \$34,999	1,787	13.0%	1,747	12.1%
\$35,000 - \$49,999	1,479	10.8%	1,455	10.1%
\$50,000 - \$74,999	2,363	17.2%	2,595	18.0%
\$75,000 - \$99,999	1,324	9.7%	1,456	10.1%
\$100,000 - \$149,999	1,848	13.5%	2,171	15.1%
\$150,000 - \$199,999	824	6.0%	1,016	7.0%
\$200,000+	776	5.7%	906	6.3%

Median Household Income	\$52,028	\$56,882
Average Household Income	\$76,266	\$85,035
Per Capita Income	\$31,674	\$35,456

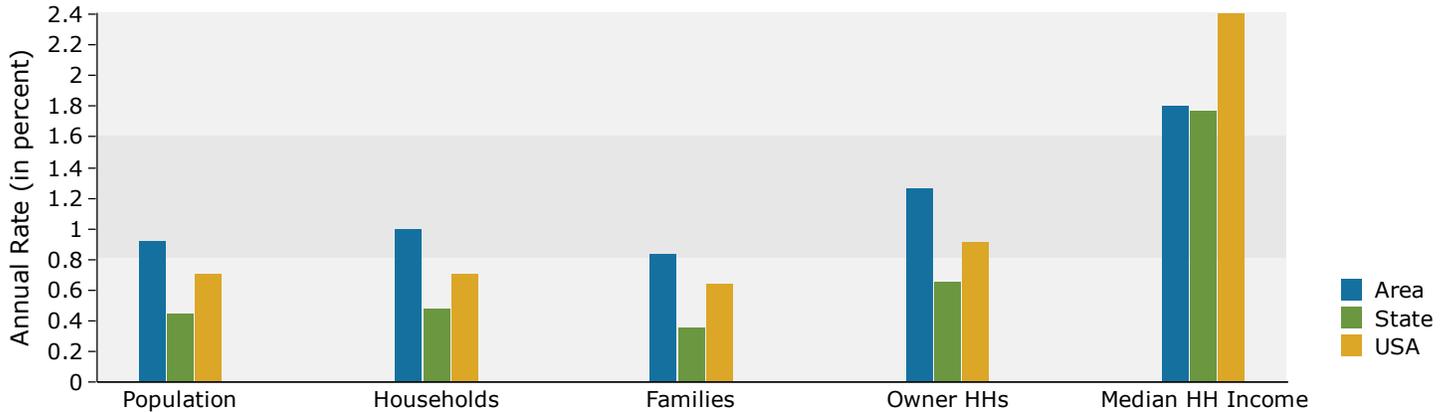
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,913	6.6%	1,906	5.8%	1,948	5.6%
5 - 9	1,844	6.4%	2,001	6.0%	2,015	5.8%
10 - 14	1,873	6.5%	2,042	6.2%	2,149	6.2%
15 - 19	1,833	6.3%	1,808	5.5%	2,040	5.9%
20 - 24	1,800	6.2%	1,731	5.2%	1,753	5.1%
25 - 34	3,819	13.2%	4,314	13.0%	3,843	11.1%
35 - 44	3,798	13.1%	4,273	12.9%	4,644	13.4%
45 - 54	4,200	14.5%	4,094	12.4%	4,190	12.1%
55 - 64	3,462	11.9%	4,518	13.6%	4,580	13.2%
65 - 74	2,396	8.3%	3,650	11.0%	4,077	11.8%
75 - 84	1,486	5.1%	1,995	6.0%	2,508	7.2%
85+	584	2.0%	810	2.4%	939	2.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,377	73.7%	23,365	70.5%	23,901	68.9%
Black Alone	4,639	16.0%	5,532	16.7%	5,946	17.1%
American Indian Alone	204	0.7%	225	0.7%	239	0.7%
Asian Alone	222	0.8%	333	1.0%	406	1.2%
Pacific Islander Alone	27	0.1%	52	0.2%	62	0.2%
Some Other Race Alone	1,946	6.7%	2,659	8.0%	3,007	8.7%
Two or More Races	594	2.0%	977	2.9%	1,125	3.2%
Hispanic Origin (Any Race)	2,793	9.6%	3,762	11.4%	4,257	12.3%

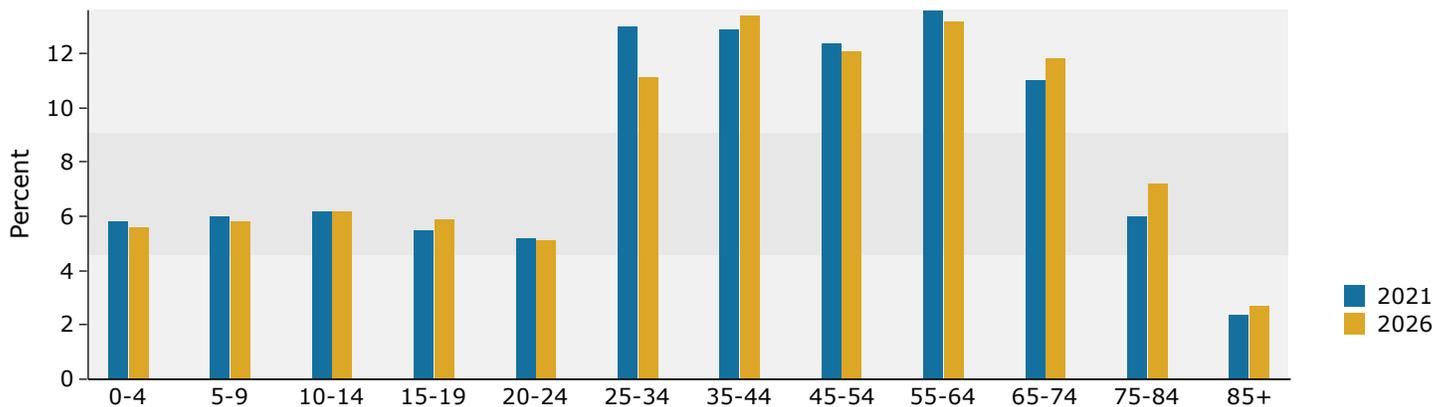
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

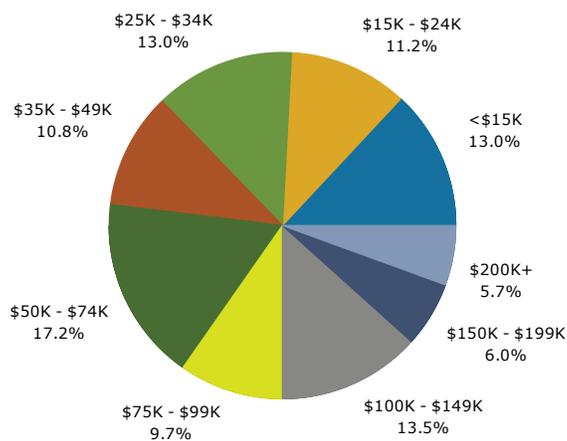
Trends 2021-2026



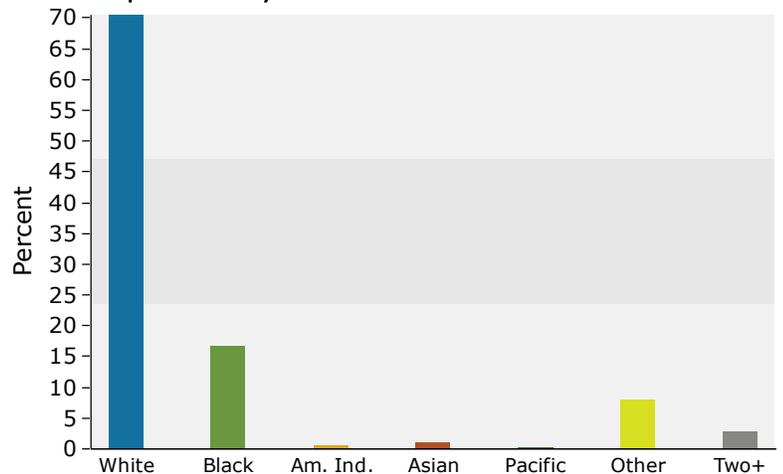
Population by Age



2021 Household Income

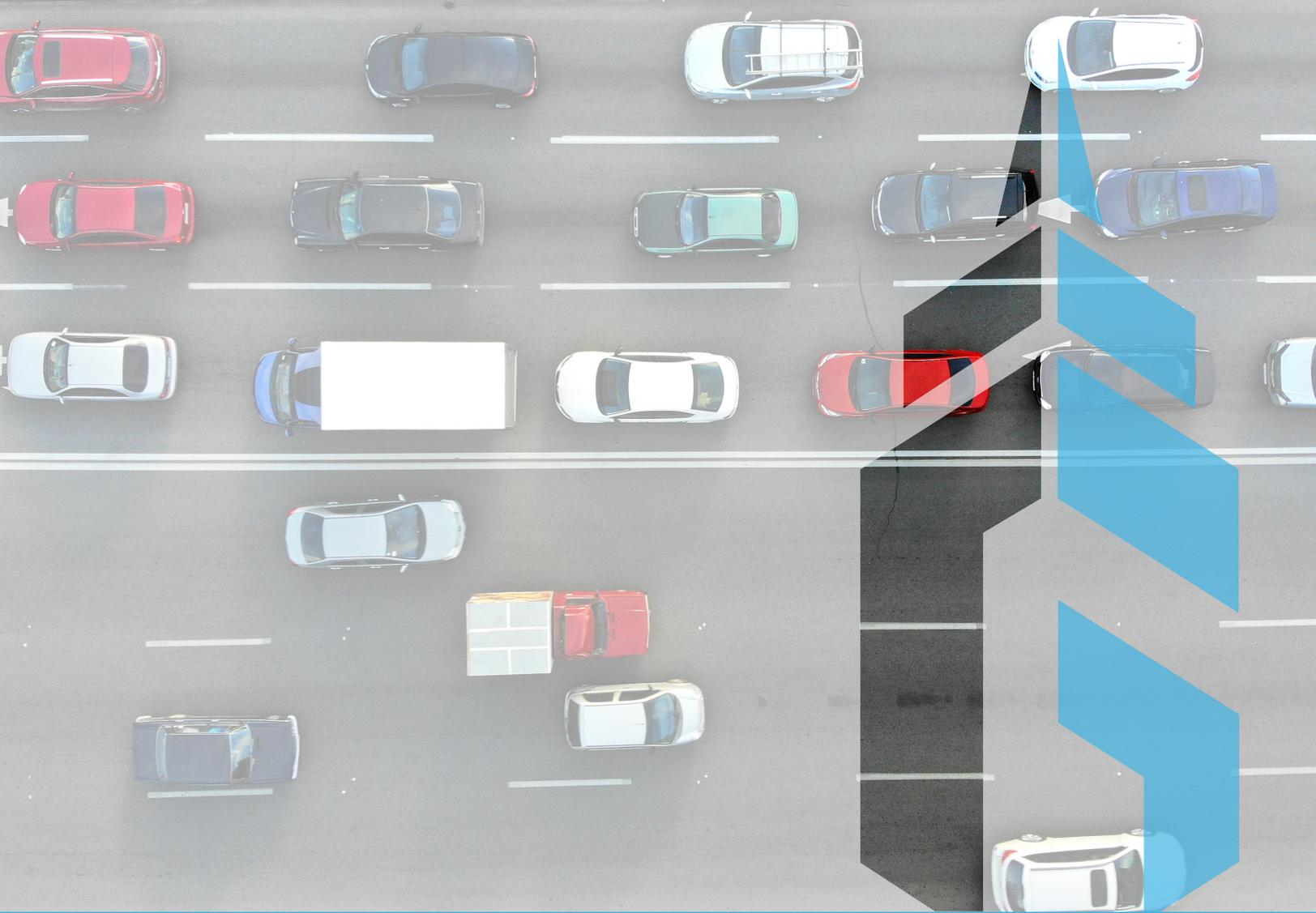


2021 Population by Race



2021 Percent Hispanic Origin: 11.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



DEVELOPMENT ACREAGE

TRAFFIC DATA

Athens, AL - Limestone County



Esri Community Maps Contributors, City of Huntsville, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



- 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: ©2022 Kalibrate Technologies (Q1 2022).



DEVELOPMENT ACREAGE

ADVISOR BIO

Athens, AL - Limestone County

**JARED DISON**

Investor & Salesperson

jdison@gatewaycommercial.net

Direct: 256.431.0101 | Office: 256.355.0721

PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran



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