

GROUND LEASE PARCEL

206 AL Highway 157, Cullman



GATEWAY
COMMERCIAL BROKERAGE

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



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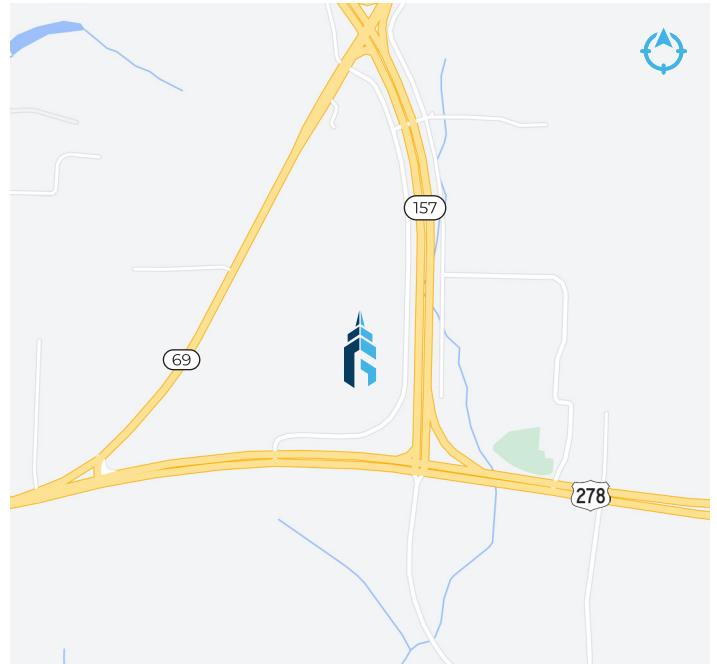
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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:	Call for Pricing
# of Parcels:	1
Lot Size:	+/- 2.46 Acres
Zoning:	N/A
Frontage:	+/- 312 ft.
Market:	Cullman

PROPERTY OVERVIEW

Excellent ground lease opportunity on high traffic AL Hwy 157 near the US Hwy 278 intersection in Cullman. The property consists of +/- 2.46 acres of graveled surface area and has +/- 312 feet of frontage on 157. The site offers electric and gas utilities. The site is not located in a flood zone and has great traffic counts.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Graveled lot (pad ready)
- Owner will consider all leases presented



GROUND LEASE

LOCATION INFORMATION

206 AL Highway 157, Cullman

LOCATION MAP





RiskMeter

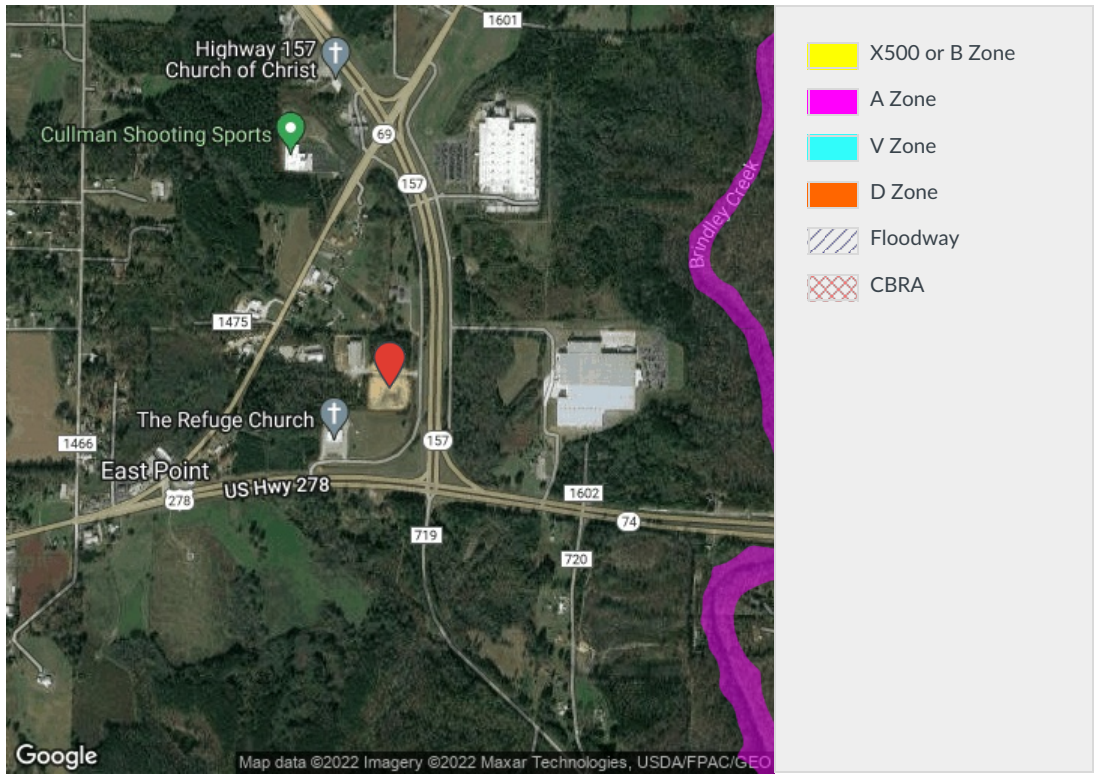
AL HIGHWAY 157 CULLMAN, AL 35058

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010247	PANEL	0216E
PANEL DATE	May 24, 2011	MAP NUMBER	01043C0216E





GROUND LEASE

DEMOGRAPHIC DATA

206 AL Highway 157, Cullman



Executive Summary

35055, Cullman, Alabama
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.18598
Longitude: -86.78643

	1 mile	3 miles	5 miles
Population			
2000 Population	235	7,304	22,375
2010 Population	248	7,547	23,514
2021 Population	257	7,888	24,891
2026 Population	262	8,055	25,487
2000-2010 Annual Rate	0.54%	0.33%	0.50%
2010-2021 Annual Rate	0.32%	0.39%	0.51%
2021-2026 Annual Rate	0.39%	0.42%	0.47%
2021 Male Population	49.8%	49.9%	48.9%
2021 Female Population	50.2%	50.1%	51.1%
2021 Median Age	43.4	42.7	41.4

In the identified area, the current year population is 24,891. In 2010, the Census count in the area was 23,514. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 25,487 representing a change of 0.47% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 43.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	93.0%	93.0%	91.8%
2021 Black Alone	1.2%	0.8%	0.9%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2021 Asian Alone	2.3%	2.0%	1.5%
2021 Pacific Islander Alone	0.0%	0.2%	0.1%
2021 Other Race	1.6%	2.3%	3.8%
2021 Two or More Races	1.6%	1.5%	1.5%
2021 Hispanic Origin (Any Race)	3.9%	4.6%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 18.9% 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 28.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	112	92	68
2000 Households	101	2,845	9,254
2010 Households	109	2,976	9,596
2021 Total Households	115	3,153	10,130
2026 Total Households	117	3,235	10,386
2000-2010 Annual Rate	0.77%	0.45%	0.36%
2010-2021 Annual Rate	0.48%	0.51%	0.48%
2021-2026 Annual Rate	0.35%	0.51%	0.50%
2021 Average Household Size	2.21	2.40	2.39

The household count in this area has changed from 9,596 in 2010 to 10,130 in the current year, a change of 0.48% annually. The five-year projection of households is 10,386, a change of 0.50% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2010. The number of families in the current year is 6,487 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

35055, Cullman, Alabama
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.18598
Longitude: -86.78643

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.1%	11.7%	12.5%
Median Household Income			
2021 Median Household Income	\$60,108	\$56,084	\$49,348
2026 Median Household Income	\$62,986	\$59,767	\$52,220
2021-2026 Annual Rate	0.94%	1.28%	1.14%
Average Household Income			
2021 Average Household Income	\$86,915	\$79,460	\$66,217
2026 Average Household Income	\$93,350	\$85,745	\$71,986
2021-2026 Annual Rate	1.44%	1.53%	1.68%
Per Capita Income			
2021 Per Capita Income	\$34,905	\$30,820	\$27,020
2026 Per Capita Income	\$37,382	\$33,431	\$29,404
2021-2026 Annual Rate	1.38%	1.64%	1.71%

Households by Income

Current median household income is \$49,348 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,220 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$66,217 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,986 in five years, compared to \$103,679 for all U.S. households

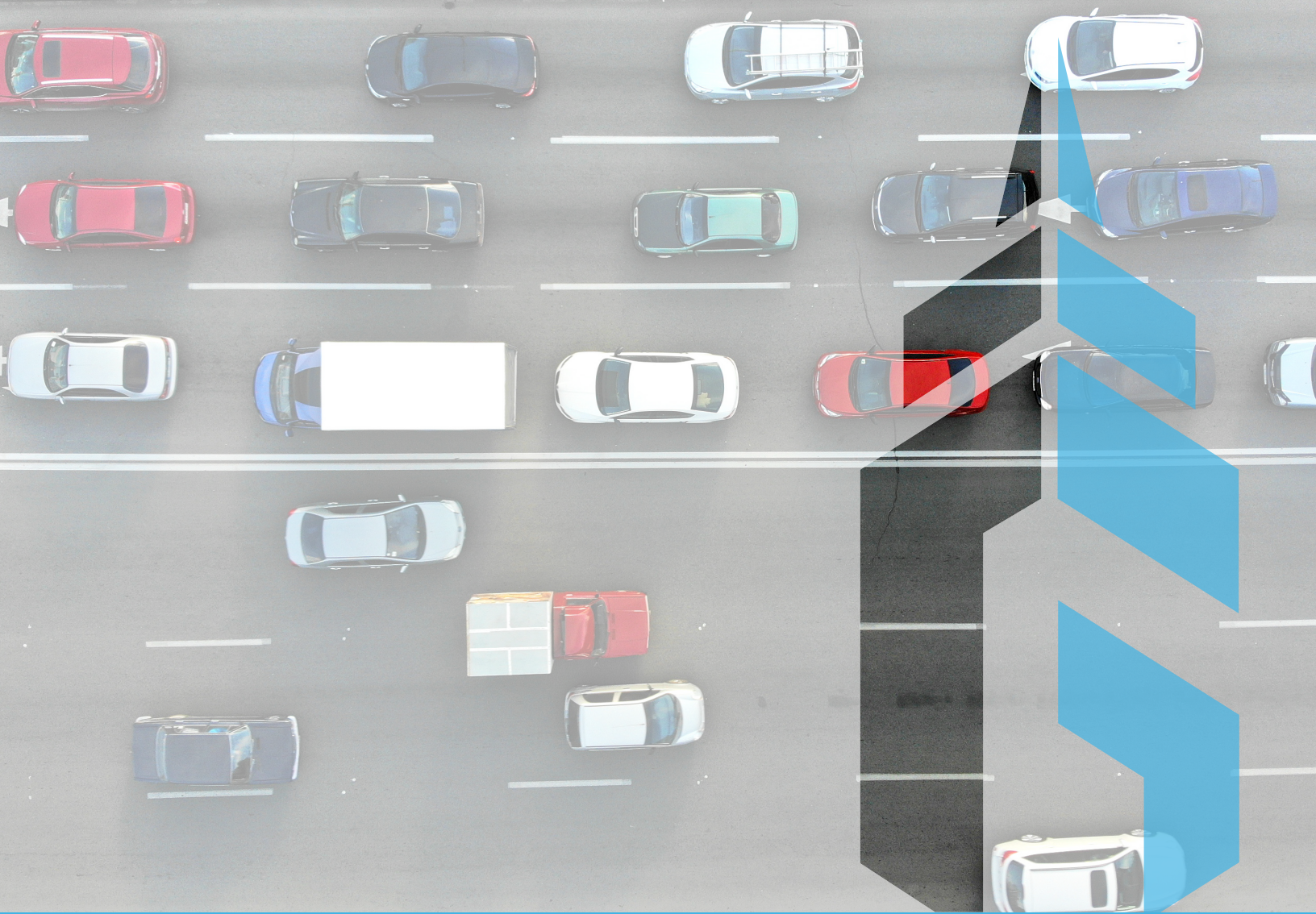
Current per capita income is \$27,020 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,404 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	236	224	208
2000 Total Housing Units	116	3,141	10,175
2000 Owner Occupied Housing Units	83	2,199	6,223
2000 Renter Occupied Housing Units	18	646	3,030
2000 Vacant Housing Units	15	296	922
2010 Total Housing Units	127	3,358	10,700
2010 Owner Occupied Housing Units	87	2,285	6,254
2010 Renter Occupied Housing Units	22	691	3,342
2010 Vacant Housing Units	18	382	1,104
2021 Total Housing Units	134	3,594	11,435
2021 Owner Occupied Housing Units	93	2,474	6,818
2021 Renter Occupied Housing Units	21	679	3,312
2021 Vacant Housing Units	19	441	1,305
2026 Total Housing Units	137	3,678	11,702
2026 Owner Occupied Housing Units	96	2,560	7,078
2026 Renter Occupied Housing Units	21	675	3,309
2026 Vacant Housing Units	20	443	1,316

Currently, 59.6% of the 11,435 housing units in the area are owner occupied; 29.0%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 10,700 housing units in the area - 58.4% owner occupied, 31.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 3.00%. Median home value in the area is \$147,476, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.63% annually to \$159,888.

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.

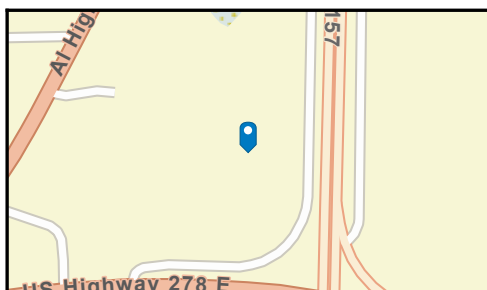
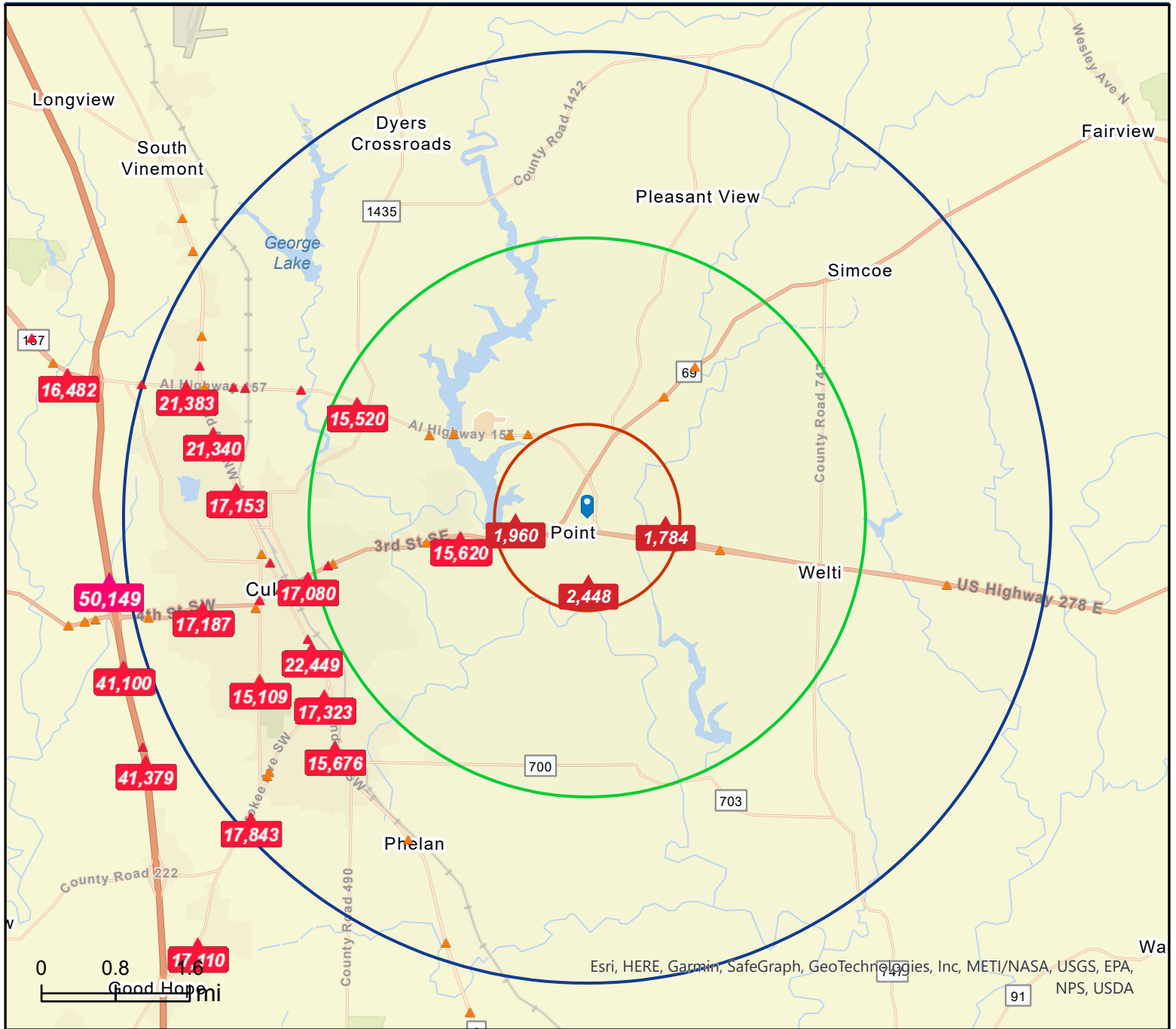
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



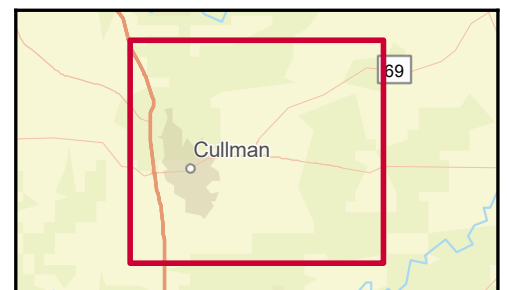
GROUND LEASE

TRAFFIC DATA

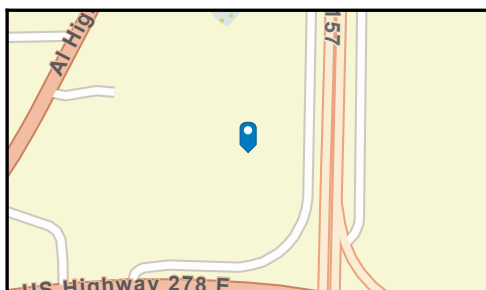
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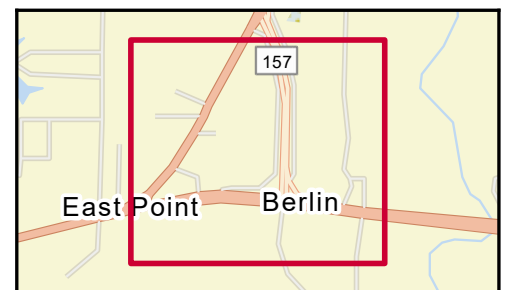
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



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GROUND LEASE

ADVISOR BIOS

206 AL Highway 157, Cullman



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PROFESSIONAL BACKGROUNDS

GREG TANKSLEY has been an agent with Gateway since 2009. He currently resides in Hartselle, Alabama. Having been in a partnership of a tool and die company, Greg has worked in the manufacturing sector for 32 years. However, he has been a real estate investor since 1976.

Greg has leased or sold office space and retail properties. However, his area of expertise includes warehouse, manufacturing buildings, flex buildings, light manufacturing, industrial development land, leasing, acquisition and disposition.

Greg has worked with clients such as Sonoco Wood Products, Weiland Copper Products, LLC, Kohler, Specialty Machine Inc., DeShazo, Denbo Enterprises, Yates Industries, Cook's Pest Control, SB Specialty Metals, LLC, and Strategix Medical Solutions.

JARED DISON joined Gateway in 2016 as a sales associate. He quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. He excels 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, he is an active real estate investor and principal. He has a proven track record of diligently representing his client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

Jared has seen 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, his clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions.



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