

PRESENTED BY

JARED DISON

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VEHICLE RELATED RETAIL/SERVICE PROPERTY FOR SALE

## TRUCKER'S WAREHOUSE

748 Highway 67 N, Decatur, AL 35603



300 Market St, NE Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



# TRUCKER'S WAREHOUSE

748 Highway 67 N, Decatur, AL 35603



Sale Price

**\$650,000**

## OFFERING SUMMARY

Building Size:	7,128 Total SF
Lot Size:	0.9 Acres
Price / SF:	\$69.44
Zoning:	C-2
Market:	Huntsville
Submarket:	Decatur
Traffic Count:	16,359

## PROPERTY OVERVIEW

This property is conveniently situated on the hard corner of Hwy 67 and Skidmore Rd., and boasts excellent visibility and frontage along both thoroughfares. This offering consists of two separate commercial buildings on a .9 acre parcel. The primary building is a 5,000 sq. ft. automotive retail shop, in turn-key condition, and is perfectly suited to an owner/user. However, this building can also be leased out for investment income if desired. The adjoining building is a 2,100 sq. ft. office/retail building which is currently encumbered with a commercial gross lease.

There is also a climate-controlled, 18 ft. x 40 ft. storage building on the property which can be leased out for supplemental income. Both retail buildings feature secure, outdoor storage lots as well as ample parking out front. The property is currently producing substantial income relative to its value, however, there is still a considerable amount of upside here for a seasoned investor to take advantage of.



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## PROPERTY HIGHLIGHTS

- Property situated in a rapidly growing market
- Convenient access to Highway 67 and Interstate 65
- Fantastic visibility with plentiful frontage on Highway 67 and Skidmore Rd.
- Secure Premises
- Property currently generates supplemental income from established commercial lease
- Opportunity to earn additional rental income on site



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# ABOUT THE AREA



### LOCATION DESCRIPTION

Conveniently nestled along I-65, just south of the Tennessee River, and within the city of Priceville, Alabama, is a rapidly growing community with a bright future ahead. Priceville is the third-largest municipality in Morgan County, Alabama, and is included in the greater Huntsville-Decatur metropolitan statistical area. Located just minutes from the industrial city of Decatur, Alabama, and only fifteen minutes to the booming economy of Madison, Alabama, the city of Priceville is perfectly situated to capitalize on the current economic expansion of the North Alabama market. Within the next five years, Priceville's population growth is expected to steadily increase, outpacing the growth rate for the State of Alabama. Priceville has experienced a recent surge in residential developments, with more projects currently under construction. Couple that with one of the state's most sought after school systems, and you have the perfect climate for future commercial growth.

Trucker's Warehouse is situated directly along Hwy 67, which is the main thoroughfare in Morgan County. Access to Interstate 65 is just two minutes down the highway and ten minutes to Interstate 565. The property is less than a quarter of a mile east of the recently constructed O'Reilly's Auto Parts on Hwy 67.



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## LOCATION INFORMATION

Building Name	Trucker's Warehouse
Street Address	748 Highway 67 N
City, State, Zip	Decatur, AL 35603
County	Morgan
Market	Huntsville
Sub-market	Decatur
Cross-Streets	Hwy 67, Skidmore Rd.
Road Type	Highway
Market Type	Small
Nearest Highway	Hwy 67

## BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Ceiling Height	14 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	5,000 SF
Year Built	1994
Gross Leasable Area	5,000 SF
Construction Status	Existing
Framing	Steel
Condition	Good
Roof	Hip-gable construction with corrugated metal sheet.
Free Standing	Yes
Walls	Corrugated Metal
Ceilings	Dropped Ceiling with Tile (Reception/Waiting/Retail/Break room Areas), Corrugated metal (Shop)
Floor Coverings	Concrete on grade
Foundation	4" Concrete Slab

## PROPERTY INFORMATION

Property Subtype	Other
APN #	11 04 18 0 008 020.000
Lot Frontage	240 ft
Lot Depth	260 ft
Corner Property	Yes
Traffic Count	16359

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	20

## UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Cable
Gas / Propane	Yes
Electrical	3 Phase in Shop
Sewer	Yes



### JARED DISON

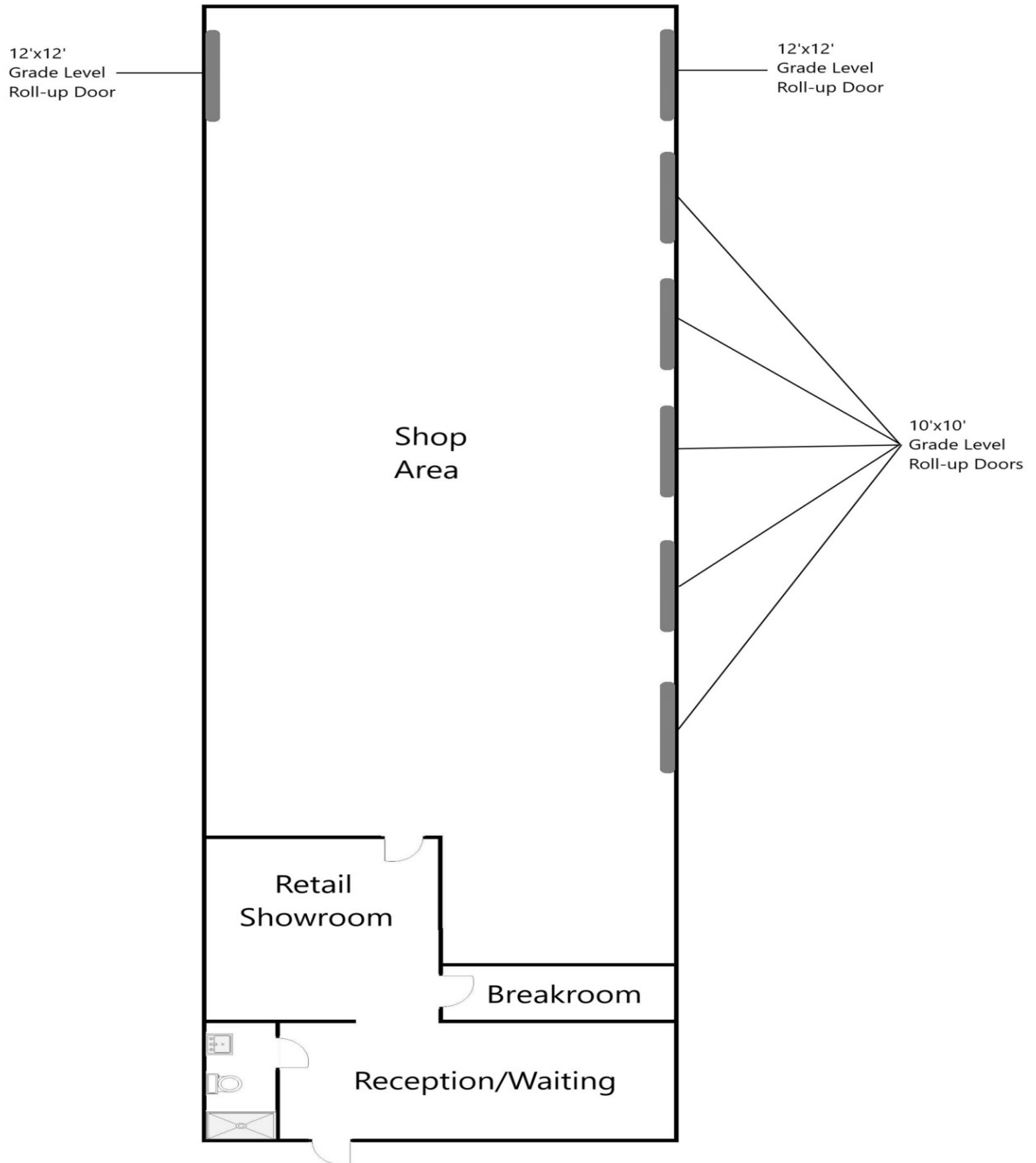
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# TRUCKER'S WAREHOUSE

748 Highway 67 N, Decatur, AL 35603

(Not to Scale)





# 748 HWY 67 N RETAIL BLDG

748 Hwy 67 N , Decatur, AL 35603



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# 748 HWY 67 N RETAIL BLDG

748 Hwy 67 N , Decatur, AL 35603





# 748 HWY 67 N RETAIL BLDG

748 Hwy 67 N , Decatur, AL 35603

## LOCATION INFORMATION

Building Name	748 Hwy 67 N Retail Bldg
Street Address	748 Hwy 67 N
City, State, Zip	Decatur, AL 35603
County	Morgan
Market	Huntsville
Sub-market	Decatur
Cross-Streets	Hwy 67, Skidmore Rd.

## BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	2,128 SF
Year Built	1976
Gross Leasable Area	2,000 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Asphalt Shingle
Free Standing	Yes
Number of Buildings	1
Walls	Drywall (Sheetrock)
Ceilings	Tile
Floor coverings	Carpet, Ceramic Tile
Foundation	Concrete slab on grade
Exterior walls	Vinyl Siding

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
APN #	1104180008020000

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	10

## UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Cable
Restrooms	1



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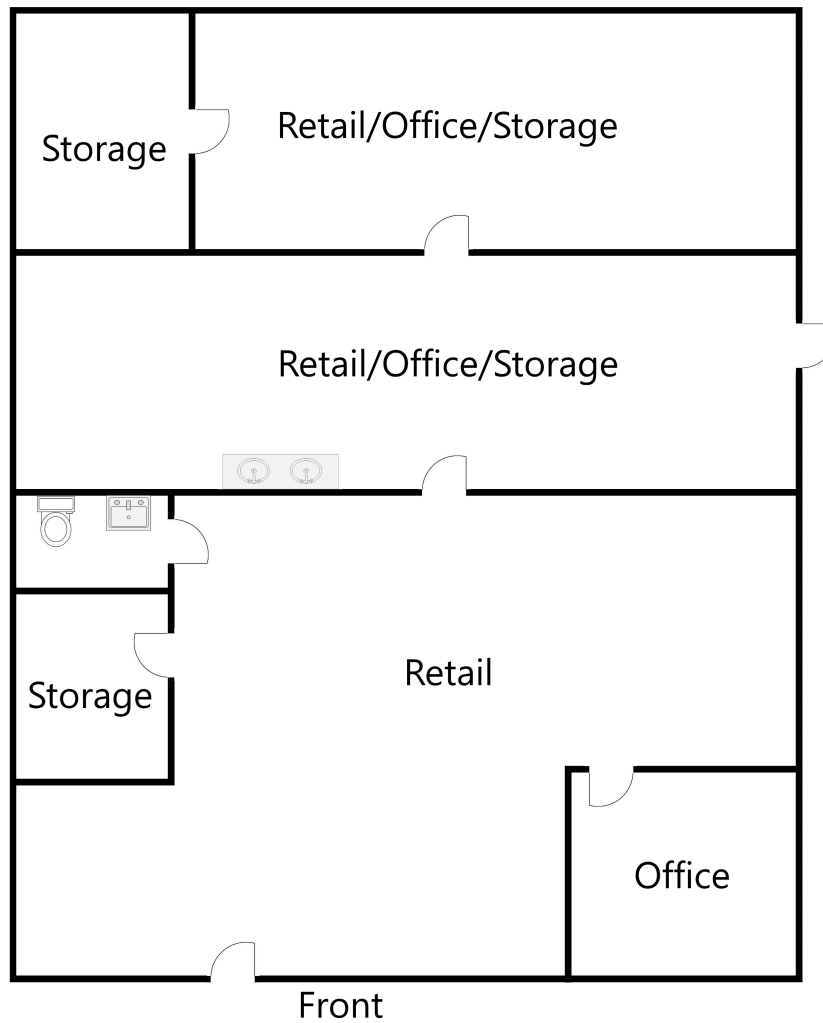
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# 748 HWY 67 N RETAIL BLDG

748 Hwy 67 N , Decatur, AL 35603

(Not to Scale)



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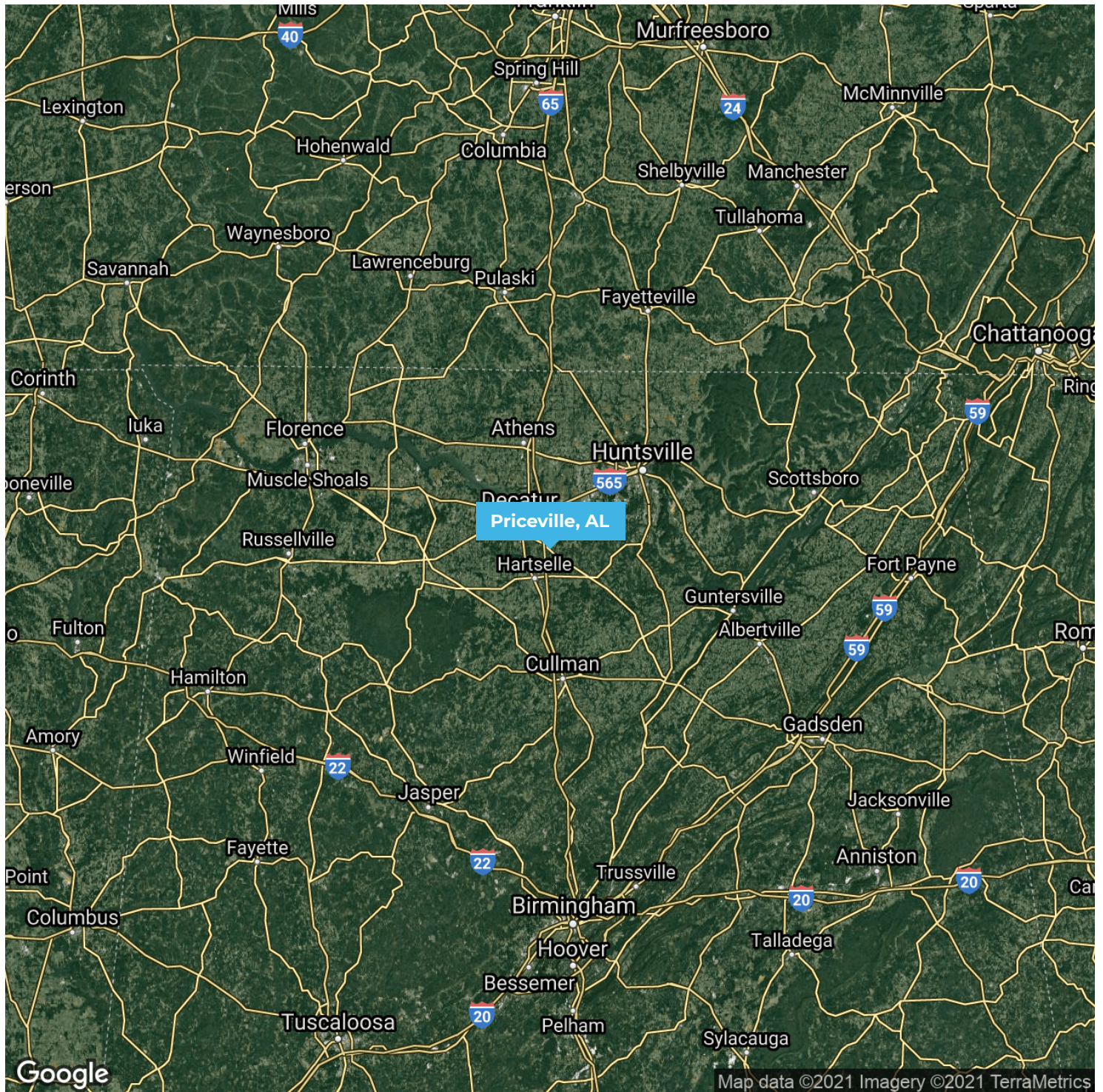
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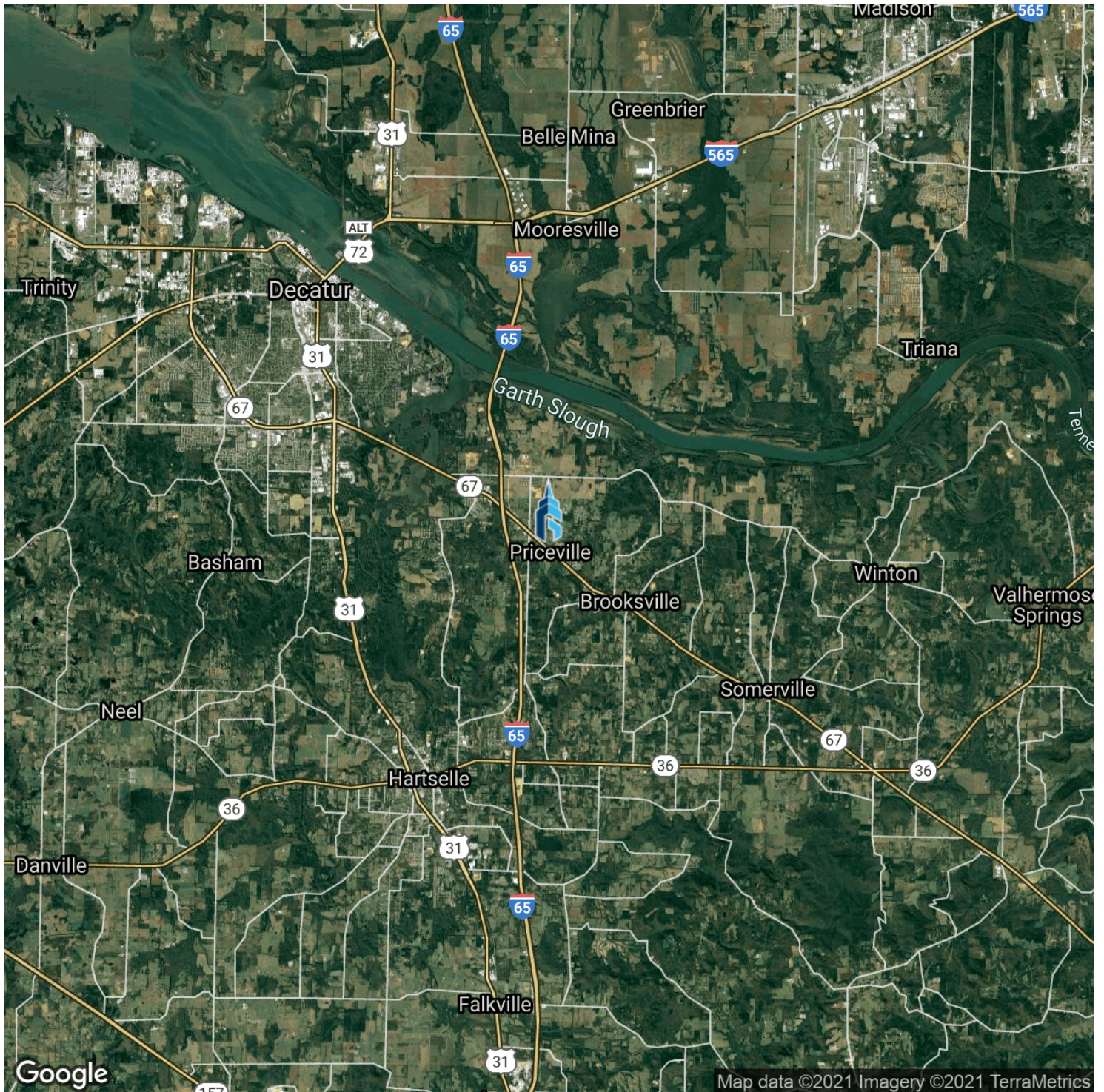
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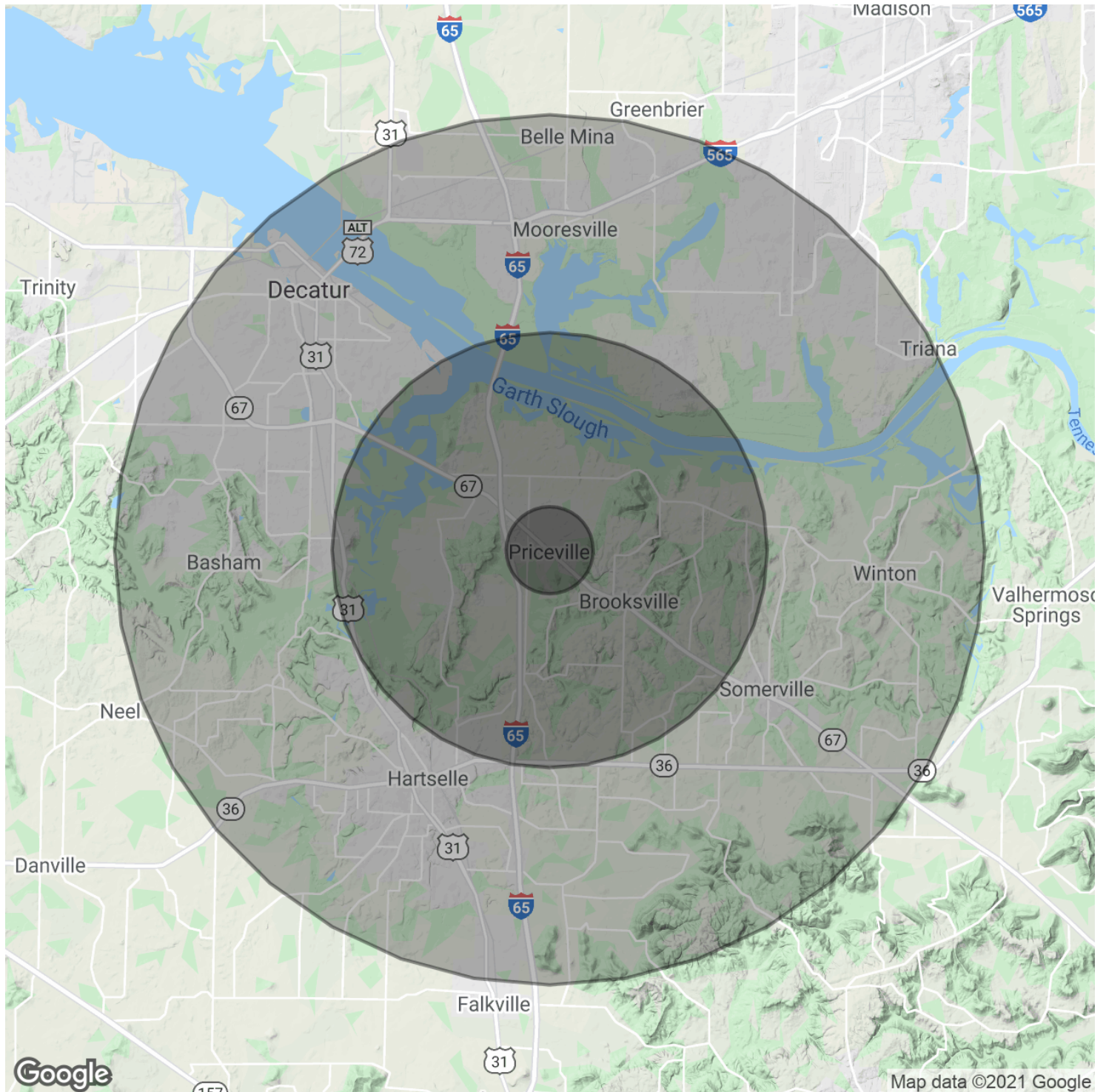
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# Priceville, AL 1,5,10 Mile Demographics

748 AL-67, Decatur, Alabama, 35603 (1 mile)  
 748 AL-67, Decatur, Alabama, 35603  
 Ring of 1 mile

Prepared by Gateway Commercial Brokerage  
 Latitude: 34.51903  
 Longitude: -86.88648

## KEY FACTS

1,538

Population

42.4

Median Age

2.6

Average Household Size

\$72,068

Median Household Income

## EDUCATION

7%

No High School Diploma



38%

High School Graduate



32%

Some College



24%

Bachelor's/Grad/Prof Degree

## BUSINESS



76

Total Businesses



547

Total Employees

## EMPLOYMENT



61%

White Collar



28%

Blue Collar



10%

Services

5.5%

Unemployment Rate

## INCOME



\$72,068

Median Household Income



\$31,989

Per Capita Income



\$207,525

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (23.5%)

The smallest group: <\$15,000 (4.0%)

Indicator	Value	Difference	
<\$15,000	4.0%	-8.7%	<div style="width: 4%;"></div>
\$15,000 - \$24,999	12.1%	-0.2%	<div style="width: 12.1%;"></div>
\$25,000 - \$34,999	8.8%	-3.6%	<div style="width: 8.8%;"></div>
\$35,000 - \$49,999	10.2%	-2.0%	<div style="width: 10.2%;"></div>
\$50,000 - \$74,999	16.3%	-2.1%	<div style="width: 16.3%;"></div>
\$75,000 - \$99,999	13.2%	+1.4%	<div style="width: 13.2%;"></div>
\$100,000 - \$149,999	23.5%	+10.7%	<div style="width: 23.5%;"></div>
\$150,000 - \$199,999	7.7%	+3.3%	<div style="width: 7.7%;"></div>
\$200,000+	4.2%	+1.2%	<div style="width: 4.2%;"></div>

Bars show deviation from Morgan County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019.

# Priceville, AL 1,5,10 Mile Demographics

748 AL-67, Decatur, Alabama, 35603 (5 miles)  
 748 AL-67, Decatur, Alabama, 35603  
 Ring of 5 miles

Prepared by Gateway Commercial Brokerage  
 Latitude: 34.51903  
 Longitude: -86.88648

## KEY FACTS

13,288

Population



Average Household Size

43.5

Median Age

\$70,133

Median Household Income

## EDUCATION

8%

No High School Diploma



30%

High School Graduate



31%

Some College



31%

Bachelor's/Grad/Prof Degree

## BUSINESS



304

Total Businesses



3,057

Total Employees

## EMPLOYMENT



68%

White Collar



22%

Blue Collar



10%

Services

5.1%

Unemployment Rate

## INCOME



\$70,133

Median Household Income



\$35,346

Per Capita Income



\$217,863

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: <\$15,000 (6.0%)

Indicator	Value	Difference	
<\$15,000	6.0%	-4.5%	<div style="width: 60%;"></div>
\$15,000 - \$24,999	9.2%	-2.4%	<div style="width: 92%;"></div>
\$25,000 - \$34,999	10.8%	+2.1%	<div style="width: 108%;"></div>
\$35,000 - \$49,999	9.9%	-2.1%	<div style="width: 99%;"></div>
\$50,000 - \$74,999	16.5%	-1.9%	<div style="width: 165%;"></div>
\$75,000 - \$99,999	13.2%	+1.2%	<div style="width: 132%;"></div>
\$100,000 - \$149,999	20.4%	+4.1%	<div style="width: 204%;"></div>
\$150,000 - \$199,999	7.1%	+1.6%	<div style="width: 71%;"></div>
\$200,000+	6.9%	+1.9%	<div style="width: 69%;"></div>

Bars show deviation from Limestone County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019.



# Priceville, AL 1,5,10 Mile Demographics

748 AL-67, Decatur, Alabama, 35603 (10 miles)  
 748 AL-67, Decatur, Alabama, 35603  
 Ring of 10 miles

Prepared by Gateway Commercial Brokerage  
 Latitude: 34.51903  
 Longitude: -86.88648

## KEY FACTS

95,187

Population



2.5

Average Household Size

40.3

Median Age

\$50,111

Median Household Income

## EDUCATION

14%

No High School Diploma



29%

High School Graduate



32%

Some College



25%

Bachelor's/Grad/Prof Degree

## BUSINESS



3,525

Total Businesses



40,950

Total Employees

## EMPLOYMENT



58%

White Collar



27%

Blue Collar



15%

Services

4.3%

Unemployment Rate

## INCOME



\$50,111

Median Household Income



\$26,846

Per Capita Income



\$84,389

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (17.8%)

The smallest group: \$200,000+ (3.2%)

Indicator	Value	Difference	
<\$15,000	13.2%	+2.7%	
\$15,000 - \$24,999	12.5%	+0.9%	
\$25,000 - \$34,999	12.2%	+3.5%	
\$35,000 - \$49,999	12.0%	0	
\$50,000 - \$74,999	17.8%	-0.6%	
\$75,000 - \$99,999	11.4%	-0.6%	
\$100,000 - \$149,999	13.3%	-3.0%	
\$150,000 - \$199,999	4.5%	-1.0%	
\$200,000+	3.2%	-1.8%	

Bars show deviation from Limestone County

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## JARED DISON

Salesperson

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Direct: 256.355.0721 | Cell: 256.431.0101

## 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.

### Gateway Commercial Brokerage, Inc.

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