



FOR SALE RESTAURANT/OFFICE/RETAIL

13 VINE STREET NW- DECATUR, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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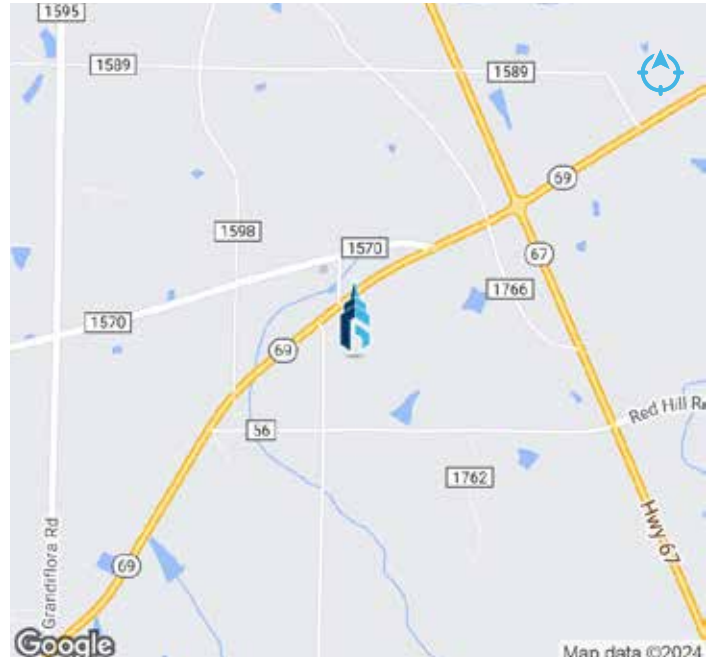
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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:	\$499,000
# of Parcels:	1
Lot Size:	55' x 60'
Zoning:	M-1
Best Use:	Restaurant/Retail/Office
Utilities:	All Available
Sewer:	Yes
Parcel No:	03-04-18-1-040-008.000

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering consisting of approximately 3,300 sf parcel with +/- 2,896 sf fully renovated building on site. This multi-use property, located just off historic Bank Street in downtown, offers endless possibilities. Ideal for food service, retail, or office use, it boasts an exterior of brick on masonry, slab, and wood frame with a durable TPO flat roof—perfect for a potential rooftop bar, which Decatur City would approve with proper submission of a life safety plan. All utilities are available, and there is convenient street parking. The property is within close proximity to the Historic Decatur Union Depot. The area is experiencing a surge of energy with new businesses and renovations, making it an ideal location to establish your business. The property borders the A&E District and Historic District. Take advantage of this prime location with great potential.



RESTAURANT/RETAIL/OFFICE

PROPERTY INFORMATION

13 VINE STREET NW - DECATUR, AL

PARCEL INFORMATION



INTERIOR PHOTOS





RESTAURANT/RETAIL/OFFICE

LOCATION INFORMATION

13 VINE STREET NW - DECATUR, AL



RiskMeter

CoreLogic

The closest match to 13 Vine Street, Decatur, AL is 13 VINE ST NW DECATUR, AL 35601-1625

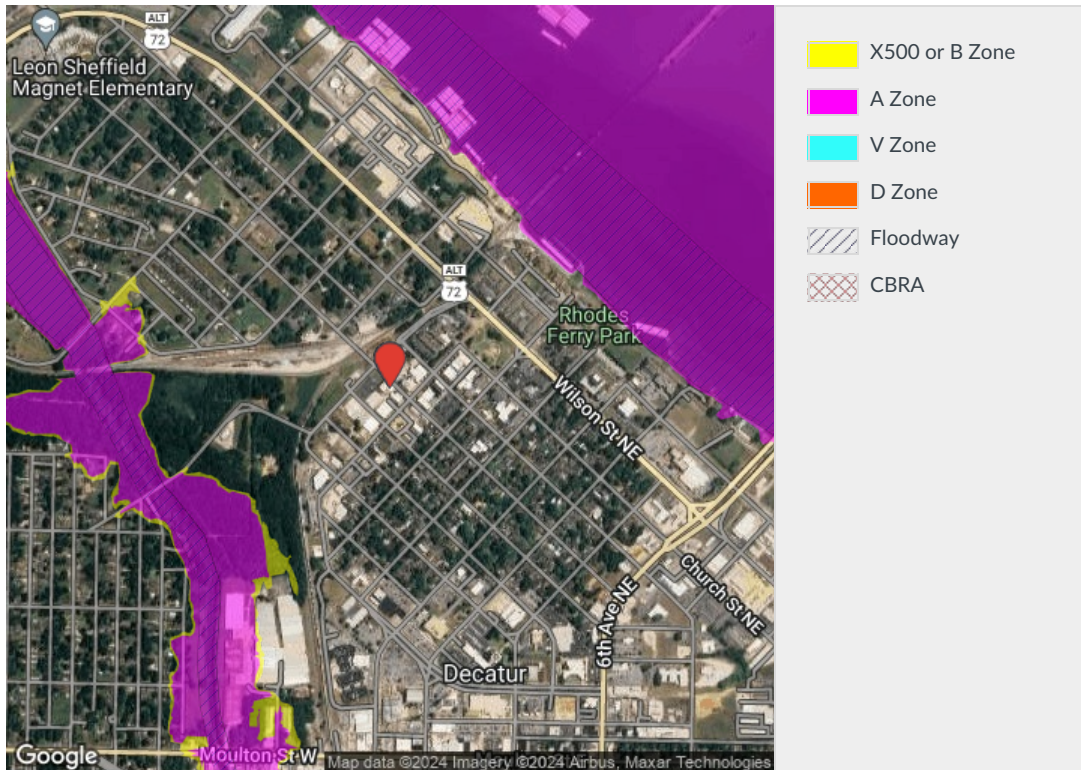
13 VINE ST NW DECATUR, AL 35601-1625

LOCATION ACCURACY: 📍 Excellent

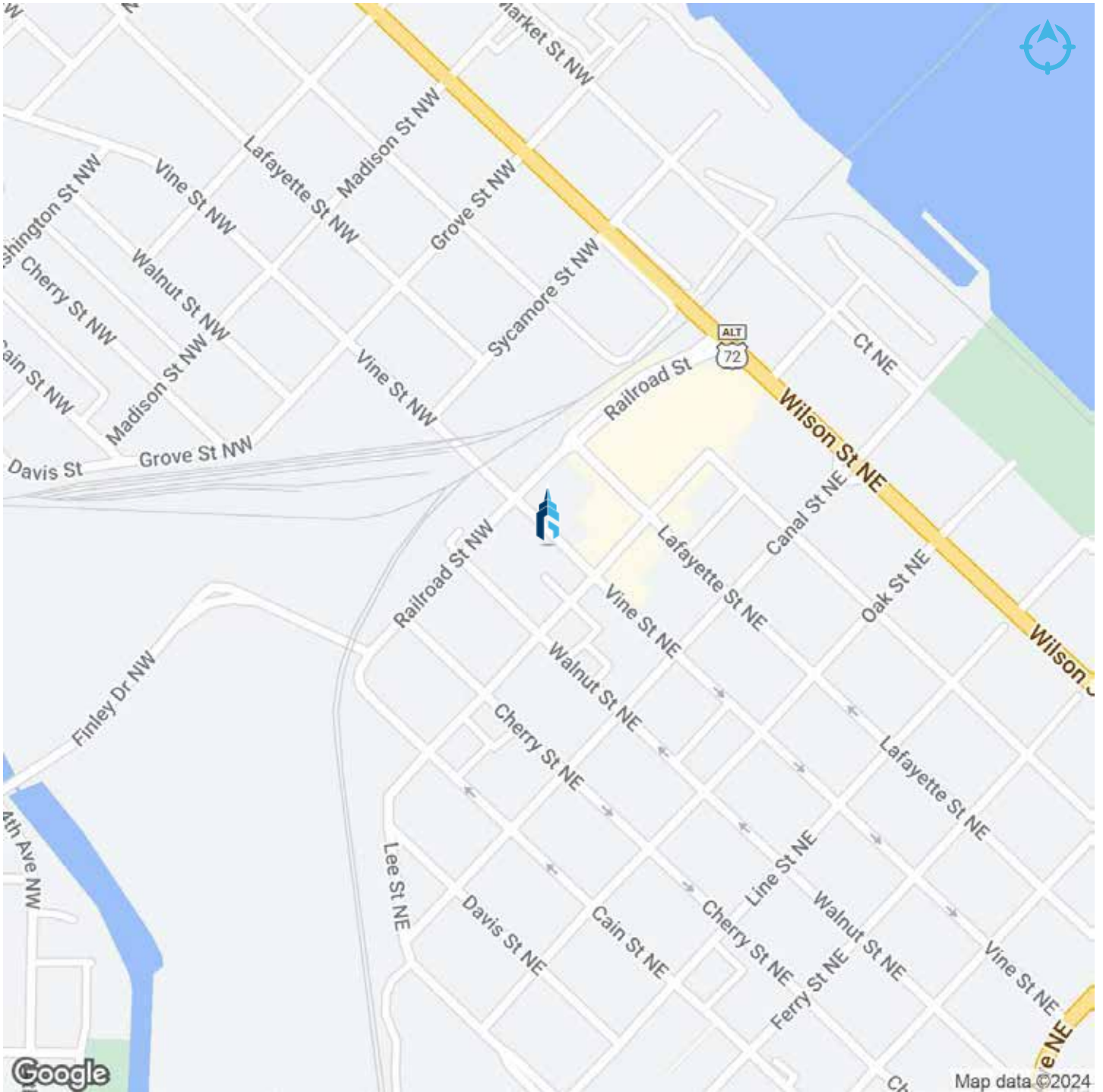
Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F

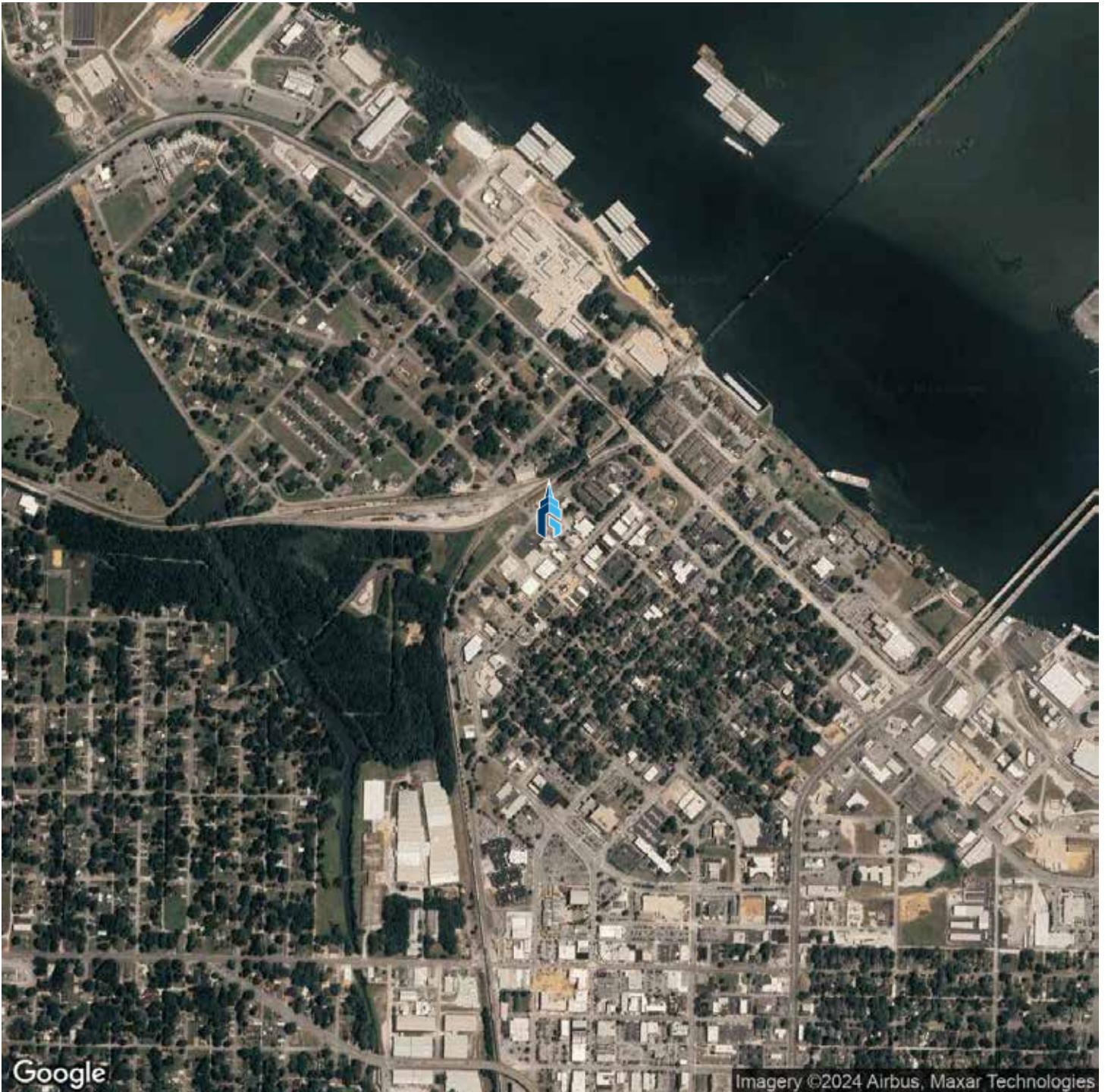


LOCATION MAP

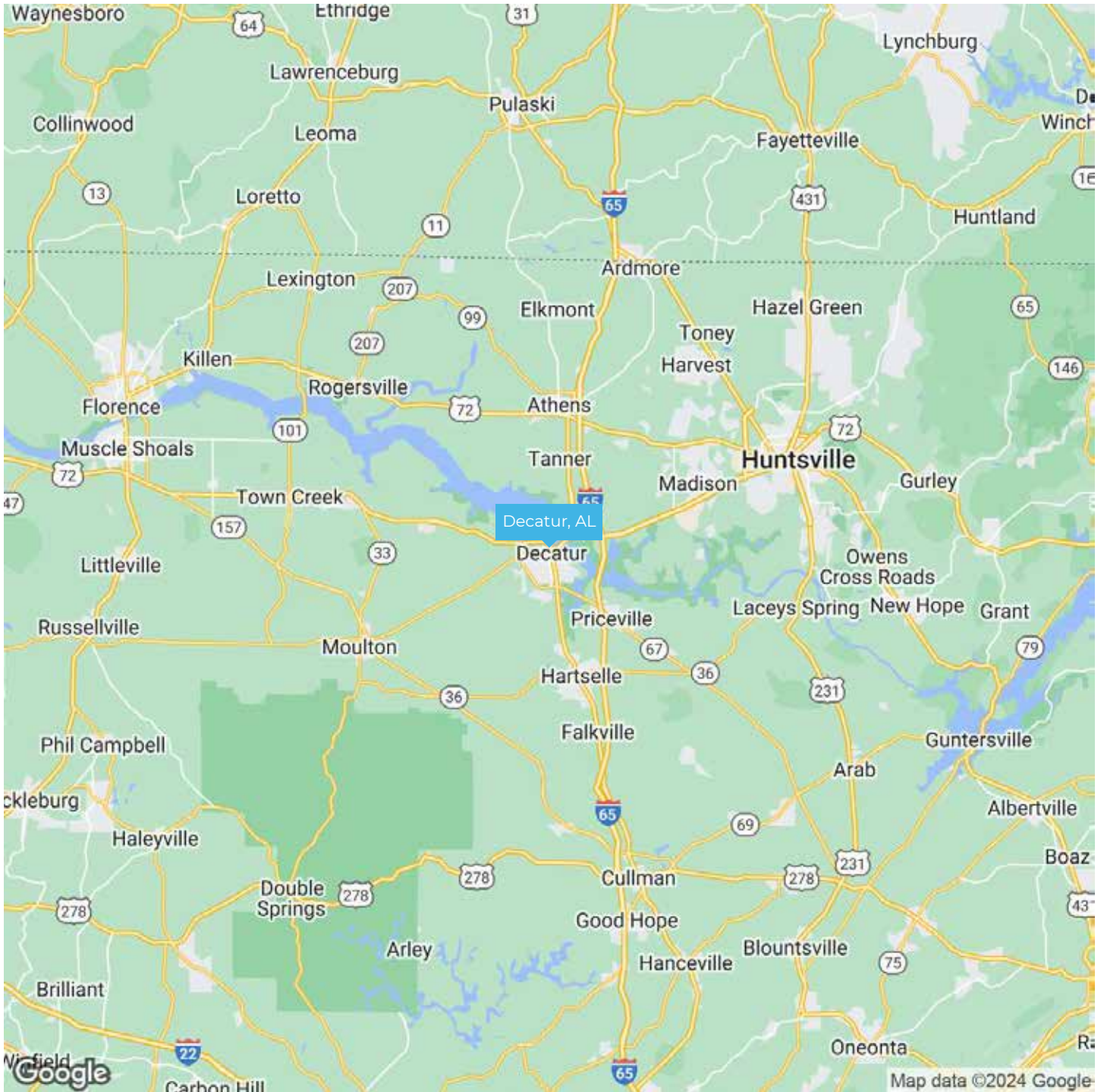


13 VINE STREET NW

AERIAL MAP



REGIONAL MAP



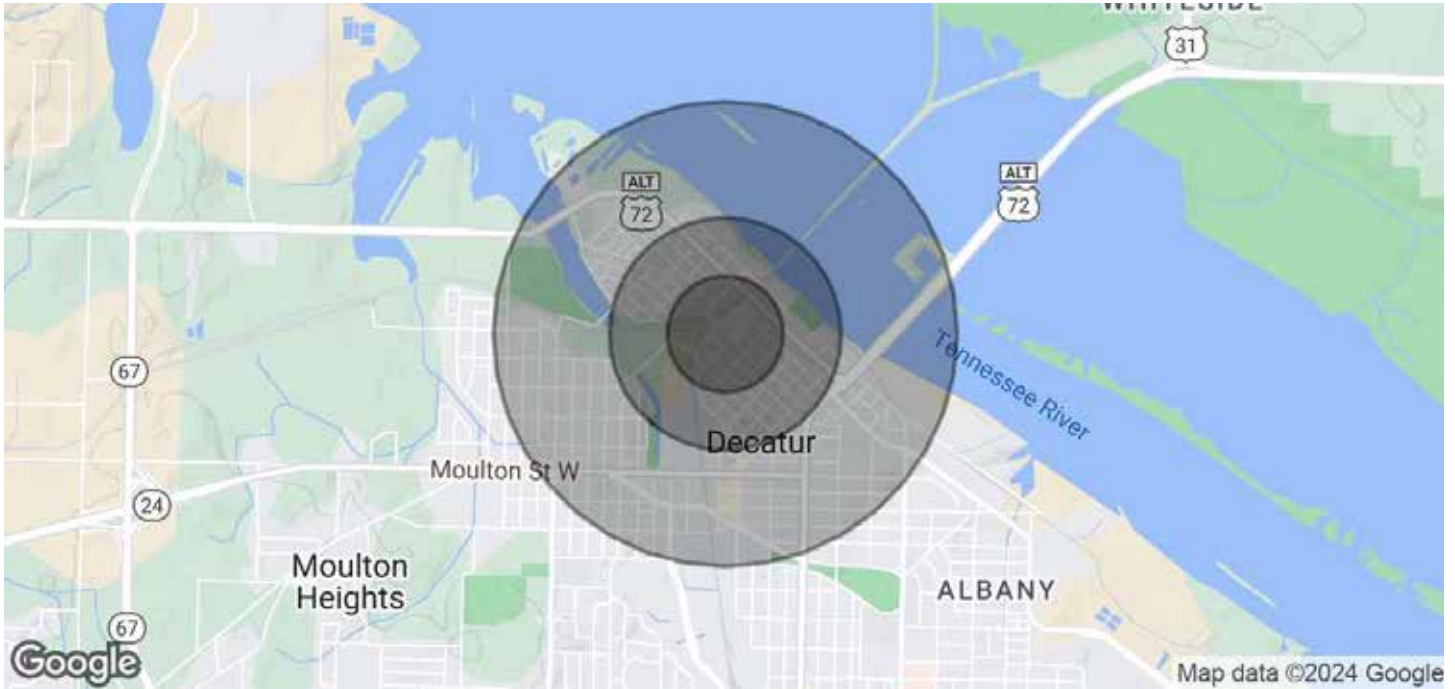


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DEMOGRAPHIC DATA

13 VINE STREET NW - DECATUR, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	316	1,177	4,024
Average Age	51.7	49.8	42.5
Average Age (Male)	51.2	49.3	42.5
Average Age (Female)	52.4	49.9	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	818	2,211
# of Persons per HH	1.4	1.4	1.8
Average HH Income	\$43,574	\$43,166	\$42,957
Average House Value	\$164,675	\$151,518	\$118,862

2020 American Community Survey (ACS)



Executive Summary

13 Vine St NW, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.61260
Longitude: -86.98609

	1 mile	3 miles	5 miles
Population			
2010 Population	4,544	28,515	53,720
2020 Population	5,134	28,432	54,739
2024 Population	4,975	28,667	55,194
2029 Population	4,967	29,027	55,602
2010-2020 Annual Rate	1.23%	-0.03%	0.19%
2020-2024 Annual Rate	-0.74%	0.19%	0.19%
2024-2029 Annual Rate	-0.03%	0.25%	0.15%
2020 Male Population	57.1%	50.5%	48.7%
2020 Female Population	42.9%	49.5%	51.3%
2020 Median Age	41.8	37.6	38.7
2024 Male Population	57.6%	51.1%	49.5%
2024 Female Population	42.4%	48.9%	50.5%
2024 Median Age	42.1	37.8	38.8

In the identified area, the current year population is 55,194. In 2020, the Census count in the area was 54,739. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 55,602 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 38.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	43.6%	43.9%	52.3%
2024 Black Alone	35.2%	28.3%	25.4%
2024 American Indian/Alaska Native Alone	0.9%	1.1%	0.9%
2024 Asian Alone	1.1%	0.6%	0.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.2%	17.5%	12.5%
2024 Two or More Races	5.9%	8.5%	7.9%
2024 Hispanic Origin (Any Race)	18.0%	24.8%	18.3%

Persons of Hispanic origin represent 18.3% 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 74.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	44	48	60
2010 Households	1,845	10,847	21,433
2020 Households	1,862	10,962	22,229
2024 Households	1,878	11,247	22,681
2029 Households	1,895	11,496	23,066
2010-2020 Annual Rate	0.09%	0.11%	0.37%
2020-2024 Annual Rate	0.20%	0.61%	0.47%
2024-2029 Annual Rate	0.18%	0.44%	0.34%
2024 Average Household Size	2.13	2.42	2.36

The household count in this area has changed from 22,229 in 2020 to 22,681 in the current year, a change of 0.47% annually. The five-year projection of households is 23,066, 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 13,843 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.

August 29, 2024



Executive Summary

13 Vine St NW, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.2%	18.0%	20.0%
Median Household Income			
2024 Median Household Income	\$47,830	\$52,523	\$57,995
2029 Median Household Income	\$51,904	\$56,808	\$63,071
2024-2029 Annual Rate	1.65%	1.58%	1.69%
Average Household Income			
2024 Average Household Income	\$63,793	\$67,199	\$75,542
2029 Average Household Income	\$69,753	\$75,203	\$84,310
2024-2029 Annual Rate	1.80%	2.28%	2.22%
Per Capita Income			
2024 Per Capita Income	\$27,661	\$26,722	\$31,290
2029 Per Capita Income	\$30,382	\$30,132	\$35,228
2024-2029 Annual Rate	1.89%	2.43%	2.40%
GINI Index			
2024 Gini Index	44.2	40.6	40.4

Households by Income

Current median household income is \$57,995 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,071 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$75,542 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$84,310 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,290 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,228 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	125	148	133
2010 Total Housing Units	2,171	12,038	23,328
2010 Owner Occupied Housing Units	877	6,412	12,875
2010 Renter Occupied Housing Units	968	4,435	8,558
2010 Vacant Housing Units	326	1,191	1,895
2020 Total Housing Units	2,159	12,079	23,969
2020 Owner Occupied Housing Units	841	6,066	12,647
2020 Renter Occupied Housing Units	1,021	4,896	9,582
2020 Vacant Housing Units	295	1,103	1,745
2024 Total Housing Units	2,169	12,295	24,359
2024 Owner Occupied Housing Units	872	6,376	13,206
2024 Renter Occupied Housing Units	1,006	4,871	9,475
2024 Vacant Housing Units	291	1,048	1,678
2029 Total Housing Units	2,183	12,534	24,707
2029 Owner Occupied Housing Units	908	6,685	13,741
2029 Renter Occupied Housing Units	987	4,811	9,326
2029 Vacant Housing Units	288	1,038	1,641

Socioeconomic Status Index

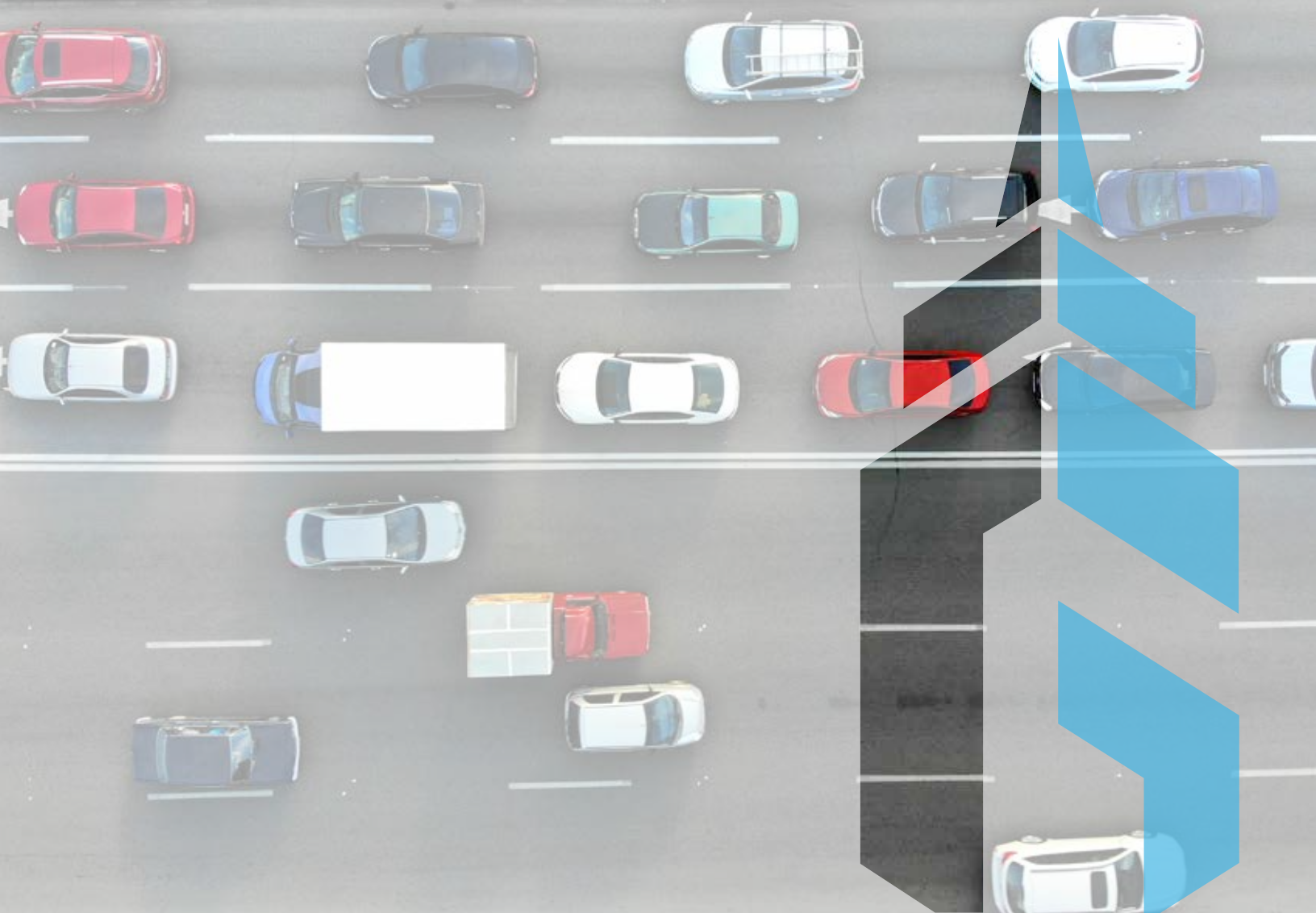
2024 Socioeconomic Status Index	48.7	40.8	44.4
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Currently, 54.2% of the 24,359 housing units in the area are owner occupied; 38.9%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 23,969 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is \$185,596, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.00% annually to \$260,274.

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.

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INVESTMENT PROPERTY

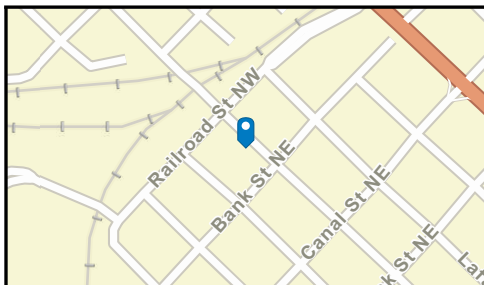
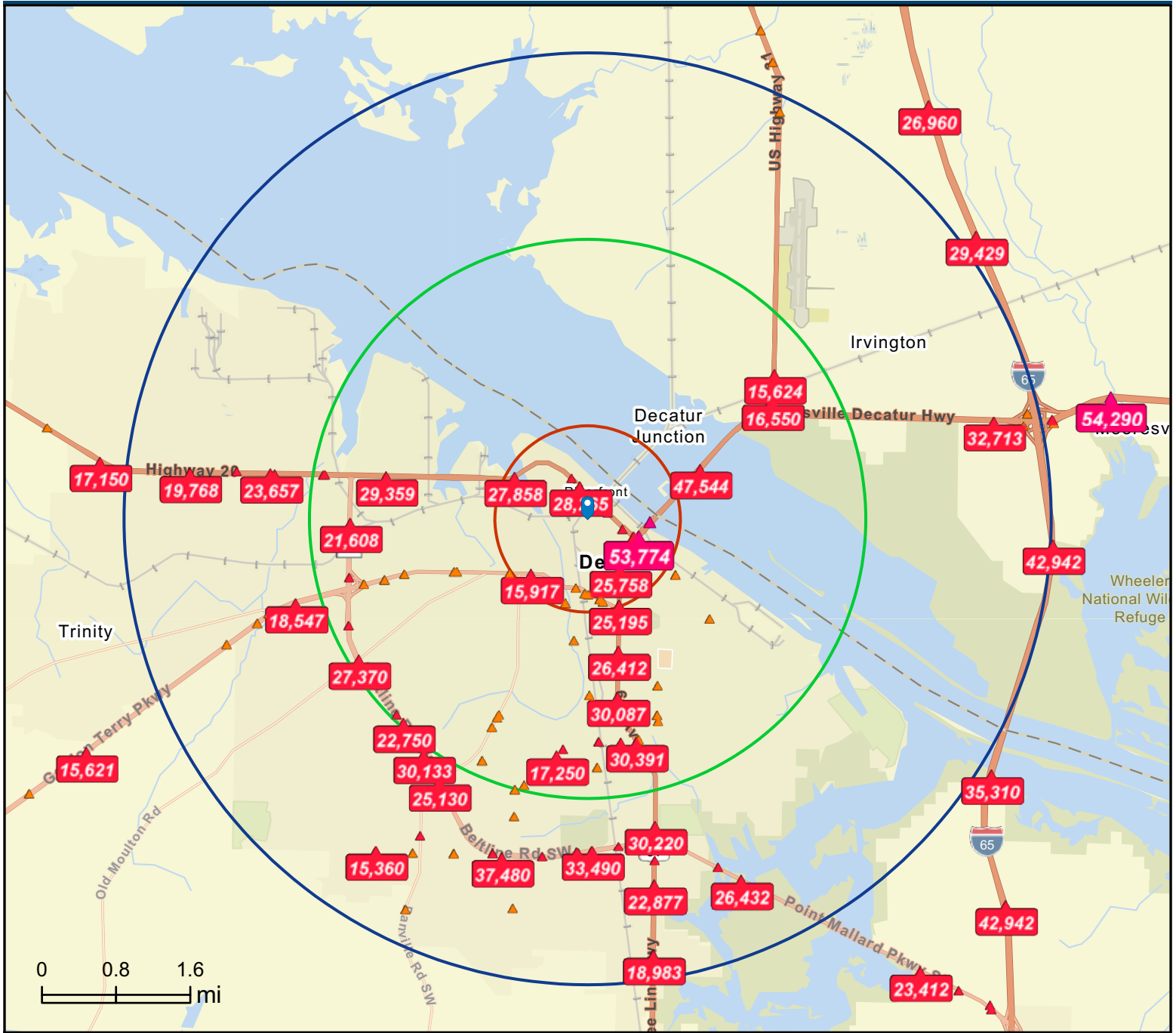
TRAFFIC DATA

225, 227, 229 & 231 Grant Street SE - Decatur, AL

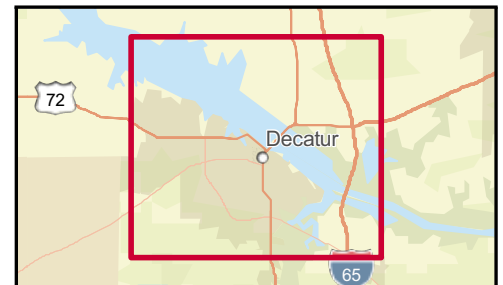
Traffic Count Map

13 Vine St NW, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.61260
Longitude: -86.98609



- 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

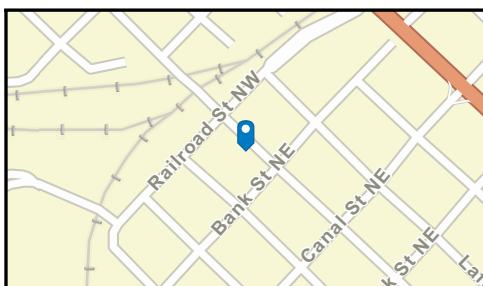
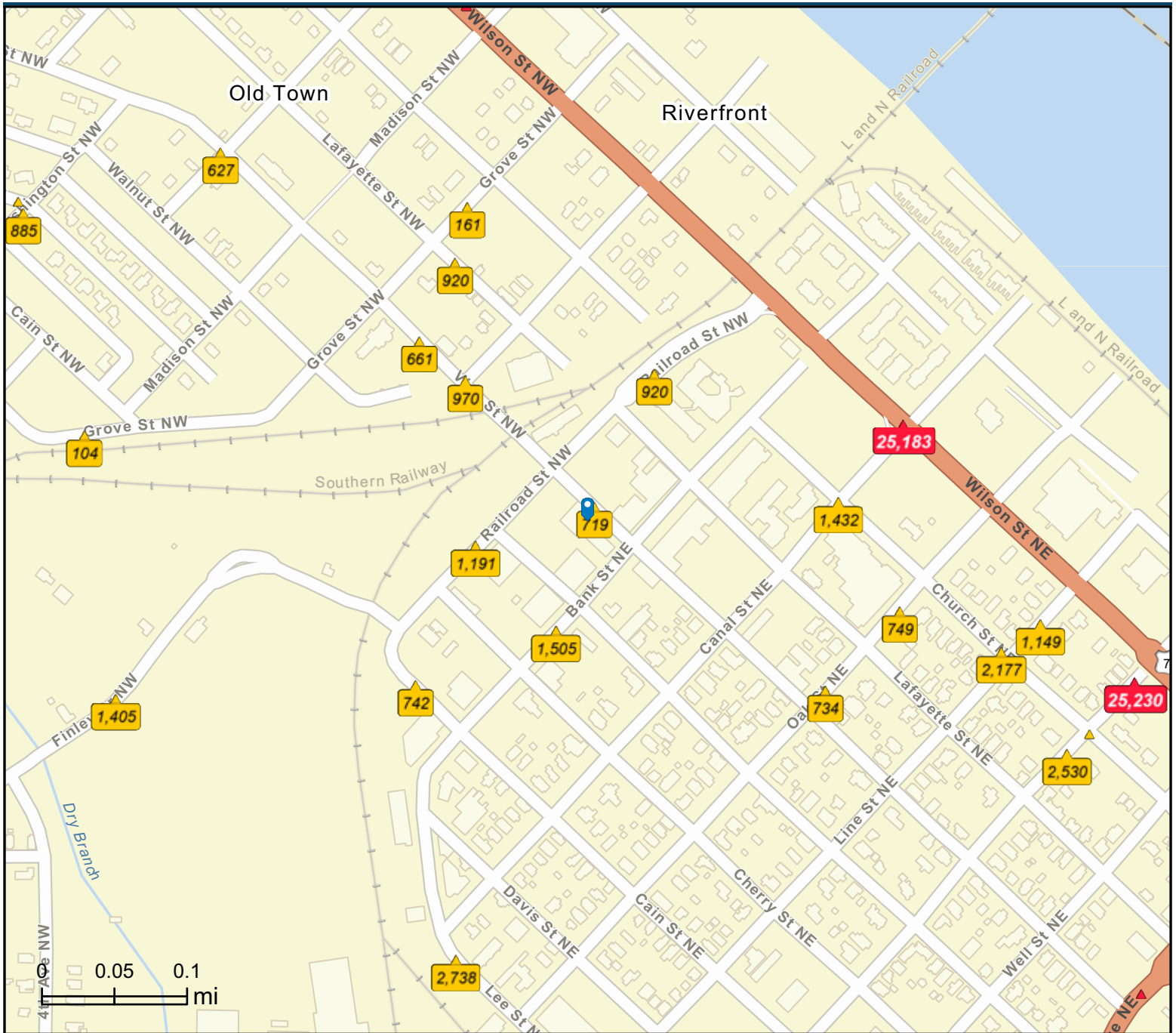


Source: ©2024 Kalibrate Technologies (Q2 2024).

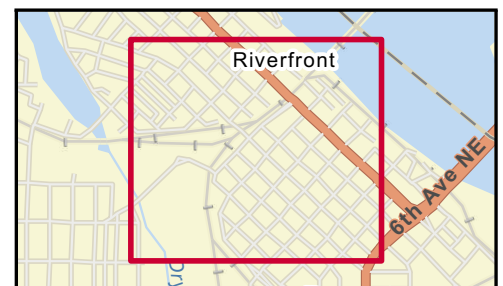
Traffic Count Map - Close Up

13 Vine St NW, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.61260
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- 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 (Q2 2024).



RESTAURANT/RETAIL/OFFICE

ADVISOR BIO

13 VINE STREET NW - DECATUR, AL



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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