

PRESENTED BY

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LAND FOR SALE

**2611 HWY 31 S**

Decatur, AL 35601



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



SALES PROPOSAL

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PROPERTY  
INFORMATION

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**2611 HWY 31 S**

Decatur, AL 35601





PROPERTY INFORMATION

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,995,000
Available SF:	
Price / Acre:	\$219,231
Zoning:	M-1

## PROPERTY OVERVIEW

Located on Hwy 31 S and 0.3 miles from the Hwy 67/Hwy 31 intersection, the property boasts turnarounds at each end of the 400' frontage on 31 (2 total) and has multiple ingress/egress points. All utilities are available for this +/- 9.1 acre parcel. The property is not in a flood zone and with no buildings present, development can begin immediately. Owner will retain ownership of the cell phone tower located at the southwest corner of the property and includes any easement, access rights or agreements currently in force pertaining to the cell phone tower.

## PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Location
- Development Ready





PROPERTY INFORMATION

# PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

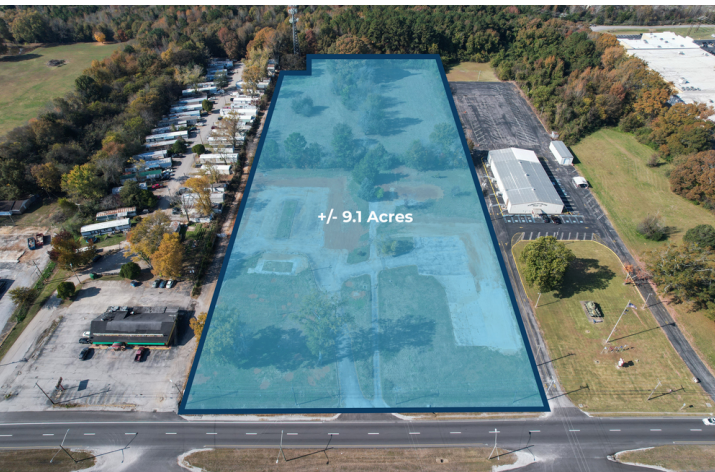
Highly visible property located on busy Hwy 31 is 0.3 miles from the Hwy 67/Hwy 31 intersection. With a traffic count of 22,877 epd in 2020, this property boasts two turnarounds at each end of the 400' frontage on Hwy 31. Previous buildings were recently removed and the high-visibility parcel is now available for purchase. With a plethora of retailers nearby such as Target, Old Navy, Kroger, and Hobby Lobby, this property is a great opportunity.





PROPERTY INFORMATION

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Street Address	2611 Highway 31 S
City, State, Zip	Decatur, AL 35601
County	Morgan
Signal Intersection	No

## BUILDING INFORMATION

Number of Lots	1
Best Use	Retail
Free Standing	No

## PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Location
- Development Ready

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LOCATION  
INFORMATION

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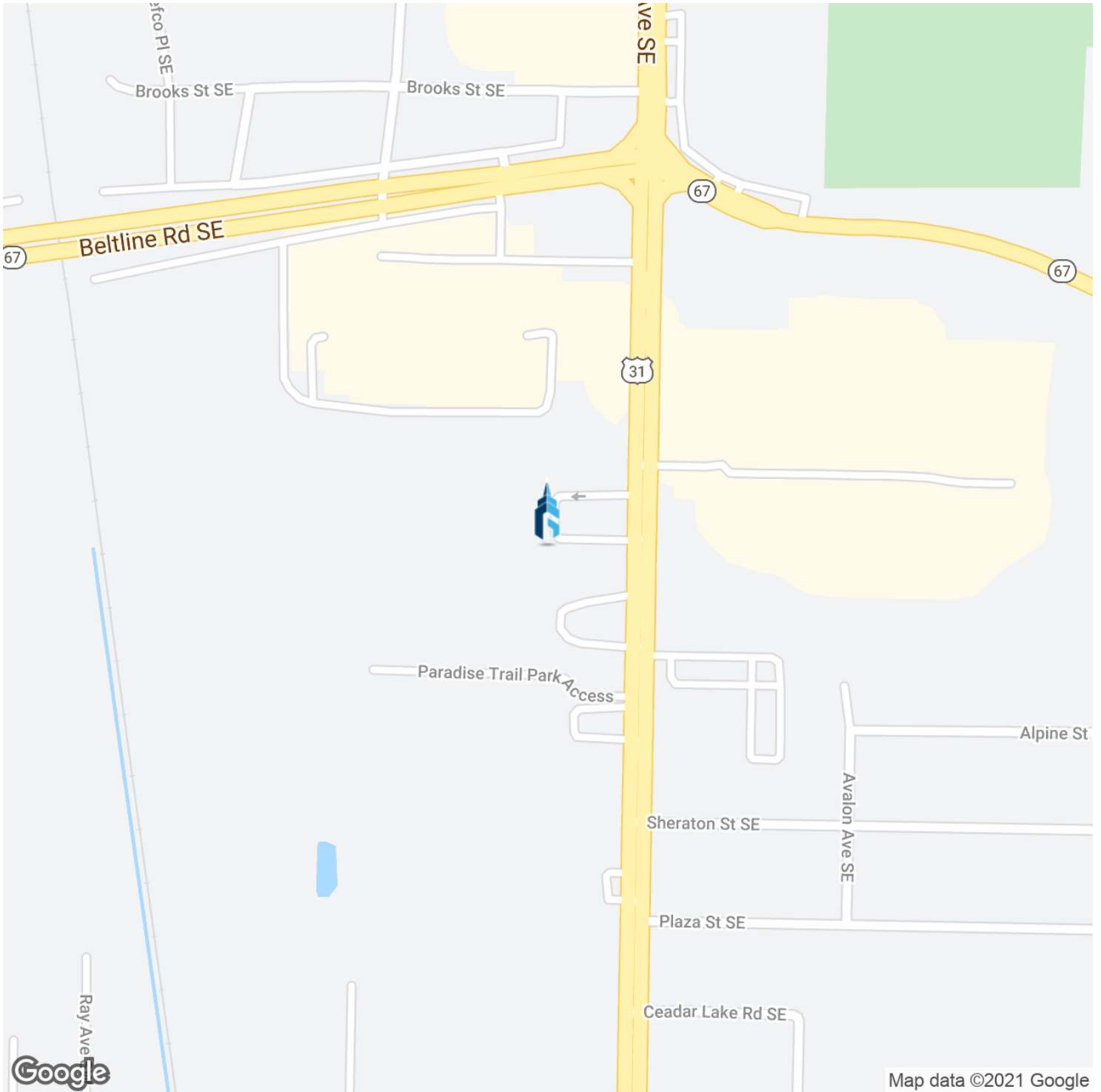
**2611 HWY 31 S**

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LOCATION INFORMATION

# LOCATION MAP



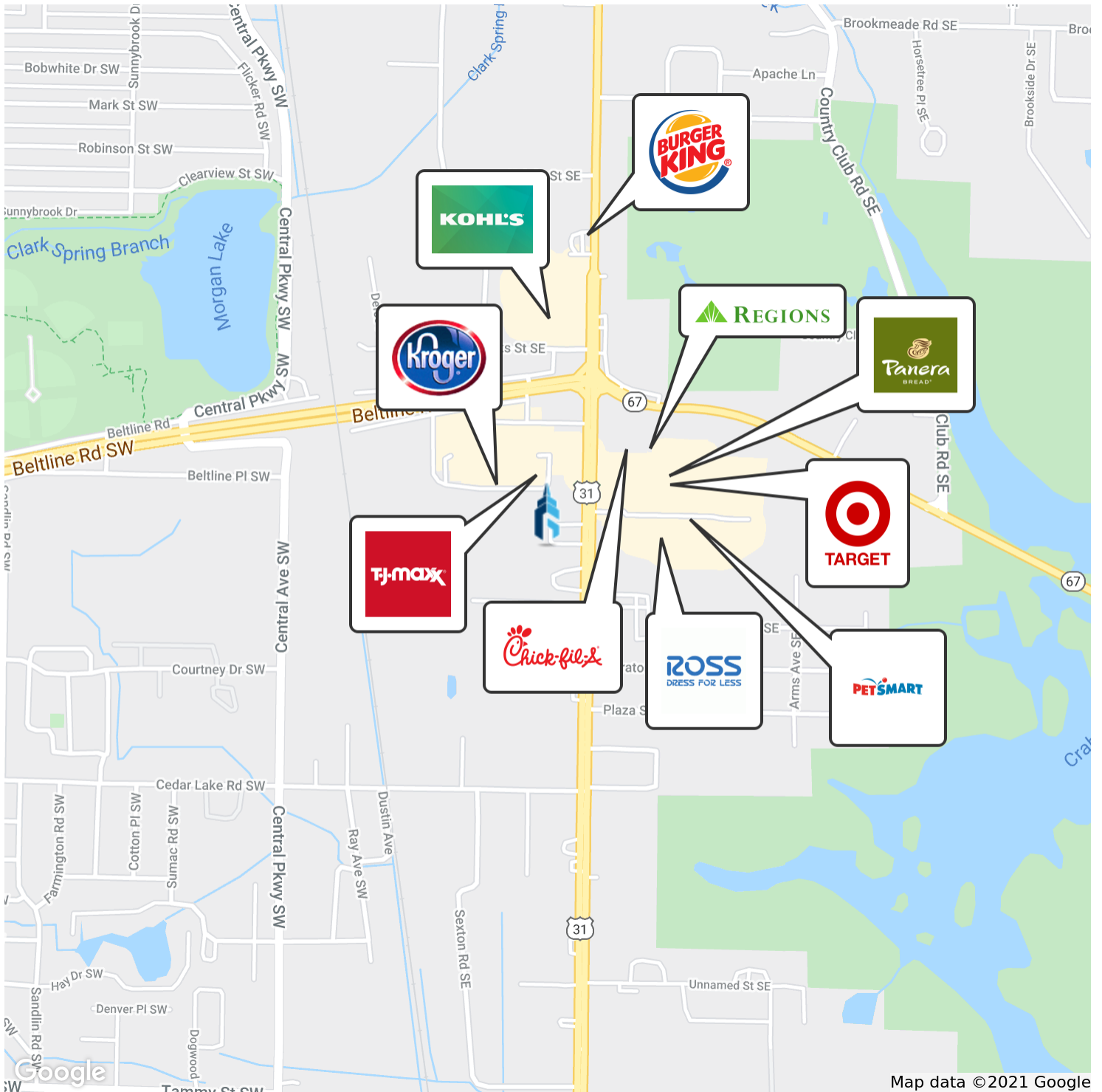
Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.





LOCATION INFORMATION

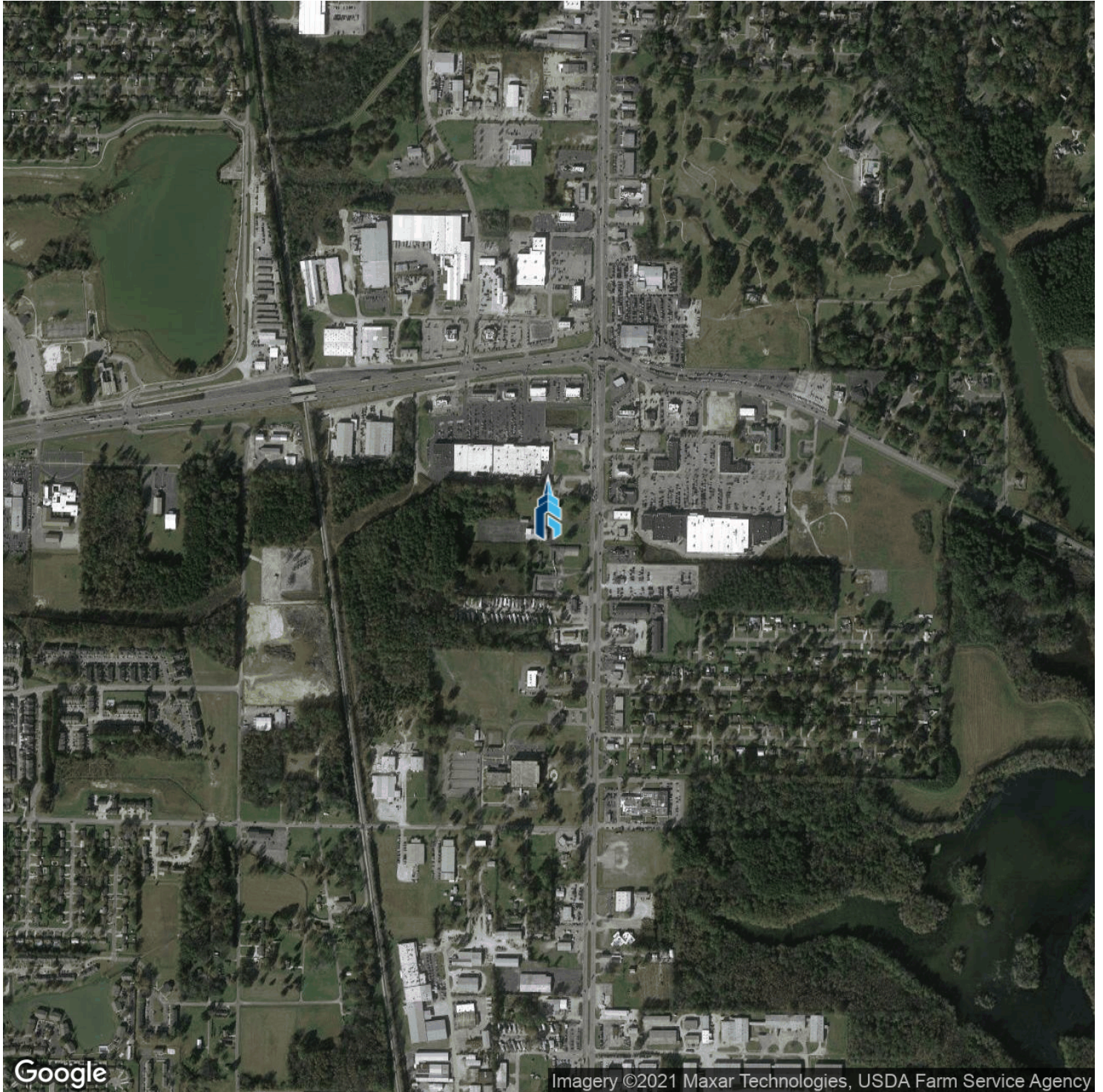
# RETAILER MAP



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LOCATION INFORMATION  
**AERIAL MAP**





**3**

DEMOGRAPHICS

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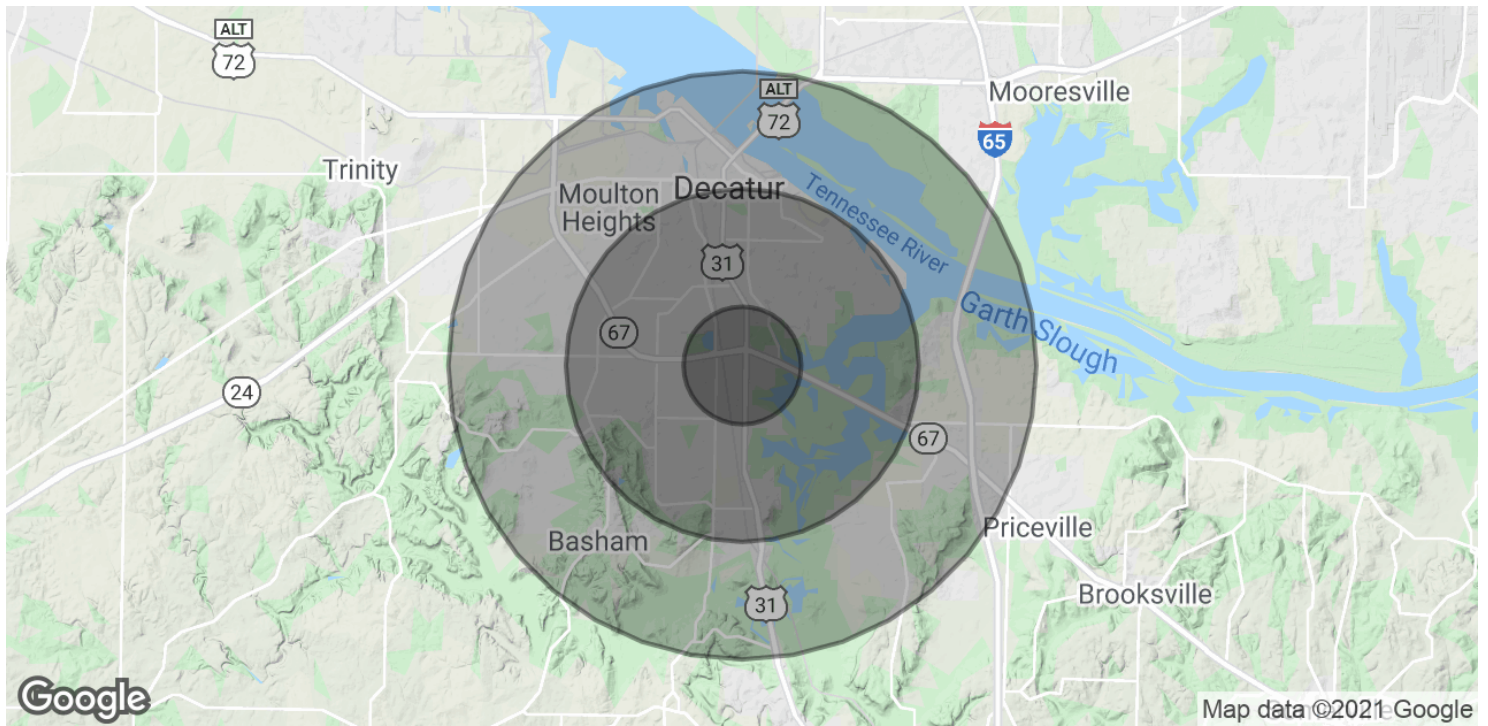
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DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,301	36,079	64,891
Average Age	34.8	36.4	37.3
Average Age (Male)	31.9	34.4	35.2
Average Age (Female)	36.5	38.2	38.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,884	14,690	26,021
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$45,075	\$54,119	\$54,773
Average House Value	\$84,929	\$134,693	\$121,598

\* Demographic data derived from 2010 US Census





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ADVISOR  
BIOS

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**2611 HWY 31 S**

Decatur, AL 35601



ADVISOR BIOS

# ADVISOR BIO 1



## EMMETTE BARRAN, CCIM

Qualifying Broker

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**Direct:** 256.355.0721 | **Cell:** 256.303.1703

AL #00005740-0

### PROFESSIONAL BACKGROUND

Emmette Barran, CCIM joined Gateway Commercial Brokerage in 1996. He lives in Decatur, Alabama.

Clients Include: Big Lots - Family Dollar - Piggly Wiggly - Food Land - Bender's Gym - Aaron's Rents - TOC - Compass Bank - Hospice South - Rent-A-Center - Region's Bank - Redstone Federal Credit Union - WW Grainger - Sprint PCS

Management: Gateway Shopping Center (150,000 SF) - Finley Plaza (90,000 SF) - Southgate Shopping Center (125,000 SF)- Albany Plaza Office Complex (20,000 SF) - Bender's Plaza - Wimberly Plaza

Construction Management: Bender's Elite (Knight Street)

Development: Shops on Second (Mellow Mushroom and Moe's BBQ) - 307 Second (Mixed use: lofts and retail) - Bender's Plaza - Wimberly Plaza

### EDUCATION

Auburn University (BS, Finance)

### MEMBERSHIPS

State of Alabama Real Estate Commissioner - CCIM (Certified Commercial Investment Member); International Council of Shopping Centers (ICSC) Member

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ADVISOR BIOS

# ADVISOR BIO 2



## JARED DISON

Salesperson

jdison@gatewaycommercial.net

Direct: 256.355.0721 | Cell: 256.431.0101

AL #000110309-0

### 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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