



FORMER TRAVEL CENTER

6669 US-31, Falkville, Alabama 35622

PRESENTED BY

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GATEWAY
COMMERCIAL BROKERAGE



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EXECUTIVE SUMMARY



OVERVIEW

Gateway Commercial Brokerage, Inc. is excited to present this unique convenience / service offering in Falkville, Alabama. Situated off Interstate 65 at Exit 318 between Cullman and Falkville, the property has great visibility. Formerly operated as Stuckey’s Travel Center, later becoming Pop’s Travel Center, locals have recognized it as a landmark for decades.

The multi-tenant building consists of approximately 5,600 sf with approximately 2,000 sf configured as a dine-in / carry-out restaurant. The restaurant was previously occupied by Dairy Queen and still contains a full-service kitchen and dining areas. There is potential to add a drive-thru on the west end of the building. The building also features private office space, spacious retail sales floor, and ample parking.

ADEM has certified the in-ground fuel tanks through April 15, 2022. Traffic counts are excellent and detailed within this package.

OFFERING SUMMARY	
Lot Size:	+/- 2.9 Acres
Price:	\$550,000
Zoning:	Unrestricted with no zoning
Market:	Falkville



PROPERTY INFORMATION

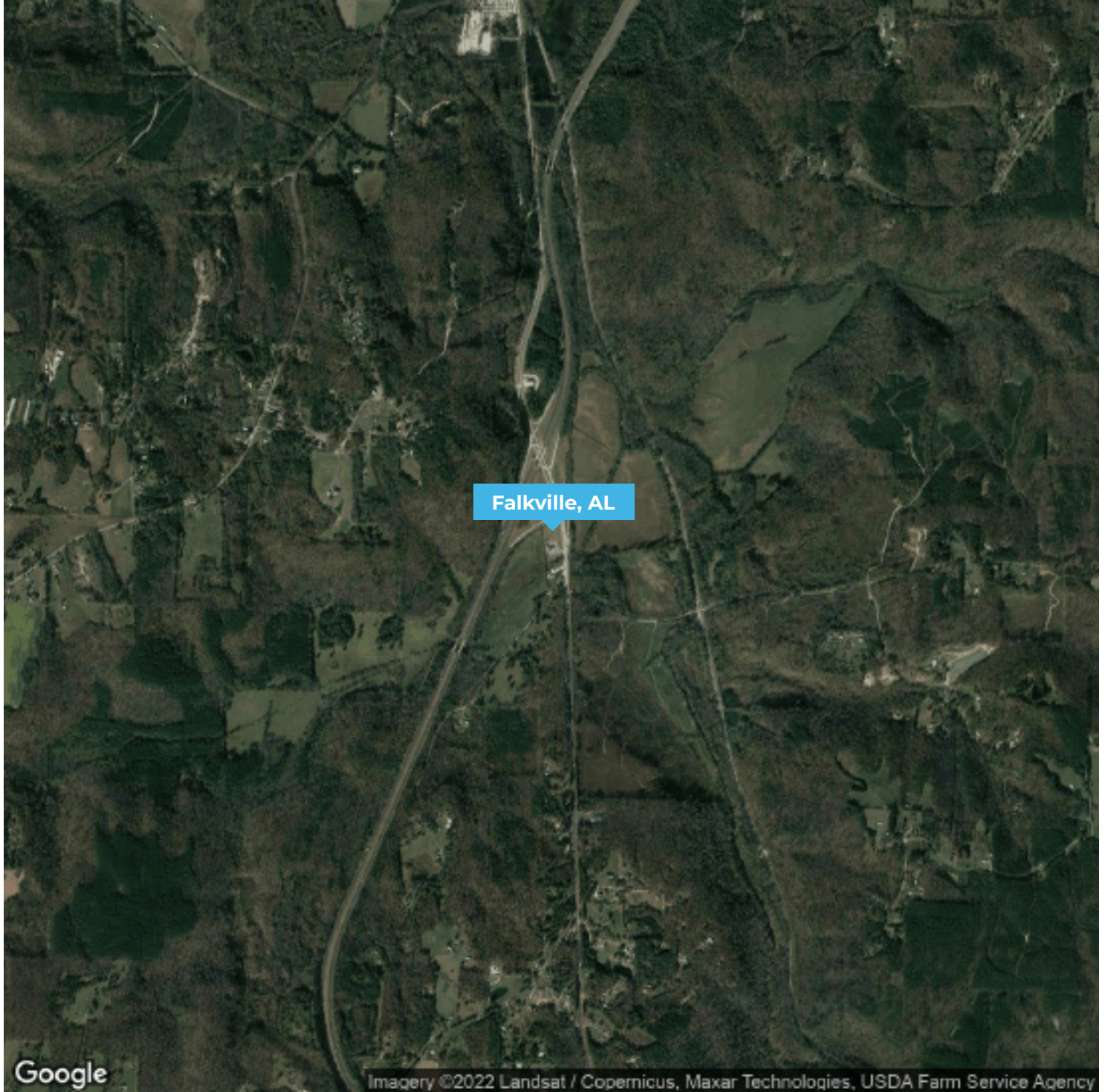
6669 US-31, Falkville, Alabama 35622



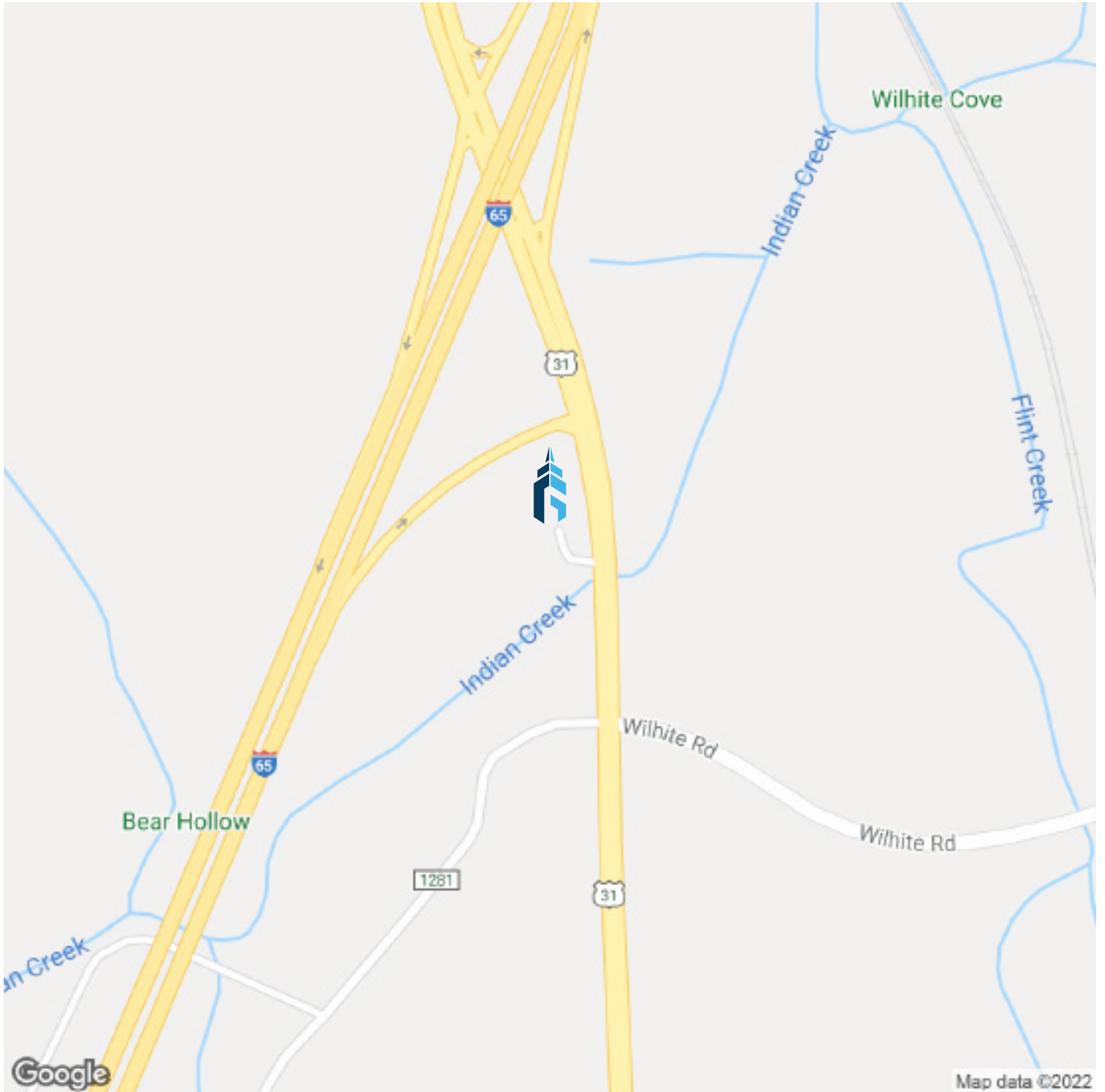
SITE DESCRIPTION

Situated at Exit 318 between Cullman and Falkville, the +/- 2.9 acre site has great visibility from I-65. Formerly operated as Stuckey's Travel Center and later becoming Pop's Travel Center, the multi-tenant property consists of approximately 5,600 sf with approximately 2,000 sf configured as a dine-in / carry-out restaurant. The in-ground fuel tanks are ADEM certified through April 15, 2022. Traffic counts are excellent and detailed within this package.

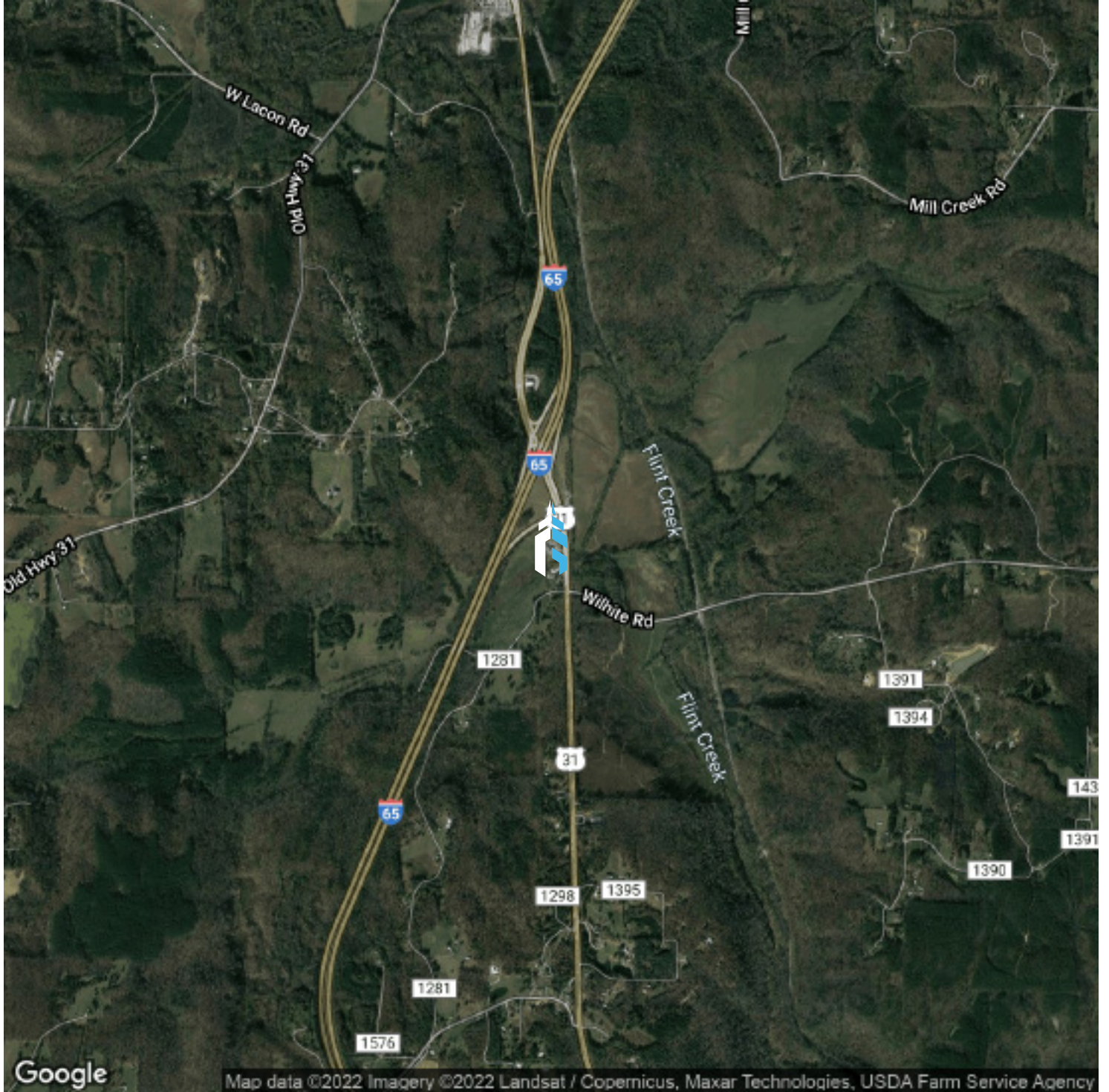
FORMER TRAVEL CENTER
REGIONAL MAP



FORMER TRAVEL CENTER
LOCATION MAP



AERIAL OF I-65, EXIT 318





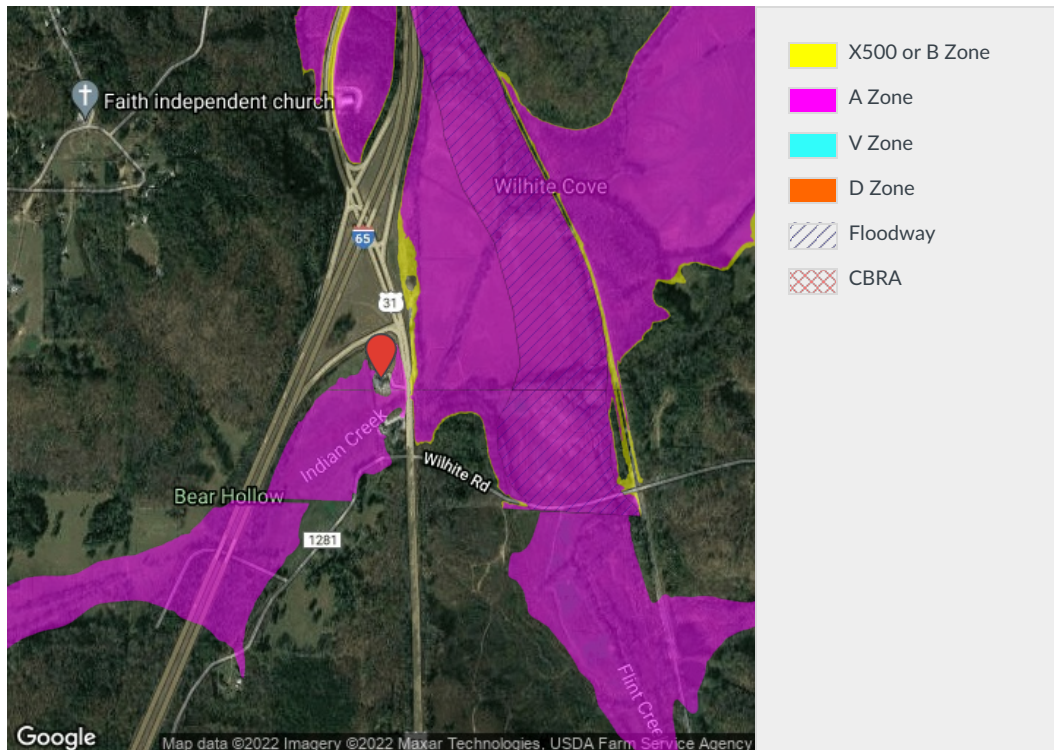
6669 HIGHWAY 31 SW FALKVILLE, AL 35622-6404

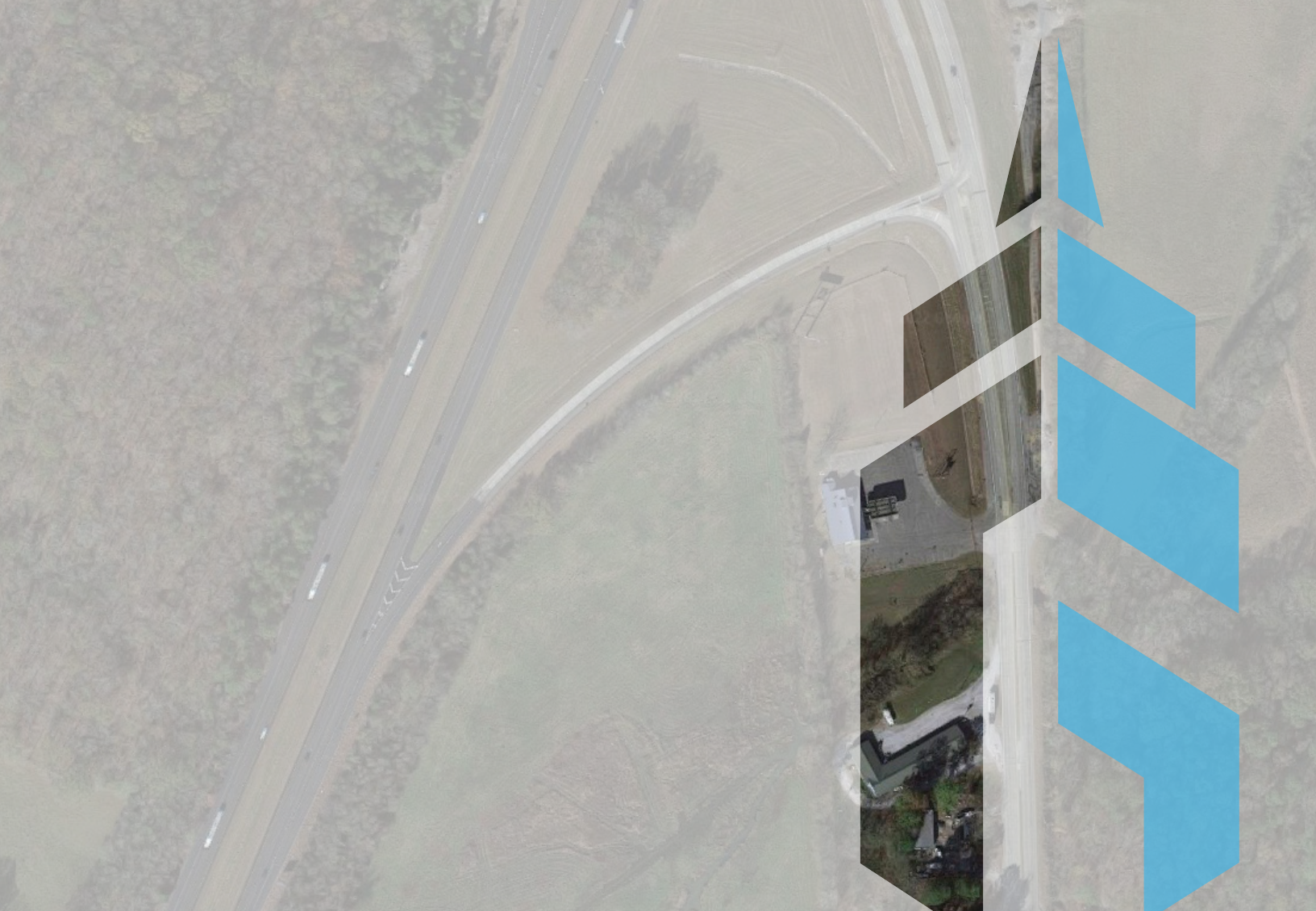
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010175	PANEL	0335F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0335F



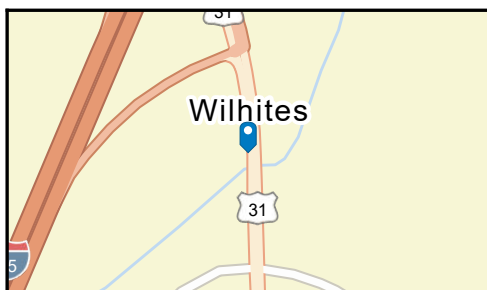
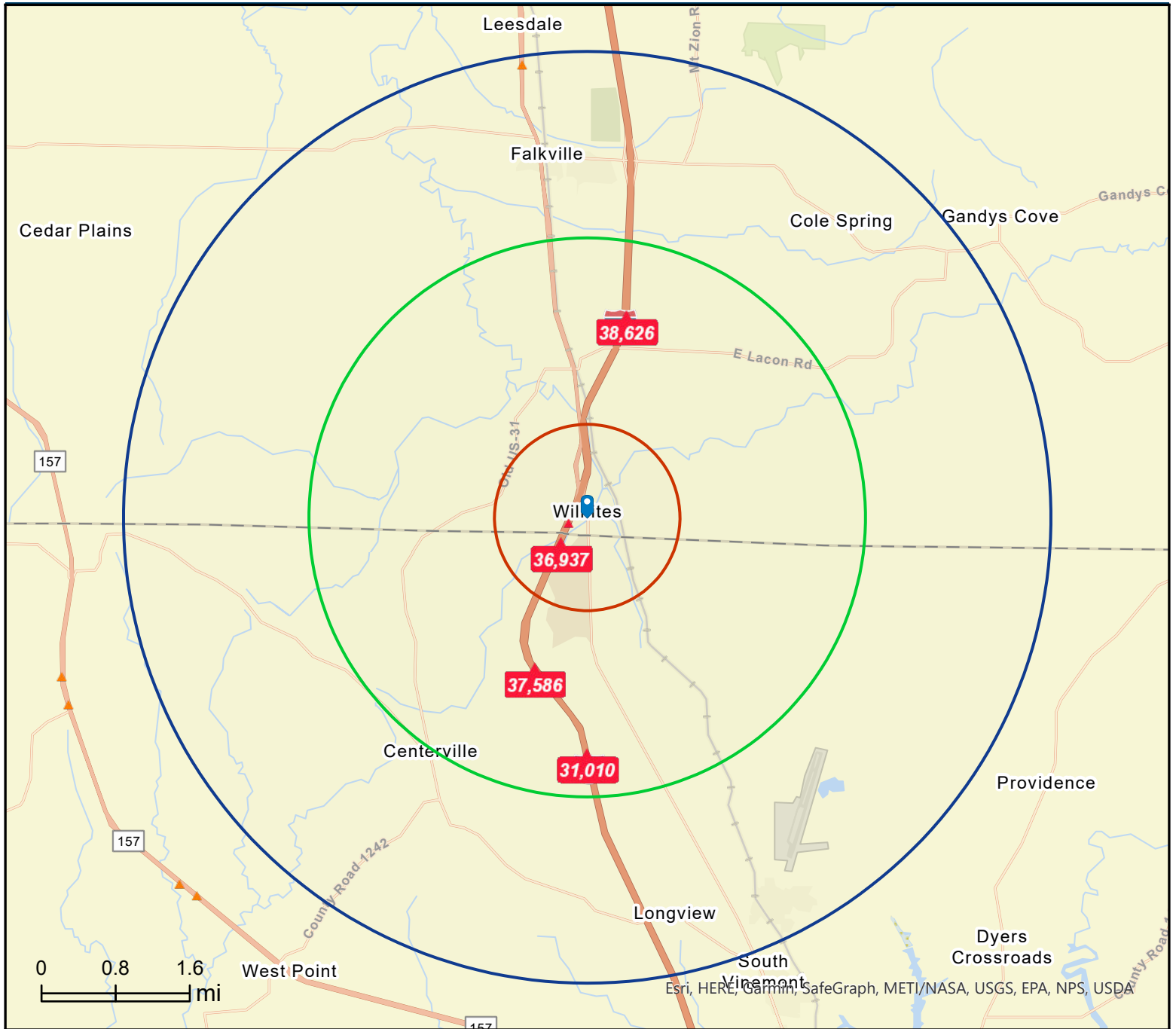


TRAFFIC DATA

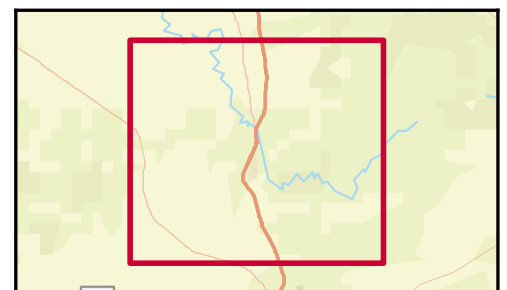
6669 US-31, Falkville, Alabama 35622

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

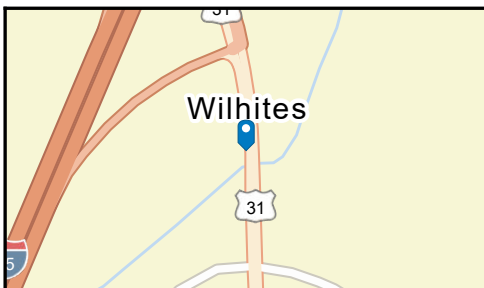
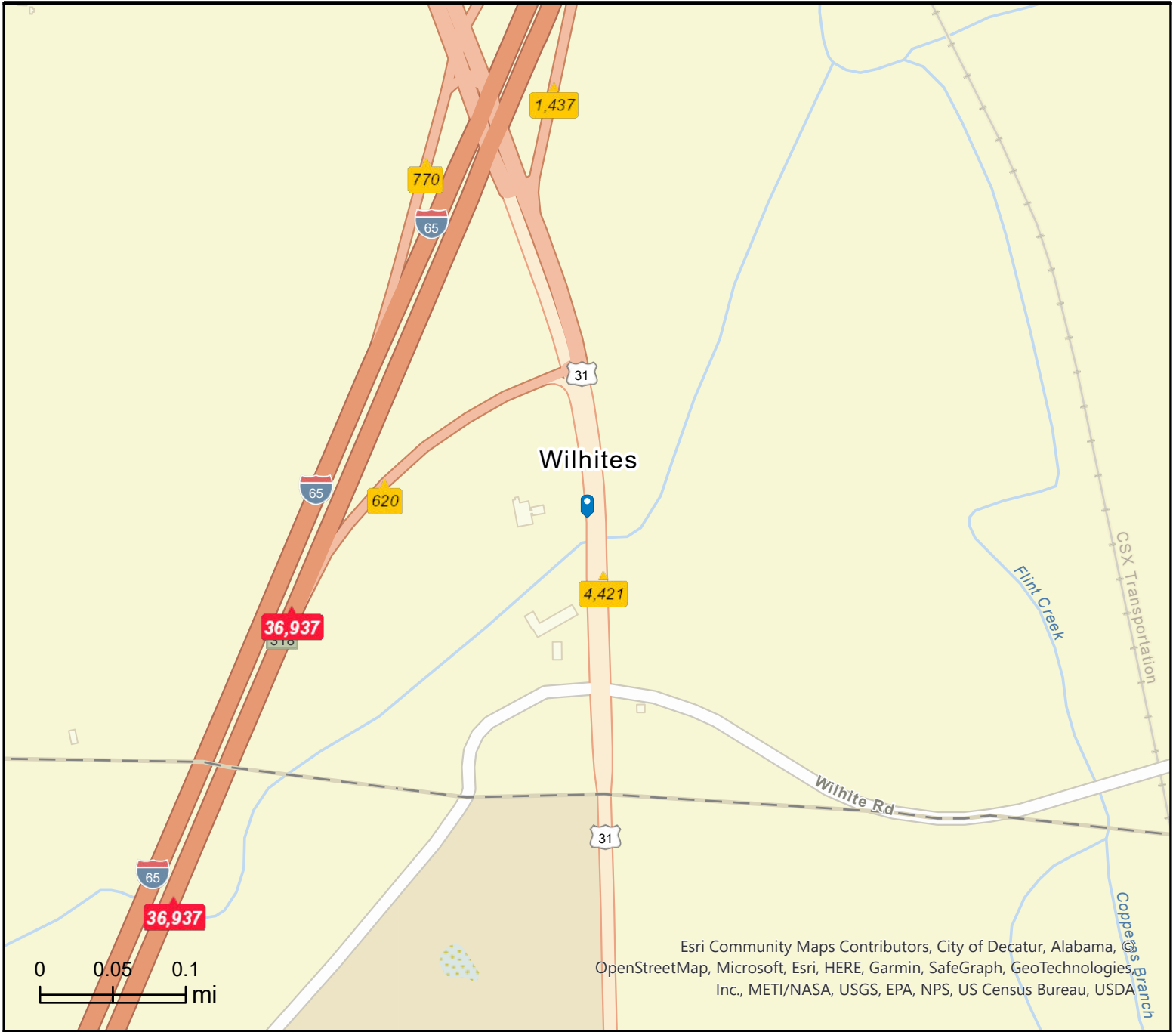


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

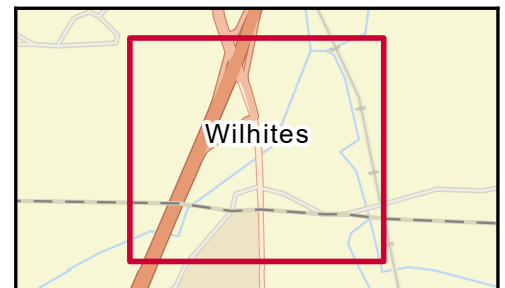


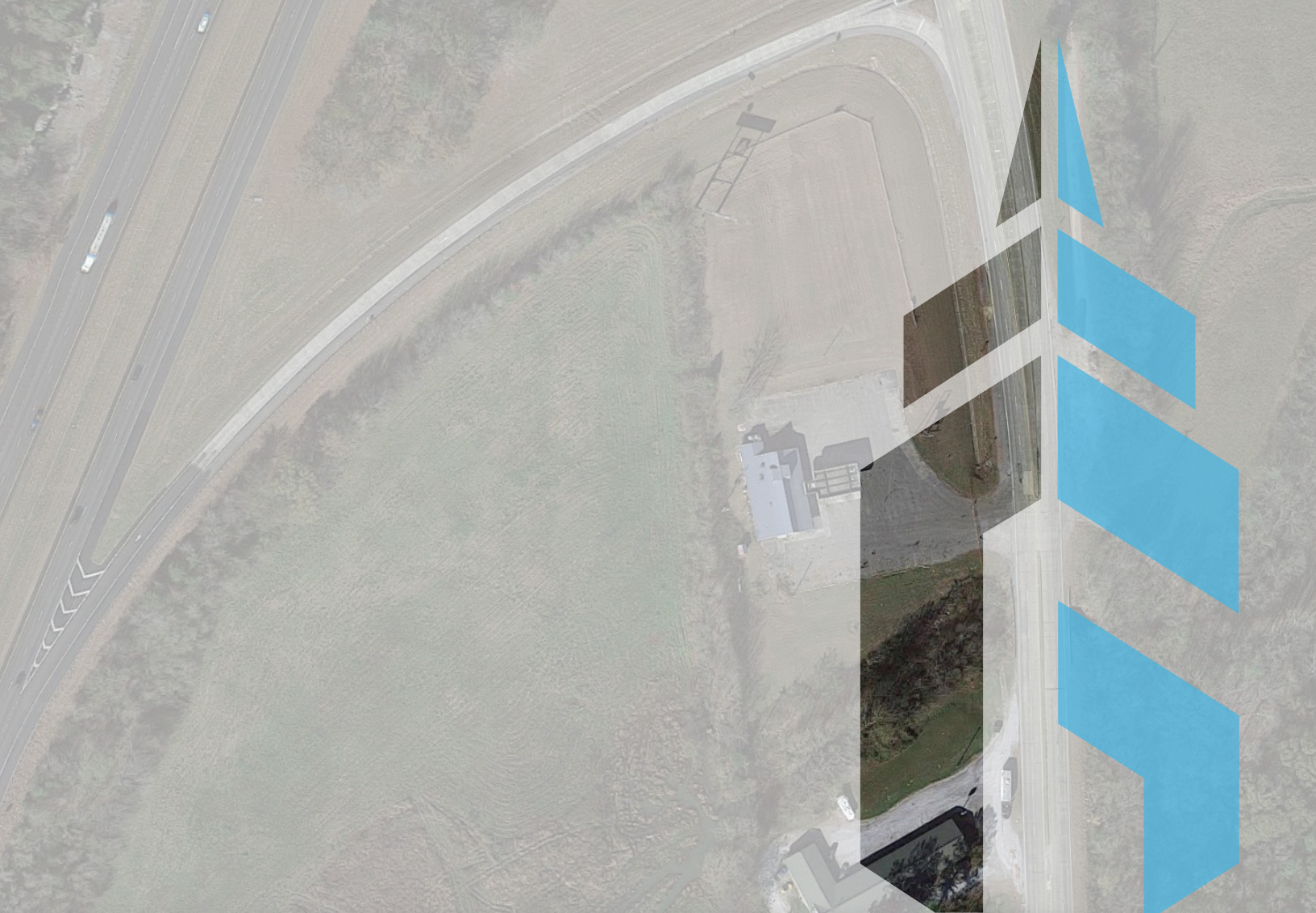
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DEMOGRAPHIC DATA

6669 US-31, Falkville, Alabama 35622



Executive Summary

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	137	2,400	8,417
2010 Population	140	2,464	8,781
2021 Population	148	2,600	9,166
2026 Population	151	2,661	9,356
2000-2010 Annual Rate	0.22%	0.26%	0.42%
2010-2021 Annual Rate	0.50%	0.48%	0.38%
2021-2026 Annual Rate	0.40%	0.46%	0.41%
2021 Male Population	52.0%	51.7%	50.1%
2021 Female Population	47.3%	48.4%	49.9%
2021 Median Age	41.5	41.4	42.8

In the identified area, the current year population is 9,166. In 2010, the Census count in the area was 8,781. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 9,356 representing a change of 0.41% annually from 2021 to 2026. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	95.2%	95.5%	94.6%
2021 Black Alone	0.7%	0.5%	0.8%
2021 American Indian/Alaska Native Alone	0.7%	0.4%	0.5%
2021 Asian Alone	0.0%	0.3%	0.4%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.4%	1.3%	1.5%
2021 Two or More Races	2.0%	2.2%	2.0%
2021 Hispanic Origin (Any Race)	4.1%	3.0%	3.0%

Persons of Hispanic origin represent 3.0% 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 15.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	51	53	58
2000 Households	48	913	3,081
2010 Households	49	956	3,250
2021 Total Households	52	1,015	3,422
2026 Total Households	53	1,040	3,499
2000-2010 Annual Rate	0.21%	0.46%	0.54%
2010-2021 Annual Rate	0.53%	0.53%	0.46%
2021-2026 Annual Rate	0.38%	0.49%	0.45%
2021 Average Household Size	2.83	2.55	2.60

The household count in this area has changed from 3,250 in 2010 to 3,422 in the current year, a change of 0.46% annually. The five-year projection of households is 3,499, a change of 0.45% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2010. The number of families in the current year is 2,493 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

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.31263
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	0.0%	10.8%	11.2%
Median Household Income			
2021 Median Household Income	\$54,835	\$51,470	\$52,544
2026 Median Household Income	\$57,903	\$55,201	\$56,404
2021-2026 Annual Rate	1.09%	1.41%	1.43%
Average Household Income			
2021 Average Household Income	\$61,553	\$60,706	\$63,623
2026 Average Household Income	\$68,146	\$67,740	\$71,139
2021-2026 Annual Rate	2.06%	2.22%	2.26%
Per Capita Income			
2021 Per Capita Income	\$23,658	\$23,448	\$24,101
2026 Per Capita Income	\$26,159	\$26,205	\$26,986
2021-2026 Annual Rate	2.03%	2.25%	2.29%

Households by Income

Current median household income is \$52,544 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,404 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$63,623 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,139 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,101 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,986 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	0	239	230
2000 Total Housing Units	61	1,007	3,352
2000 Owner Occupied Housing Units	40	771	2,554
2000 Renter Occupied Housing Units	8	142	527
2000 Vacant Housing Units	13	94	271
2010 Total Housing Units	64	1,068	3,613
2010 Owner Occupied Housing Units	38	750	2,506
2010 Renter Occupied Housing Units	11	206	744
2010 Vacant Housing Units	15	112	363
2021 Total Housing Units	68	1,138	3,827
2021 Owner Occupied Housing Units	41	818	2,715
2021 Renter Occupied Housing Units	11	197	707
2021 Vacant Housing Units	16	123	405
2026 Total Housing Units	70	1,167	3,916
2026 Owner Occupied Housing Units	42	845	2,799
2026 Renter Occupied Housing Units	11	196	700
2026 Vacant Housing Units	17	127	417

Currently, 70.9% of the 3,827 housing units in the area are owner occupied; 18.5%, renter occupied; and 10.6% 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 3,613 housing units in the area - 69.4% owner occupied, 20.6% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 2.59%. Median home value in the area is \$140,050, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.57% annually to \$175,122.

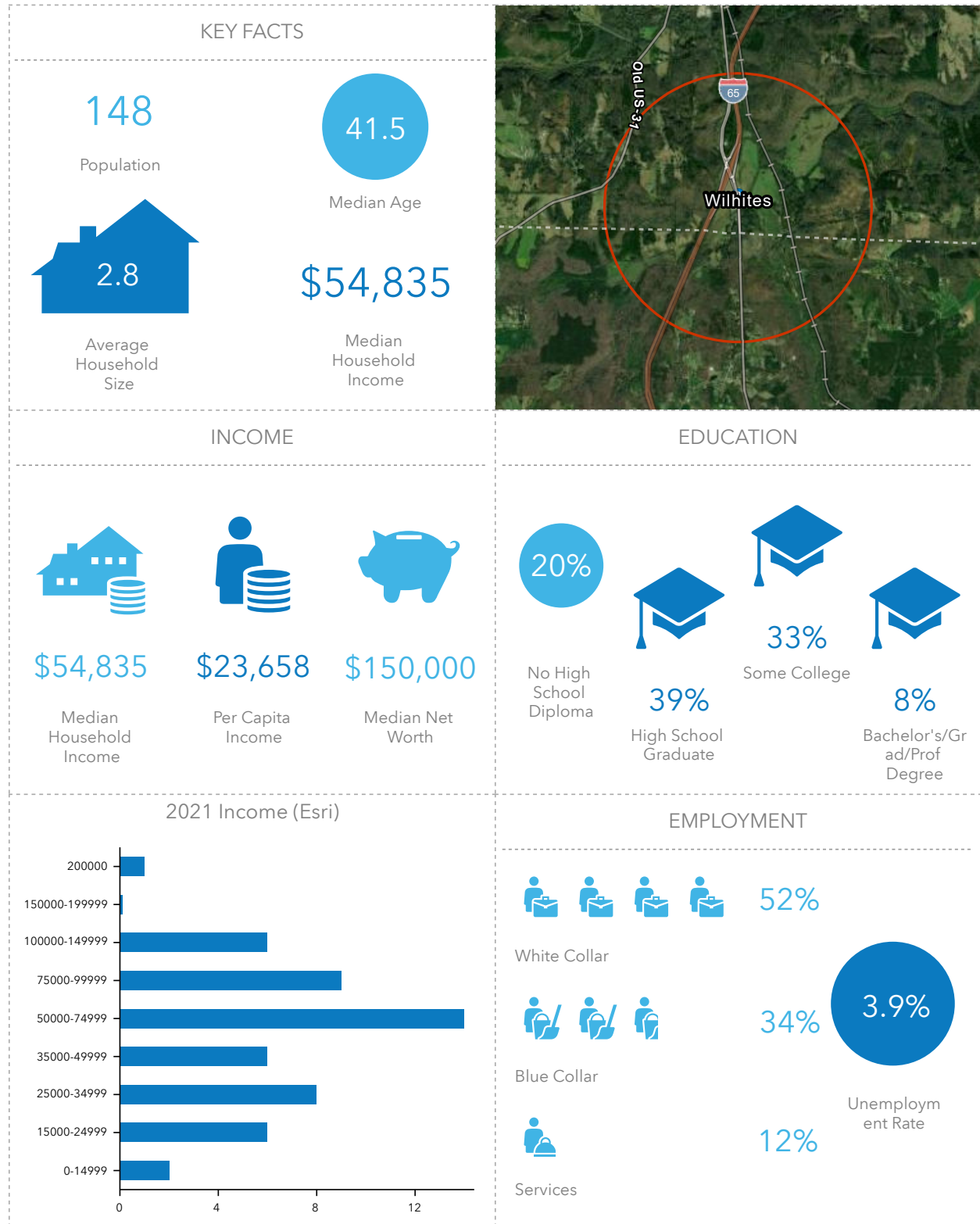
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Key Facts 1

Former Stuckey's / Pop's Travel Center (1 mile)
 6669 US-31 S, Falkville, Alabama, 35622
 Ring of 1 mile

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959



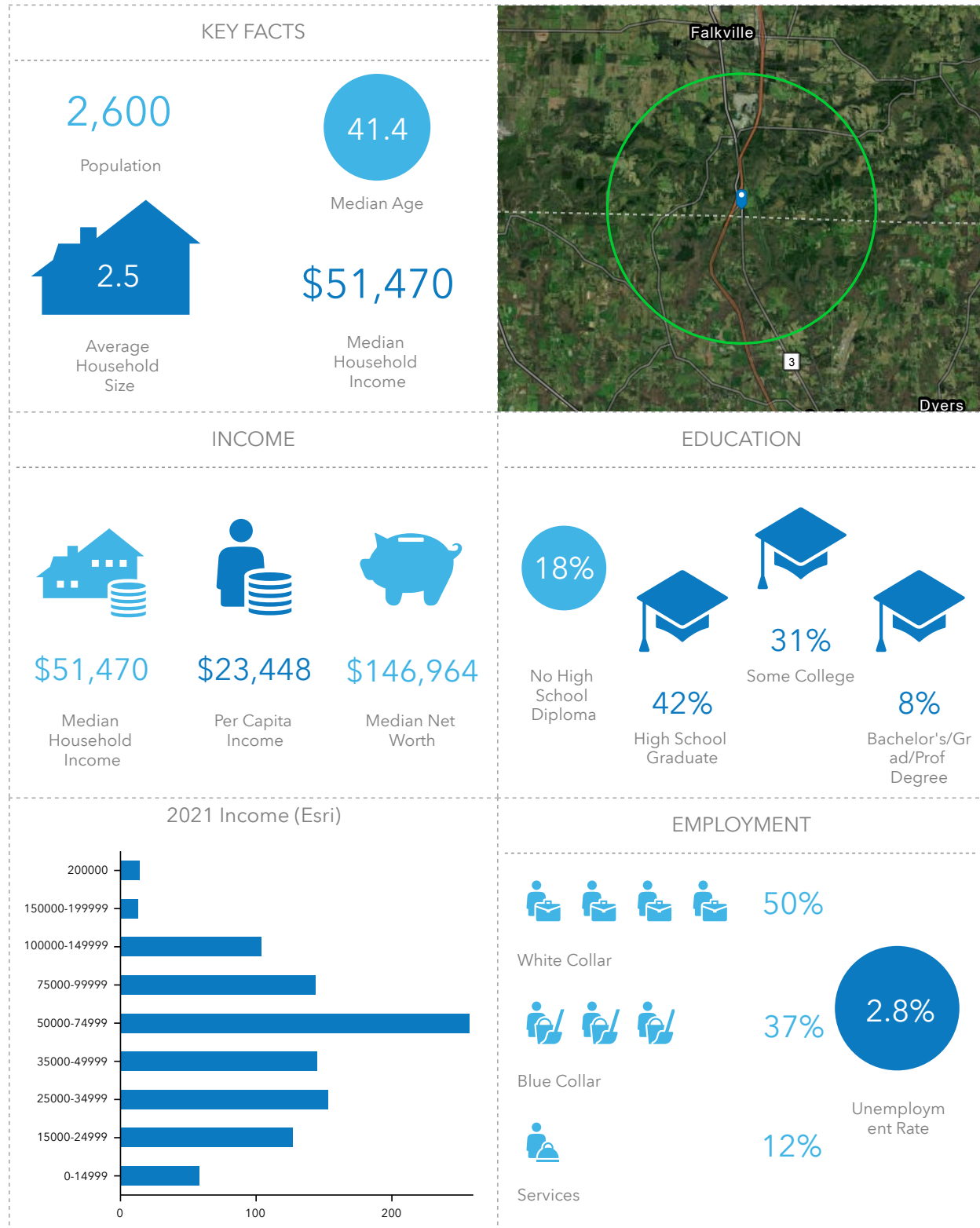
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026.

Key Facts 1

Former Stuckey's / Pop's Travel Center (3 miles)
 6669 US-31 S, Falkville, Alabama, 35622
 Ring of 3 miles

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 Latitude: 34.31263
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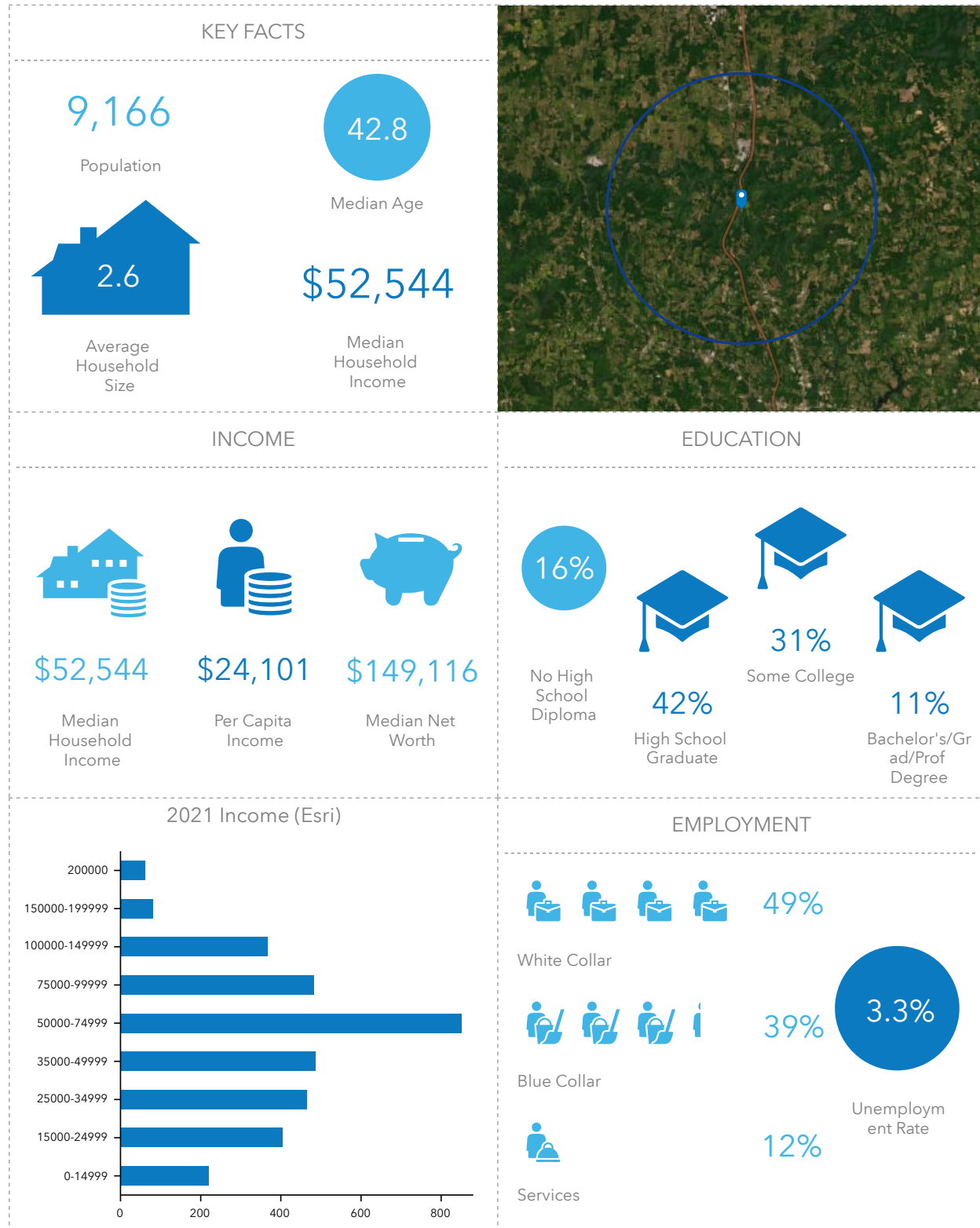
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Key Facts 1

Former Stuckey's / Pop's Travel Center (5 miles)
 6669 US-31 S, Falkville, Alabama, 35622
 Ring of 5 miles

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Population Trends - 6669 US31 Falkville, AL

Former Stuckey's / Pop's Travel Center (1 mile)
 6669 US-31 S, Falkville, Alabama, 35622
 Ring of 1 mile

Prepared by Esri
 Latitude: 34.31263
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POPULATION TRENDS AND KEY INDICATORS

Former Stuckey's / Pop's Travel Center

51 Wealth Index
0 Housing Affordability
18 Diversity Index



\$6,371

Avg Spent on Mortgage & Basics

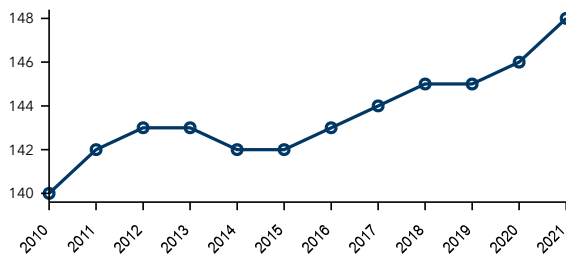


0.0%

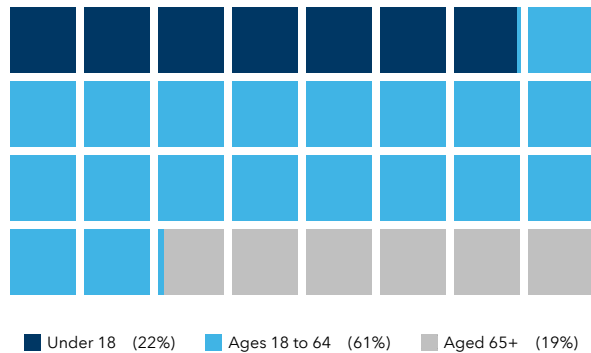
Percent of Income for Mortgage

MORTGAGE INDICATORS

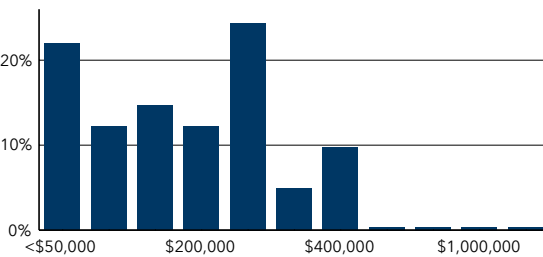
Historical Trends: Population



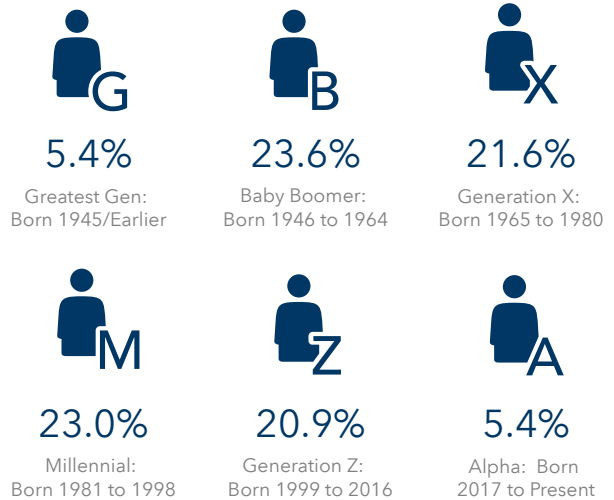
POPULATION BY AGE



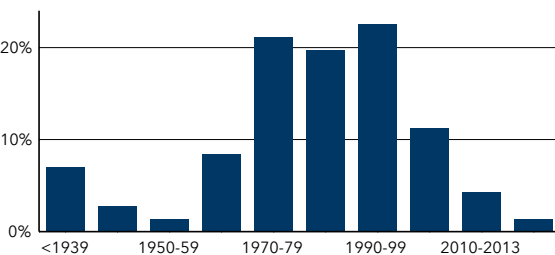
Home Value



POPULATION BY GENERATION



Housing: Year Built



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Population Trends - 6669 US31 Falkville, AL

Former Stuckey's / Pop's Travel Center (3 miles)
 6669 US-31 S, Falkville, Alabama, 35622
 Ring of 3 miles

Prepared by Esri
 Latitude: 34.31263
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POPULATION TRENDS AND KEY INDICATORS

Former Stuckey's / Pop's Travel Center

53 Wealth Index
239 Housing Affordability
14 Diversity Index



\$6,368

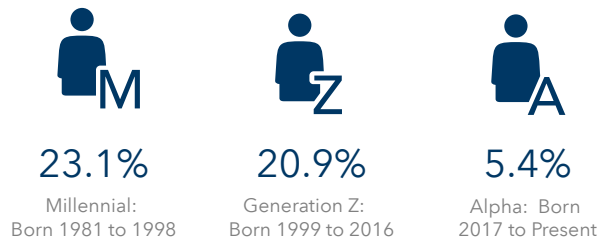
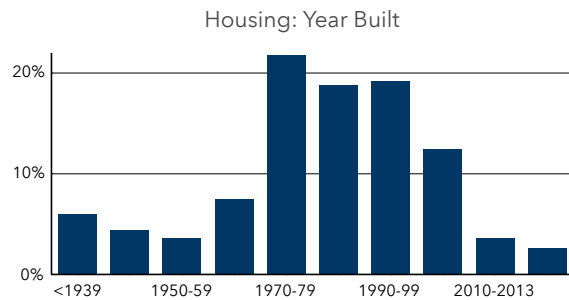
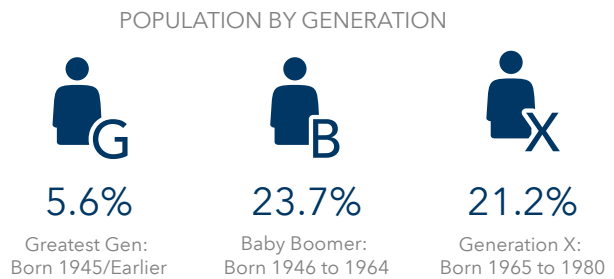
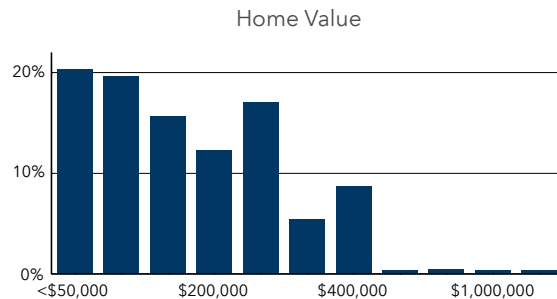
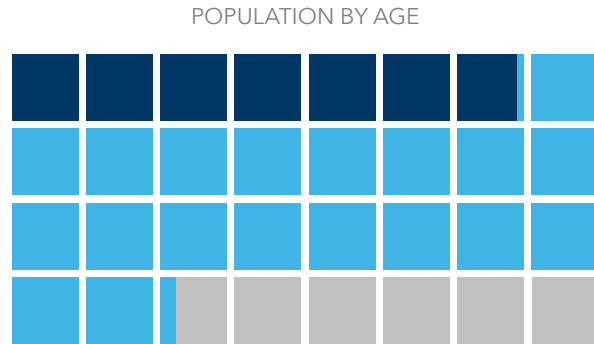
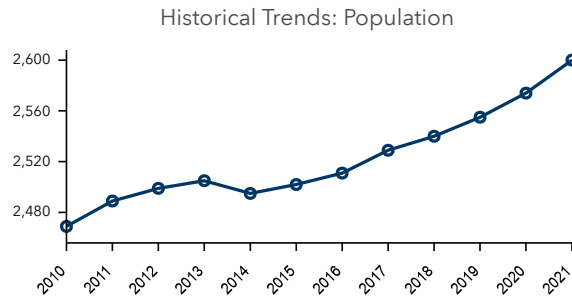
Avg Spent on Mortgage & Basics



10.8%

Percent of Income for Mortgage

MORTGAGE INDICATORS



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Population Trends - 6669 US31 Falkville, AL

Former Stuckey's / Pop's Travel Center (5 miles)
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 Ring of 5 miles

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POPULATION TRENDS AND KEY INDICATORS

Former Stuckey's / Pop's Travel Center

MORTGAGE INDICATORS

58 Wealth Index
230 Housing Affordability
16 Diversity Index



\$6,766

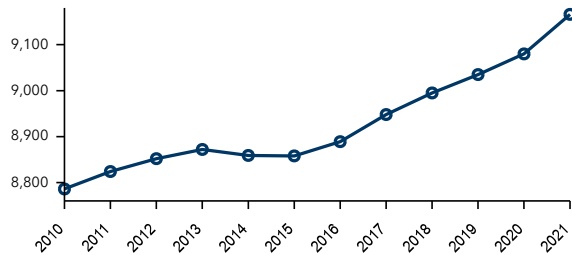
Avg Spent on Mortgage & Basics



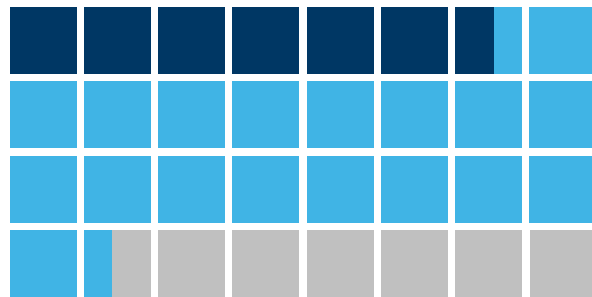
11.2%

Percent of Income for Mortgage

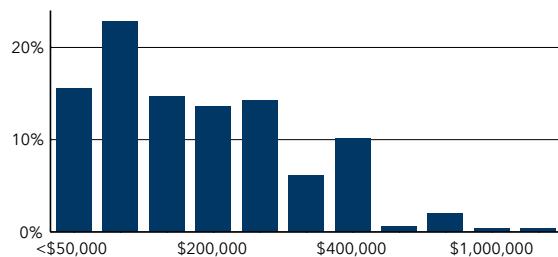
Historical Trends: Population



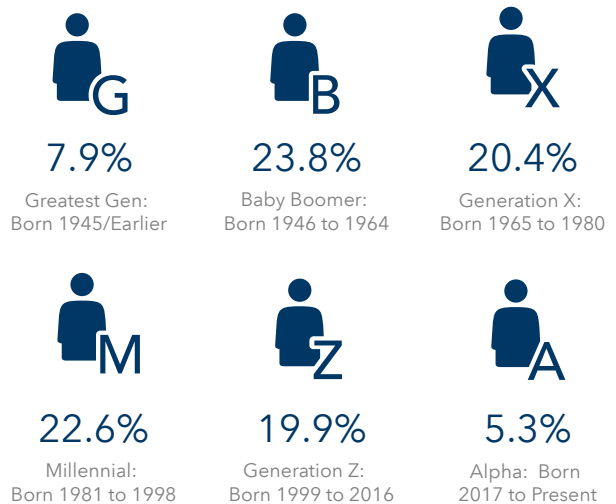
POPULATION BY AGE



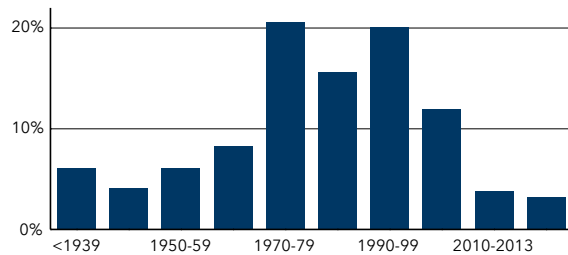
Home Value



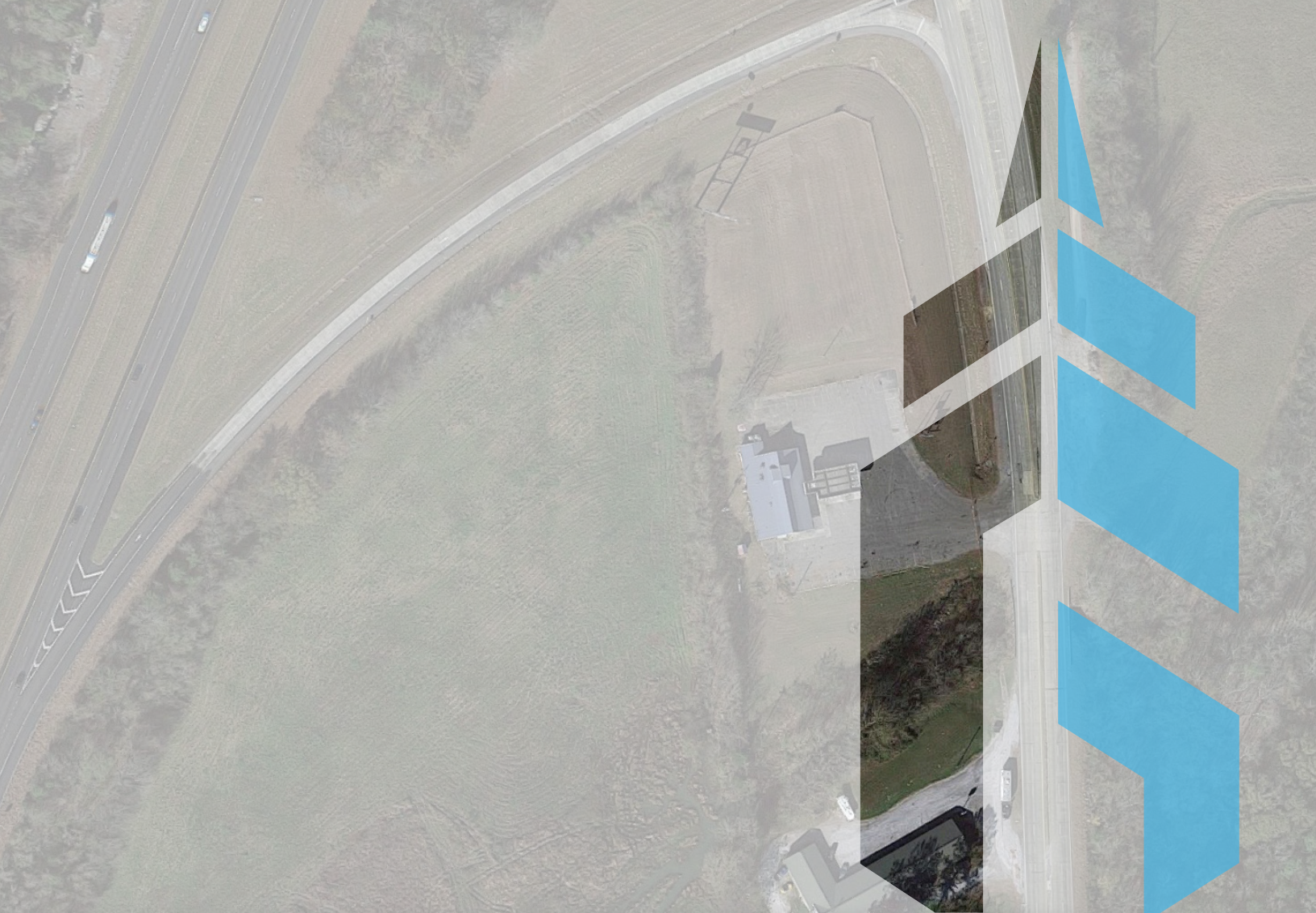
POPULATION BY GENERATION



Housing: Year Built



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RESTAURANT MARKET POTENTIAL

6669 US-31, Falkville, Alabama 35622



Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 1 mile radius

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Demographic Summary		2021	2026	
Population		148	151	
Population 18+		116	119	
Households		52	53	
Median Household Income		\$54,835	\$57,903	
Product/Consumer Behavior		Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months		76	65.5%	90
Went to family restaurant/steak house 4+ times/month last 30 days		28	24.1%	98
Spent at family restaurant/steak house last 30 days: \$1-30		10	8.6%	116
Spent at family restaurant/steak house 30 days: \$31-50		10	8.6%	97
Spent at family restaurant/steak house last 30 days: \$51-100		13	11.2%	77
Spent at family restaurant/steak house last 30 days: \$101-200		9	7.8%	86
Spent at family restaurant/steak house last 30 days: \$201+		4	3.4%	81
Spent at fine dining last 30 days: \$1-100		2	1.7%	44
Spent at fine dining last 30 days: \$101+		2	1.7%	41
Went to family restaurant last 6 months: for breakfast		12	10.3%	85
Went to family restaurant last 6 months: for lunch		19	16.4%	91
Went to family restaurant last 6 months: for dinner		46	39.7%	90
Went to family restaurant last 6 months: for snack		1	0.9%	47
Went to family restaurant last 6 months: on weekday		32	27.6%	94
Went to family restaurant last 6 months: on weekend		39	33.6%	86
Went to family restaurant last 6 months: Applebee`s		17	14.7%	80
Went to family restaurant last 6 months: Bob Evans		2	1.7%	57
Went to family restaurant last 6 months: Buffalo Wild Wings		9	7.8%	83
Went to family restaurant last 6 months: California Pizza Kitchen		1	0.9%	35
Went to family restaurant last 6 months: The Cheesecake Factory		5	4.3%	61
Went to family restaurant last 6 months: Chili`s Grill & Bar		11	9.5%	93
Went to family restaurant last 6 months: CiCi's Pizza		4	3.4%	163
Went to family restaurant last 6 months: Cracker Barrel		23	19.8%	174
Went to family restaurant last 6 months: Denny`s		6	5.2%	60
Went to family restaurant last 6 months: Golden Corral		11	9.5%	144
Went to family restaurant last 6 months: IHOP		9	7.8%	84
Went to family restaurant last 6 months: Logan`s Roadhouse		9	7.8%	277
Went to family restaurant last 6 months: LongHorn Steakhouse		10	8.6%	152
Went to family restaurant last 6 months: Olive Garden		17	14.7%	93
Went to family restaurant last 6 months: Outback Steakhouse		10	8.6%	105
Went to family restaurant last 6 months: Red Lobster		11	9.5%	102
Went to family restaurant last 6 months: Red Robin		3	2.6%	36
Went to family restaurant last 6 months: Ruby Tuesday		5	4.3%	111
Went to family restaurant last 6 months: Texas Roadhouse		13	11.2%	99
Went to family restaurant last 6 months: T.G.I. Friday`s		4	3.4%	79
Went to family restaurant last 6 months: Waffle House		16	13.8%	219
Went to family restaurant last 6 months: fast food/drive-in		103	88.8%	99
Went to fast food/drive-in restaurant 9+ times/month		47	40.5%	106
Spent at fast food restaurant last 30 days: <\$1-10		5	4.3%	110
Spent at fast food restaurant last 30 days: \$11-\$20		9	7.8%	85
Spent at fast food restaurant last 30 days: \$21-\$40		19	16.4%	104
Spent at fast food restaurant last 30 days: \$41-\$50		9	7.8%	93
Spent at fast food restaurant last 30 days: \$51-\$100		21	18.1%	104
Spent at fast food restaurant last 30 days: \$101-\$200		12	10.3%	106
Spent at fast food restaurant last 30 days: \$201+		4	3.4%	92

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to fast food restaurant in the last 6 months: eat in	33	28.4%	88
Went to fast food restaurant in the last 6 months: home delivery	6	5.2%	58
Went to fast food restaurant in the last 6 months: take-out/drive-thru	58	50.0%	104
Went to fast food restaurant in the last 6 months: take-out/walk-in	17	14.7%	71
Went to fast food restaurant in the last 6 months: breakfast	45	38.8%	113
Went to fast food restaurant in the last 6 months: lunch	52	44.8%	91
Went to fast food restaurant in the last 6 months: dinner	50	43.1%	92
Went to fast food restaurant in the last 6 months: snack	10	8.6%	69
Went to fast food restaurant in the last 6 months: weekday	66	56.9%	98
Went to fast food restaurant in the last 6 months: weekend	48	41.4%	88
Went to fast food restaurant in the last 6 months: A & W	2	1.7%	77
Went to fast food restaurant in the last 6 months: Arby`s	25	21.6%	125
Went to fast food restaurant in the last 6 months: Baskin-Robbins	3	2.6%	71
Went to fast food restaurant in the last 6 months: Boston Market	1	0.9%	33
Went to fast food restaurant in the last 6 months: Burger King	36	31.0%	111
Went to fast food restaurant in the last 6 months: Captain D`s	14	12.1%	351
Went to fast food restaurant in the last 6 months: Carl`s Jr.	4	3.4%	59
Went to fast food restaurant in the last 6 months: Checkers	4	3.4%	103
Went to fast food restaurant in the last 6 months: Chick-fil-A	34	29.3%	106
Went to fast food restaurant in the last 6 months: Chipotle Mex. Grill	5	4.3%	33
Went to fast food restaurant in the last 6 months: Chuck E. Cheese`s	2	1.7%	76
Went to fast food restaurant in the last 6 months: Church`s Fr. Chicken	5	4.3%	130
Went to fast food restaurant in the last 6 months: Cold Stone Creamery	2	1.7%	61
Went to fast food restaurant in the last 6 months: Dairy Queen	20	17.2%	114
Went to fast food restaurant in the last 6 months: Del Taco	1	0.9%	22
Went to fast food restaurant in the last 6 months: Domino`s Pizza	15	12.9%	94
Went to fast food restaurant in the last 6 months: Dunkin` Donuts	7	6.0%	45
Went to fast food restaurant in the last 6 months: Five Guys	7	6.0%	66
Went to fast food restaurant in the last 6 months: Hardee`s	16	13.8%	256
Went to fast food restaurant in the last 6 months: Jack in the Box	6	5.2%	63
Went to fast food restaurant in the last 6 months: Jimmy John`s	3	2.6%	47
Went to fast food restaurant in the last 6 months: KFC	31	26.7%	138
Went to fast food restaurant in the last 6 months: Krispy Kreme	10	8.6%	144
Went to fast food restaurant in the last 6 months: Little Caesars	20	17.2%	141
Went to fast food restaurant in the last 6 months: Long John Silver`s	7	6.0%	189
Went to fast food restaurant in the last 6 months: McDonald`s	61	52.6%	102
Went to fast food restaurant in the last 6 months: Panda Express	9	7.8%	74
Went to fast food restaurant in the last 6 months: Panera Bread	9	7.8%	61
Went to fast food restaurant in the last 6 months: Papa John`s	11	9.5%	118
Went to fast food restaurant in the last 6 months: Papa Murphy`s	3	2.6%	65
Went to fast food restaurant in the last 6 months: Pizza Hut	18	15.5%	113
Went to fast food restaurant in the last 6 months: Popeyes Chicken	13	11.2%	107
Went to fast food restaurant in the last 6 months: Sonic Drive-In	28	24.1%	204
Went to fast food restaurant in the last 6 months: Starbucks	10	8.6%	47
Went to fast food restaurant in the last 6 months: Steak `n Shake	7	6.0%	121
Went to fast food restaurant in the last 6 months: Subway	29	25.0%	110
Went to fast food restaurant in the last 6 months: Taco Bell	35	30.2%	104
Went to fast food restaurant in the last 6 months: Wendy`s	31	26.7%	103
Went to fast food restaurant in the last 6 months: Whataburger	8	6.9%	122
Went to fast food restaurant in the last 6 months: White Castle	2	1.7%	59
Went to fast food restaurant in the last 6 months: Wing-Stop	2	1.7%	58
Went to fine dining restaurant last month	6	5.2%	54
Went to fine dining restaurant 3+ times last month	1	0.9%	34

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

Demographic Summary		2021	2026	
Population		2,600	2,661	
Population 18+		2,041	2,083	
Households		1,015	1,040	
Median Household Income		\$51,470	\$55,201	
Product/Consumer Behavior		Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months		1,353	66.3%	92
Went to family restaurant/steak house 4+ times/month last 30 days		498	24.4%	99
Spent at family restaurant/steak house last 30 days: \$1-30		180	8.8%	119
Spent at family restaurant/steak house 30 days: \$31-50		176	8.6%	97
Spent at family restaurant/steak house last 30 days: \$51-100		227	11.1%	77
Spent at family restaurant/steak house last 30 days: \$101-200		155	7.6%	84
Spent at family restaurant/steak house last 30 days: \$201+		64	3.1%	74
Spent at fine dining last 30 days: \$1-100		40	2.0%	50
Spent at fine dining last 30 days: \$101+		29	1.4%	33
Went to family restaurant last 6 months: for breakfast		213	10.4%	86
Went to family restaurant last 6 months: for lunch		331	16.2%	90
Went to family restaurant last 6 months: for dinner		822	40.3%	91
Went to family restaurant last 6 months: for snack		16	0.8%	43
Went to family restaurant last 6 months: on weekday		565	27.7%	94
Went to family restaurant last 6 months: on weekend		700	34.3%	88
Went to family restaurant last 6 months: Applebee`s		306	15.0%	82
Went to family restaurant last 6 months: Bob Evans		43	2.1%	69
Went to family restaurant last 6 months: Buffalo Wild Wings		151	7.4%	79
Went to family restaurant last 6 months: California Pizza Kitchen		11	0.5%	22
Went to family restaurant last 6 months: The Cheesecake Factory		91	4.5%	63
Went to family restaurant last 6 months: Chili`s Grill & Bar		202	9.9%	97
Went to family restaurant last 6 months: CiCi`s Pizza		73	3.6%	169
Went to family restaurant last 6 months: Cracker Barrel		398	19.5%	171
Went to family restaurant last 6 months: Denny`s		107	5.2%	61
Went to family restaurant last 6 months: Golden Corral		199	9.8%	148
Went to family restaurant last 6 months: IHOP		150	7.3%	79
Went to family restaurant last 6 months: Logan`s Roadhouse		154	7.5%	269
Went to family restaurant last 6 months: LongHorn Steakhouse		174	8.5%	150
Went to family restaurant last 6 months: Olive Garden		303	14.8%	95
Went to family restaurant last 6 months: Outback Steakhouse		181	8.9%	108
Went to family restaurant last 6 months: Red Lobster		194	9.5%	102
Went to family restaurant last 6 months: Red Robin		58	2.8%	39
Went to family restaurant last 6 months: Ruby Tuesday		91	4.5%	114
Went to family restaurant last 6 months: Texas Roadhouse		234	11.5%	102
Went to family restaurant last 6 months: T.G.I. Friday`s		66	3.2%	74
Went to family restaurant last 6 months: Waffle House		279	13.7%	217
Went to family restaurant last 6 months: fast food/drive-in		1,820	89.2%	99
Went to fast food/drive-in restaurant 9+ times/month		831	40.7%	107
Spent at fast food restaurant last 30 days: <\$1-10		92	4.5%	115
Spent at fast food restaurant last 30 days: \$11-\$20		166	8.1%	89
Spent at fast food restaurant last 30 days: \$21-\$40		335	16.4%	104
Spent at fast food restaurant last 30 days: \$41-\$50		154	7.5%	90
Spent at fast food restaurant last 30 days: \$51-\$100		375	18.4%	105
Spent at fast food restaurant last 30 days: \$101-\$200		206	10.1%	104
Spent at fast food restaurant last 30 days: \$201+		69	3.4%	90

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Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to fast food restaurant in the last 6 months: eat in	582	28.5%	88
Went to fast food restaurant in the last 6 months: home delivery	104	5.1%	57
Went to fast food restaurant in the last 6 months: take-out/drive-thru	1,024	50.2%	105
Went to fast food restaurant in the last 6 months: take-out/walk-in	304	14.9%	73
Went to fast food restaurant in the last 6 months: breakfast	787	38.6%	112
Went to fast food restaurant in the last 6 months: lunch	921	45.1%	91
Went to fast food restaurant in the last 6 months: dinner	884	43.3%	92
Went to fast food restaurant in the last 6 months: snack	183	9.0%	72
Went to fast food restaurant in the last 6 months: weekday	1,172	57.4%	99
Went to fast food restaurant in the last 6 months: weekend	858	42.0%	89
Went to fast food restaurant in the last 6 months: A & W	28	1.4%	61
Went to fast food restaurant in the last 6 months: Arby`s	444	21.8%	126
Went to fast food restaurant in the last 6 months: Baskin-Robbins	54	2.6%	72
Went to fast food restaurant in the last 6 months: Boston Market	24	1.2%	46
Went to fast food restaurant in the last 6 months: Burger King	632	31.0%	110
Went to fast food restaurant in the last 6 months: Captain D`s	246	12.1%	351
Went to fast food restaurant in the last 6 months: Carl`s Jr.	71	3.5%	60
Went to fast food restaurant in the last 6 months: Checkers	73	3.6%	107
Went to fast food restaurant in the last 6 months: Chick-fil-A	608	29.8%	108
Went to fast food restaurant in the last 6 months: Chipotle Mex. Grill	95	4.7%	36
Went to fast food restaurant in the last 6 months: Chuck E. Cheese`s	35	1.7%	76
Went to fast food restaurant in the last 6 months: Church`s Fr. Chicken	83	4.1%	122
Went to fast food restaurant in the last 6 months: Cold Stone Creamery	37	1.8%	64
Went to fast food restaurant in the last 6 months: Dairy Queen	348	17.1%	112
Went to fast food restaurant in the last 6 months: Del Taco	25	1.2%	32
Went to fast food restaurant in the last 6 months: Domino`s Pizza	260	12.7%	93
Went to fast food restaurant in the last 6 months: Dunkin` Donuts	130	6.4%	47
Went to fast food restaurant in the last 6 months: Five Guys	120	5.9%	64
Went to fast food restaurant in the last 6 months: Hardee`s	273	13.4%	248
Went to fast food restaurant in the last 6 months: Jack in the Box	108	5.3%	65
Went to fast food restaurant in the last 6 months: Jimmy John`s	49	2.4%	44
Went to fast food restaurant in the last 6 months: KFC	527	25.8%	133
Went to fast food restaurant in the last 6 months: Krispy Kreme	175	8.6%	143
Went to fast food restaurant in the last 6 months: Little Caesars	345	16.9%	138
Went to fast food restaurant in the last 6 months: Long John Silver`s	114	5.6%	175
Went to fast food restaurant in the last 6 months: McDonald`s	1,069	52.4%	102
Went to fast food restaurant in the last 6 months: Panda Express	158	7.7%	74
Went to fast food restaurant in the last 6 months: Panera Bread	152	7.4%	58
Went to fast food restaurant in the last 6 months: Papa John`s	199	9.8%	121
Went to fast food restaurant in the last 6 months: Papa Murphy`s	59	2.9%	73
Went to fast food restaurant in the last 6 months: Pizza Hut	321	15.7%	114
Went to fast food restaurant in the last 6 months: Popeyes Chicken	235	11.5%	110
Went to fast food restaurant in the last 6 months: Sonic Drive-In	489	24.0%	202
Went to fast food restaurant in the last 6 months: Starbucks	174	8.5%	47
Went to fast food restaurant in the last 6 months: Steak `n Shake	126	6.2%	123
Went to fast food restaurant in the last 6 months: Subway	503	24.6%	108
Went to fast food restaurant in the last 6 months: Taco Bell	633	31.0%	107
Went to fast food restaurant in the last 6 months: Wendy`s	557	27.3%	105
Went to fast food restaurant in the last 6 months: Whataburger	141	6.9%	122
Went to fast food restaurant in the last 6 months: White Castle	39	1.9%	65
Went to fast food restaurant in the last 6 months: Wing-Stop	40	2.0%	66
Went to fine dining restaurant last month	100	4.9%	51
Went to fine dining restaurant 3+ times last month	22	1.1%	43

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Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

Demographic Summary		2021	2026	
Population		9,166	9,356	
Population 18+		7,276	7,403	
Households		3,422	3,499	
Median Household Income		\$52,544	\$56,404	
Product/Consumer Behavior		Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months		4,868	66.9%	92
Went to family restaurant/steak house 4+ times/month last 30 days		1,773	24.4%	99
Spent at family restaurant/steak house last 30 days: \$1-30		649	8.9%	120
Spent at family restaurant/steak house 30 days: \$31-50		643	8.8%	100
Spent at family restaurant/steak house last 30 days: \$51-100		842	11.6%	80
Spent at family restaurant/steak house last 30 days: \$101-200		569	7.8%	87
Spent at family restaurant/steak house last 30 days: \$201+		227	3.1%	74
Spent at fine dining last 30 days: \$1-100		145	2.0%	51
Spent at fine dining last 30 days: \$101+		106	1.5%	34
Went to family restaurant last 6 months: for breakfast		757	10.4%	86
Went to family restaurant last 6 months: for lunch		1,182	16.2%	91
Went to family restaurant last 6 months: for dinner		2,976	40.9%	92
Went to family restaurant last 6 months: for snack		60	0.8%	45
Went to family restaurant last 6 months: on weekday		2,019	27.7%	95
Went to family restaurant last 6 months: on weekend		2,537	34.9%	89
Went to family restaurant last 6 months: Applebee`s		1,106	15.2%	83
Went to family restaurant last 6 months: Bob Evans		161	2.2%	73
Went to family restaurant last 6 months: Buffalo Wild Wings		541	7.4%	79
Went to family restaurant last 6 months: California Pizza Kitchen		41	0.6%	23
Went to family restaurant last 6 months: The Cheesecake Factory		304	4.2%	59
Went to family restaurant last 6 months: Chili`s Grill & Bar		712	9.8%	96
Went to family restaurant last 6 months: CiCi`s Pizza		255	3.5%	165
Went to family restaurant last 6 months: Cracker Barrel		1,418	19.5%	171
Went to family restaurant last 6 months: Denny`s		400	5.5%	64
Went to family restaurant last 6 months: Golden Corral		701	9.6%	147
Went to family restaurant last 6 months: IHOP		538	7.4%	80
Went to family restaurant last 6 months: Logan`s Roadhouse		537	7.4%	263
Went to family restaurant last 6 months: LongHorn Steakhouse		605	8.3%	146
Went to family restaurant last 6 months: Olive Garden		1,073	14.7%	94
Went to family restaurant last 6 months: Outback Steakhouse		641	8.8%	108
Went to family restaurant last 6 months: Red Lobster		697	9.6%	103
Went to family restaurant last 6 months: Red Robin		208	2.9%	40
Went to family restaurant last 6 months: Ruby Tuesday		332	4.6%	117
Went to family restaurant last 6 months: Texas Roadhouse		862	11.8%	105
Went to family restaurant last 6 months: T.G.I. Friday`s		229	3.1%	72
Went to family restaurant last 6 months: Waffle House		967	13.3%	211
Went to family restaurant last 6 months: fast food/drive-in		6,521	89.6%	100
Went to fast food/drive-in restaurant 9+ times/month		2,971	40.8%	107
Spent at fast food restaurant last 30 days: <\$1-10		324	4.5%	113
Spent at fast food restaurant last 30 days: \$11-\$20		610	8.4%	92
Spent at fast food restaurant last 30 days: \$21-\$40		1,199	16.5%	104
Spent at fast food restaurant last 30 days: \$41-\$50		558	7.7%	91
Spent at fast food restaurant last 30 days: \$51-\$100		1,343	18.5%	106
Spent at fast food restaurant last 30 days: \$101-\$200		740	10.2%	105
Spent at fast food restaurant last 30 days: \$201+		243	3.3%	89

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Restaurant Market Potential

Former Stuckey's / Pop's Travel Center
 6669 US-31 S, Falkville, Alabama, 35622
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.31263
 Longitude: -86.89959

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to fast food restaurant in the last 6 months: eat in	2,122	29.2%	90
Went to fast food restaurant in the last 6 months: home delivery	380	5.2%	59
Went to fast food restaurant in the last 6 months: take-out/drive-thru	3,687	50.7%	106
Went to fast food restaurant in the last 6 months: take-out/walk-in	1,072	14.7%	72
Went to fast food restaurant in the last 6 months: breakfast	2,792	38.4%	112
Went to fast food restaurant in the last 6 months: lunch	3,340	45.9%	93
Went to fast food restaurant in the last 6 months: dinner	3,212	44.1%	94
Went to fast food restaurant in the last 6 months: snack	673	9.2%	74
Went to fast food restaurant in the last 6 months: weekday	4,226	58.1%	100
Went to fast food restaurant in the last 6 months: weekend	3,096	42.6%	90
Went to fast food restaurant in the last 6 months: A & W	115	1.6%	71
Went to fast food restaurant in the last 6 months: Arby`s	1,612	22.2%	128
Went to fast food restaurant in the last 6 months: Baskin-Robbins	190	2.6%	71
Went to fast food restaurant in the last 6 months: Boston Market	85	1.2%	45
Went to fast food restaurant in the last 6 months: Burger King	2,272	31.2%	111
Went to fast food restaurant in the last 6 months: Captain D`s	855	11.8%	342
Went to fast food restaurant in the last 6 months: Carl`s Jr.	243	3.3%	57
Went to fast food restaurant in the last 6 months: Checkers	256	3.5%	105
Went to fast food restaurant in the last 6 months: Chick-fil-A	2,135	29.3%	106
Went to fast food restaurant in the last 6 months: Chipotle Mex. Grill	333	4.6%	35
Went to fast food restaurant in the last 6 months: Chuck E. Cheese`s	123	1.7%	74
Went to fast food restaurant in the last 6 months: Church`s Fr. Chicken	278	3.8%	115
Went to fast food restaurant in the last 6 months: Cold Stone Creamery	131	1.8%	64
Went to fast food restaurant in the last 6 months: Dairy Queen	1,287	17.7%	117
Went to fast food restaurant in the last 6 months: Del Taco	90	1.2%	32
Went to fast food restaurant in the last 6 months: Domino`s Pizza	924	12.7%	92
Went to fast food restaurant in the last 6 months: Dunkin` Donuts	470	6.5%	48
Went to fast food restaurant in the last 6 months: Five Guys	437	6.0%	65
Went to fast food restaurant in the last 6 months: Hardee`s	981	13.5%	250
Went to fast food restaurant in the last 6 months: Jack in the Box	382	5.3%	64
Went to fast food restaurant in the last 6 months: Jimmy John`s	177	2.4%	44
Went to fast food restaurant in the last 6 months: KFC	1,835	25.2%	130
Went to fast food restaurant in the last 6 months: Krispy Kreme	601	8.3%	138
Went to fast food restaurant in the last 6 months: Little Caesars	1,216	16.7%	137
Went to fast food restaurant in the last 6 months: Long John Silver`s	411	5.6%	177
Went to fast food restaurant in the last 6 months: McDonald`s	3,827	52.6%	102
Went to fast food restaurant in the last 6 months: Panda Express	552	7.6%	72
Went to fast food restaurant in the last 6 months: Panera Bread	544	7.5%	59
Went to fast food restaurant in the last 6 months: Papa John`s	697	9.6%	119
Went to fast food restaurant in the last 6 months: Papa Murphy`s	214	2.9%	74
Went to fast food restaurant in the last 6 months: Pizza Hut	1,157	15.9%	115
Went to fast food restaurant in the last 6 months: Popeyes Chicken	807	11.1%	106
Went to fast food restaurant in the last 6 months: Sonic Drive-In	1,704	23.4%	198
Went to fast food restaurant in the last 6 months: Starbucks	633	8.7%	48
Went to fast food restaurant in the last 6 months: Steak `n Shake	459	6.3%	126
Went to fast food restaurant in the last 6 months: Subway	1,808	24.8%	109
Went to fast food restaurant in the last 6 months: Taco Bell	2,302	31.6%	110
Went to fast food restaurant in the last 6 months: Wendy`s	2,024	27.8%	107
Went to fast food restaurant in the last 6 months: Whataburger	491	6.7%	119
Went to fast food restaurant in the last 6 months: White Castle	144	2.0%	67
Went to fast food restaurant in the last 6 months: Wing-Stop	137	1.9%	63
Went to fine dining restaurant last month	352	4.8%	51
Went to fine dining restaurant 3+ times last month	79	1.1%	43

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



ADVISOR BIO

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ADVISOR BIO



JARED DISON

Investor & Salesperson

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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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