



FOR SALE HISTORIC BUILDING DOWNTOWN

726 BANK STREET NE - DECATUR, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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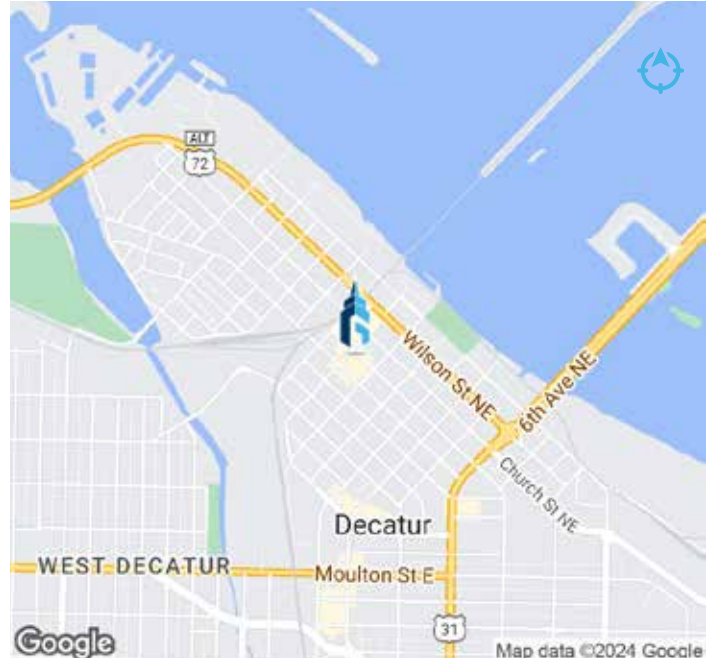
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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$595,000.00
Parcel Number:	03-04-18-1-032-007.000
Property Type:	Development
Building Size:	+/- 15,600 SF
Building Type:	Historic Mixed Use
Year Built:	1900
Zoning:	B-5
Market:	Decatur
Utilities:	All available plus sewer

PROPERTY OVERVIEW

Gateway has quite the gem on their hands with this historic building in Downtown Decatur! Built in 1900, it carries a rich history and offers approximately 15,600 square feet of space. The location on Bank Street is prime, offering easy access to the heart of the city.

All utilities are readily available on site, including sewer, which can be a significant advantage for potential tenants or buyers. Being outside of a flood zone adds an extra layer of security for the property. The building's construction consists of brick on masonry and a TPU flat roof.

The mixed-use zoning opens up a world of possibilities for how the space can be utilized, catering to a variety of businesses or residential purposes.

It's great to hear that there are interior stairs leading to the upper floors, providing convenient access throughout the building. And with exterior stairs at the back, there's flexibility for different entry points, enhancing accessibility.

The presence of Good Vibrations Barbershop adds to the value of the building and could potentially attract foot traffic to the area. Having a basement on-site, accessible via the rear entry, adds valuable additional space for storage or further development.

Overall, this development offering is a fantastic opportunity for investors or businesses looking to establish themselves in the vibrant historic community of Downtown Decatur.

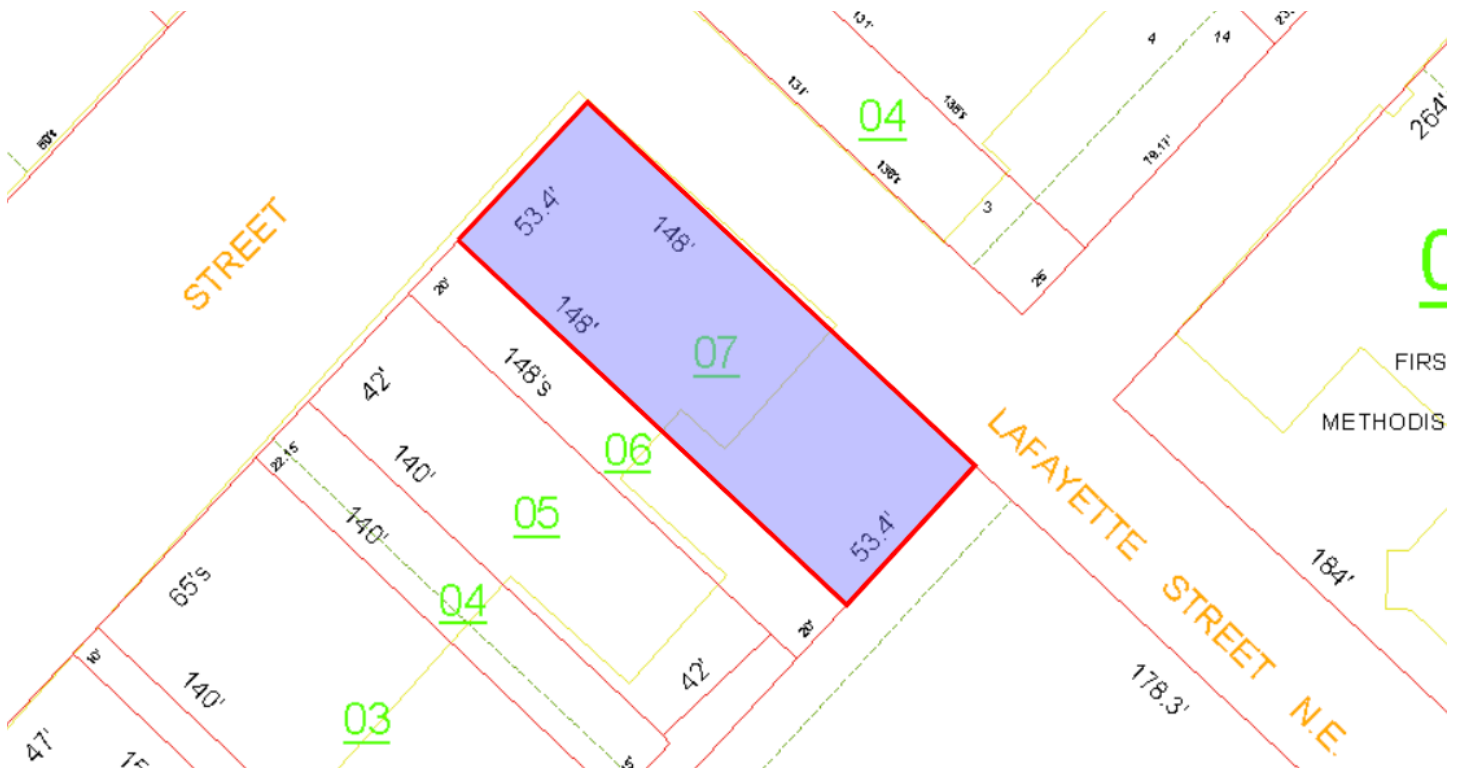


HISTORIC BUILDING DOWNTOWN

PROPERTY INFORMATION

726 BANK STREET NE - DECATUR, AL

PARCEL INFORMATION



EXTERIOR PHOTOS



INTERIOR PHOTOS





HISTORIC BUILDING DOWNTOWN

LOCATION INFORMATION

726 BANK STREET NE - DECATUR, AL

DECATUR - PAST AND PRESENT



Decatur's welcoming spirit and sense of community attract a diverse range of residents, from families rooted in its fertile river valley history to newcomers drawn by its progressive business environment. The city boasts award-winning schools, safe neighborhoods, and advanced healthcare services, including specialized medical facilities.

In terms of business, Decatur hosts a dynamic mix of industrial giants like United Launch Alliance and Nucor Steel alongside acclaimed small retailers such as Big Bob Gibson's Barbecue. The city also thrives culturally, with vibrant arts and educational institutions like the Alabama Center for the Arts and the Princess Theatre Center for the Performing Arts, complemented by the upcoming Cooks Museum of Natural History.

Outdoor enthusiasts revel in Decatur's year-round recreational opportunities, taking advantage of its Tennessee River location for boating, fishing, and water skiing. The city's extensive park system, highlighted by Point Mallard Park, offers diverse activities like archery, hiking, and sports, while annual festivals like the Alabama Jubilee Hot Air Balloon Classic bring the community together for music, food, and fun.

As Decatur looks to the future, it remains committed to fostering economic prosperity, embracing cultural diversity, and nurturing a strong sense of community, ensuring that it continues to be known as the City of Opportunity.



RiskMeter

CoreLogic

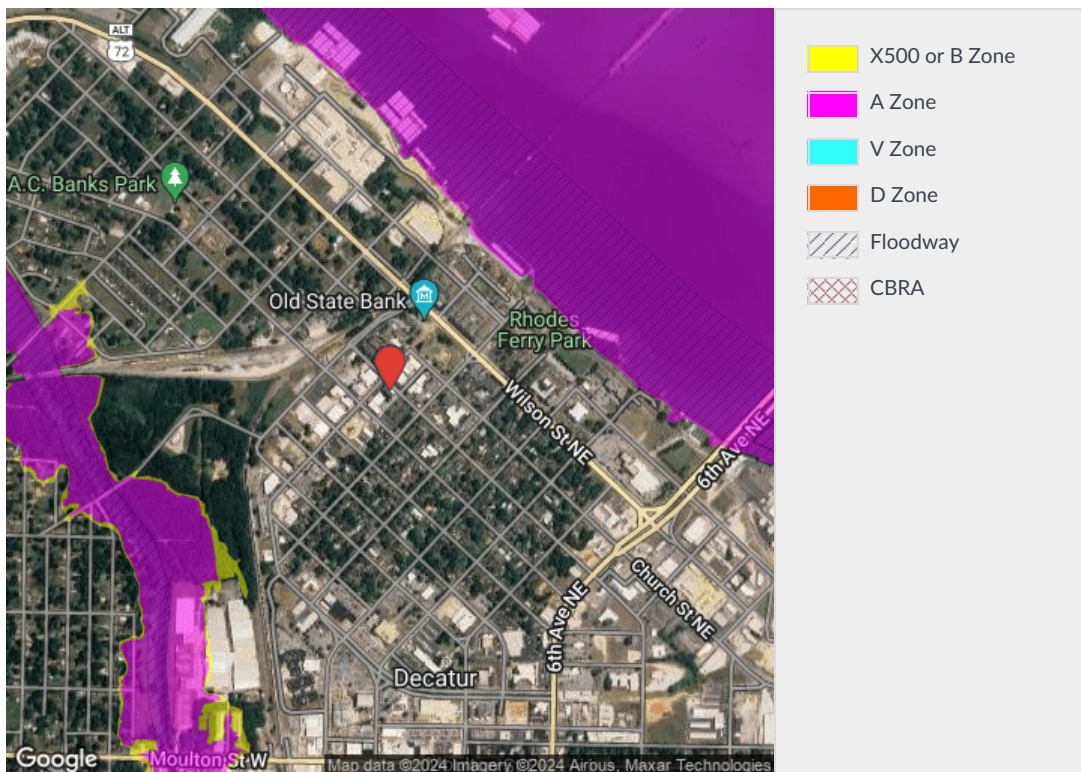
726 BANK ST NE DECATUR, AL 35601

LOCATION ACCURACY: 📍 Excellent

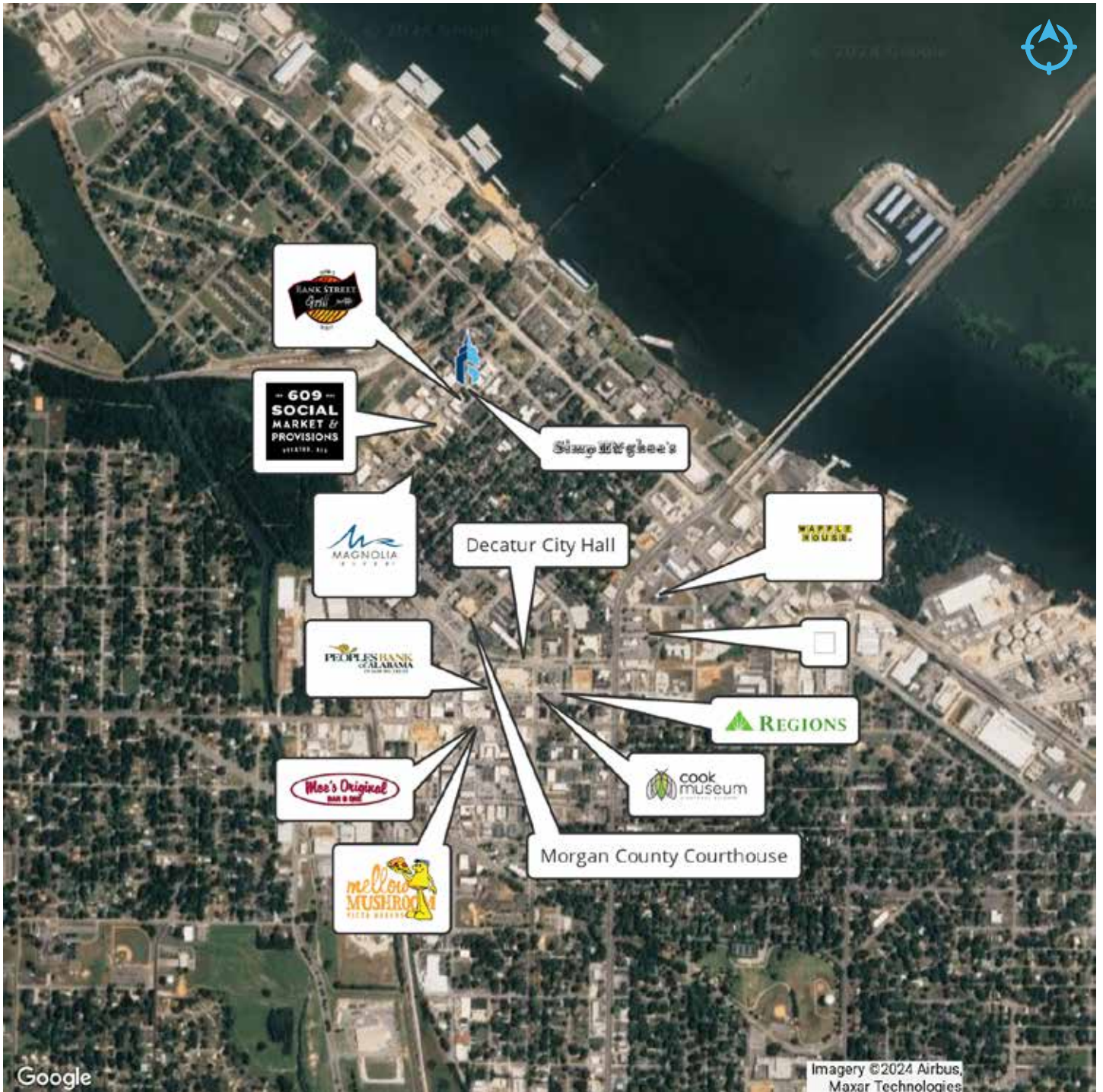
Flood Zone Determination Report

Flood Zone Determination: **OUT**

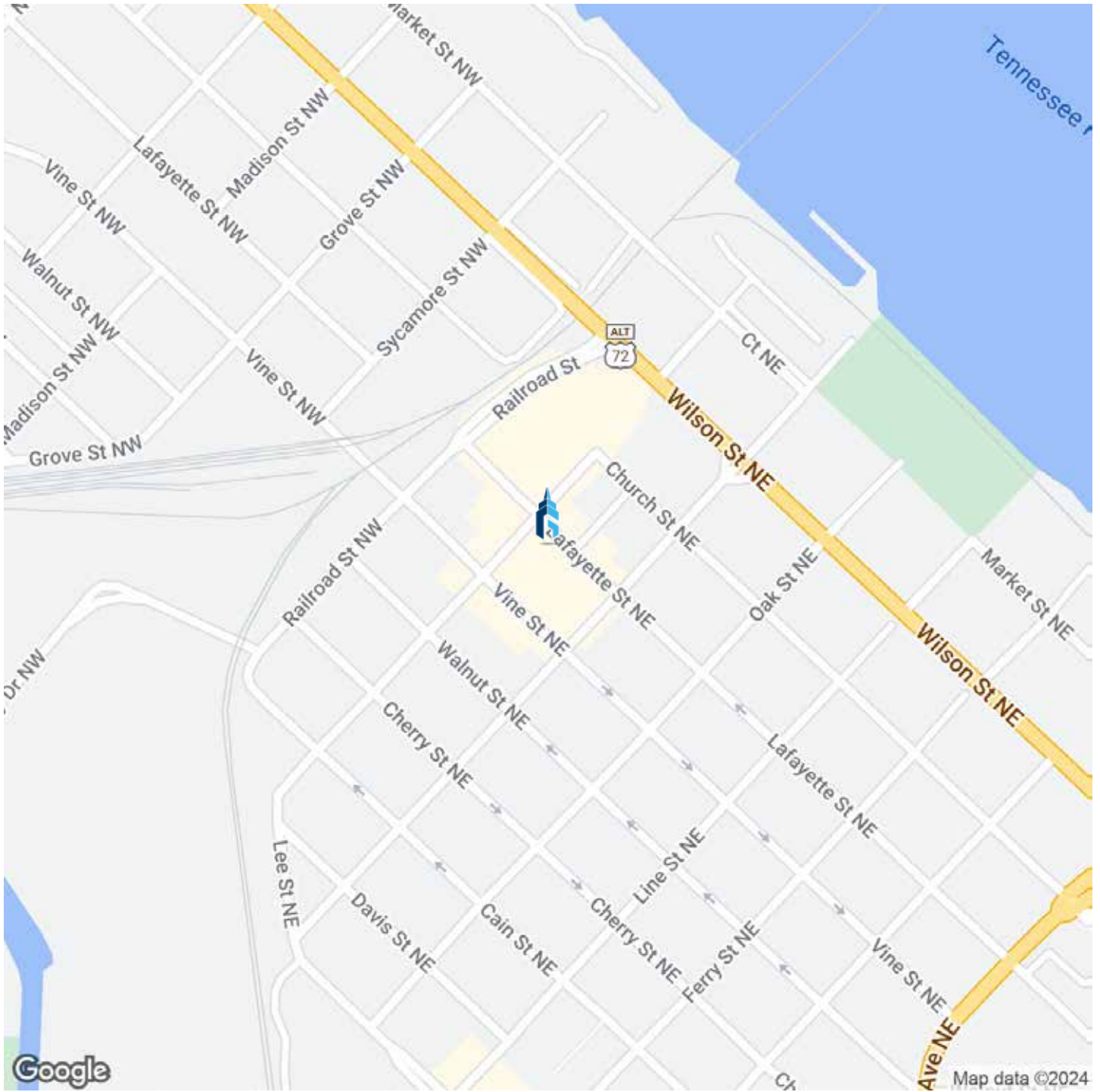
COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F



RETAILER MAP



LOCATION MAP



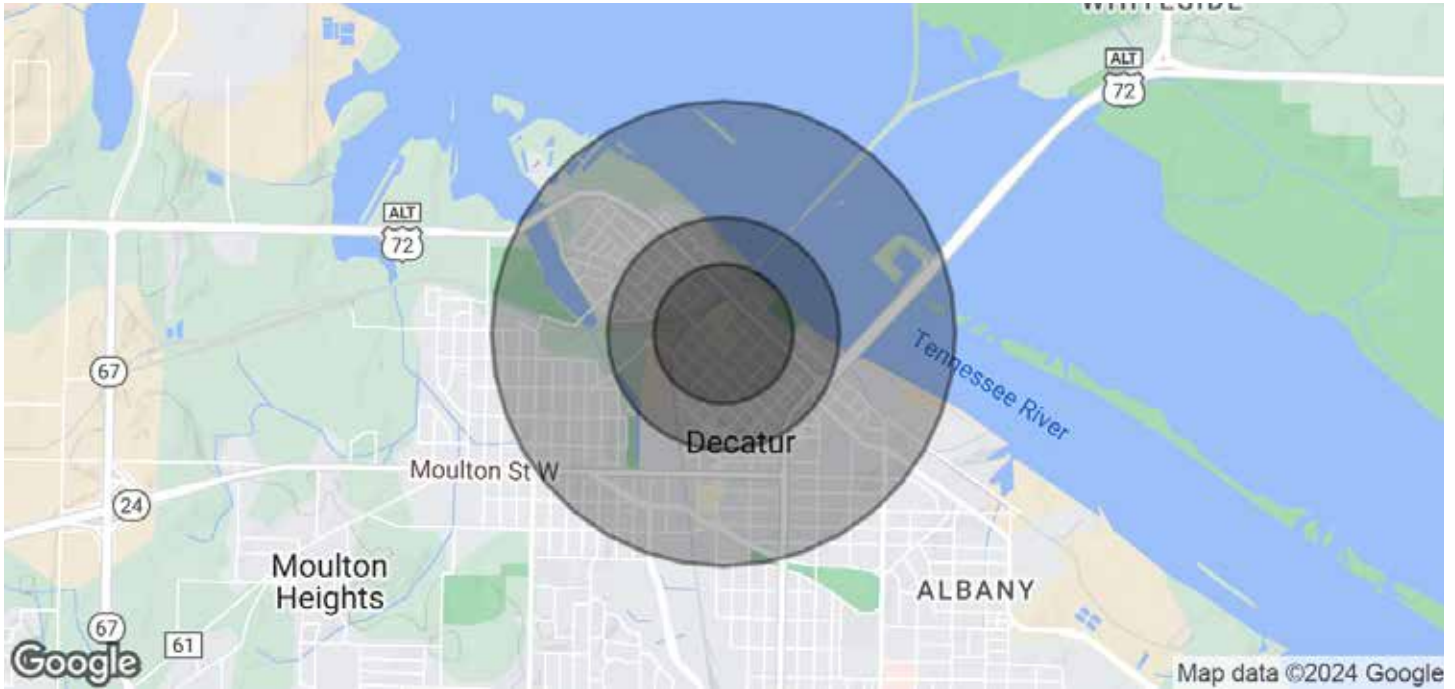


HISTORIC BUILDING DOWNTOWN

DEMOGRAPHIC DATA

726 BANK STREET NE - DECATUR, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	493	1,331	4,932
Average Age	55	52	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	320	763	1,951
# of Persons per HH	1.5	1.7	2.5
Average HH Income	\$63,525	\$62,637	\$61,071
Average House Value	\$236,841	\$219,750	\$182,544

Demographics data derived from AlphaMap



Executive Summary

726 Bank St NE, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.61266
Longitude: -86.98469

	1 mile	3 miles	5 miles
Population			
2010 Population	4,264	28,782	53,306
2020 Population	4,851	28,688	54,327
2023 Population	4,768	28,916	54,882
2028 Population	4,784	29,232	55,385
2010-2020 Annual Rate	1.30%	-0.03%	0.19%
2020-2023 Annual Rate	-0.53%	0.24%	0.31%
2023-2028 Annual Rate	0.07%	0.22%	0.18%
2020 Male Population	57.1%	50.4%	48.7%
2020 Female Population	42.9%	49.6%	51.3%
2020 Median Age	42.3	37.6	38.7
2023 Male Population	55.9%	50.4%	49.1%
2023 Female Population	44.1%	49.6%	50.9%
2023 Median Age	39.7	37.6	38.6

In the identified area, the current year population is 54,882. In 2020, the Census count in the area was 54,327. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 55,385 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	46.0%	45.0%	52.9%
2023 Black Alone	33.3%	27.1%	24.6%
2023 American Indian/Alaska Native Alone	0.9%	1.1%	0.9%
2023 Asian Alone	1.2%	0.6%	0.9%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	12.9%	17.6%	12.7%
2023 Two or More Races	5.6%	8.5%	7.9%
2023 Hispanic Origin (Any Race)	17.6%	25.1%	18.8%

Persons of Hispanic origin represent 18.8% of the population in the identified area compared to 19.4% 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 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	45	49	59
2010 Households	1,756	10,932	21,275
2020 Households	1,778	11,046	22,071
2023 Households	1,793	11,274	22,483
2028 Households	1,815	11,483	22,854
2010-2020 Annual Rate	0.12%	0.10%	0.37%
2020-2023 Annual Rate	0.26%	0.63%	0.57%
2023-2028 Annual Rate	0.24%	0.37%	0.33%
2023 Average Household Size	2.09	2.43	2.36

The household count in this area has changed from 22,071 in 2020 to 22,483 in the current year, a change of 0.57% annually. The five-year projection of households is 22,854, a change of 0.33% 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 13,890 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

726 Bank St NE, Decatur, Alabama, 35601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.61266
Longitude: -86.98469

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	22.8%	17.6%	19.4%
Median Household Income			
2023 Median Household Income	\$39,411	\$43,931	\$48,623
2028 Median Household Income	\$45,085	\$49,783	\$54,258
2023-2028 Annual Rate	2.73%	2.53%	2.22%
Average Household Income			
2023 Average Household Income	\$63,378	\$64,018	\$70,978
2028 Average Household Income	\$71,986	\$72,459	\$80,206
2023-2028 Annual Rate	2.58%	2.51%	2.47%
Per Capita Income			
2023 Per Capita Income	\$26,853	\$25,279	\$29,287
2028 Per Capita Income	\$30,540	\$28,791	\$33,311
2023-2028 Annual Rate	2.61%	2.64%	2.61%
GINI Index			
2023 Gini Index	47.1	44.5	44.7

Households by Income

Current median household income is \$48,623 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,258 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$70,978 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,206 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,287 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,311 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	115	148	135
2010 Total Housing Units	2,060	12,120	23,160
2010 Owner Occupied Housing Units	846	6,498	12,739
2010 Renter Occupied Housing Units	910	4,433	8,536
2010 Vacant Housing Units	304	1,188	1,885
2020 Total Housing Units	2,058	12,162	23,806
2020 Owner Occupied Housing Units	812	6,152	12,513
2020 Renter Occupied Housing Units	966	4,894	9,558
2020 Vacant Housing Units	283	1,104	1,734
2023 Total Housing Units	2,075	12,350	24,179
2023 Owner Occupied Housing Units	1,004	7,106	14,165
2023 Renter Occupied Housing Units	789	4,168	8,318
2023 Vacant Housing Units	282	1,076	1,696
2028 Total Housing Units	2,089	12,531	24,475
2028 Owner Occupied Housing Units	1,045	7,366	14,625
2028 Renter Occupied Housing Units	770	4,116	8,229
2028 Vacant Housing Units	274	1,048	1,621

Socioeconomic Status Index

2023 Socioeconomic Status Index	41.5	40.6	43.4
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Currently, 58.6% of the 24,179 housing units in the area are owner occupied; 34.4%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 23,806 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.48%. Median home value in the area is \$157,036, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.63% annually to \$162,028.

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.

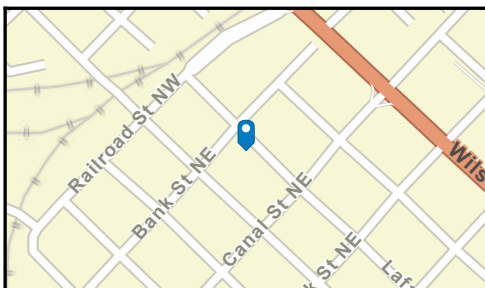
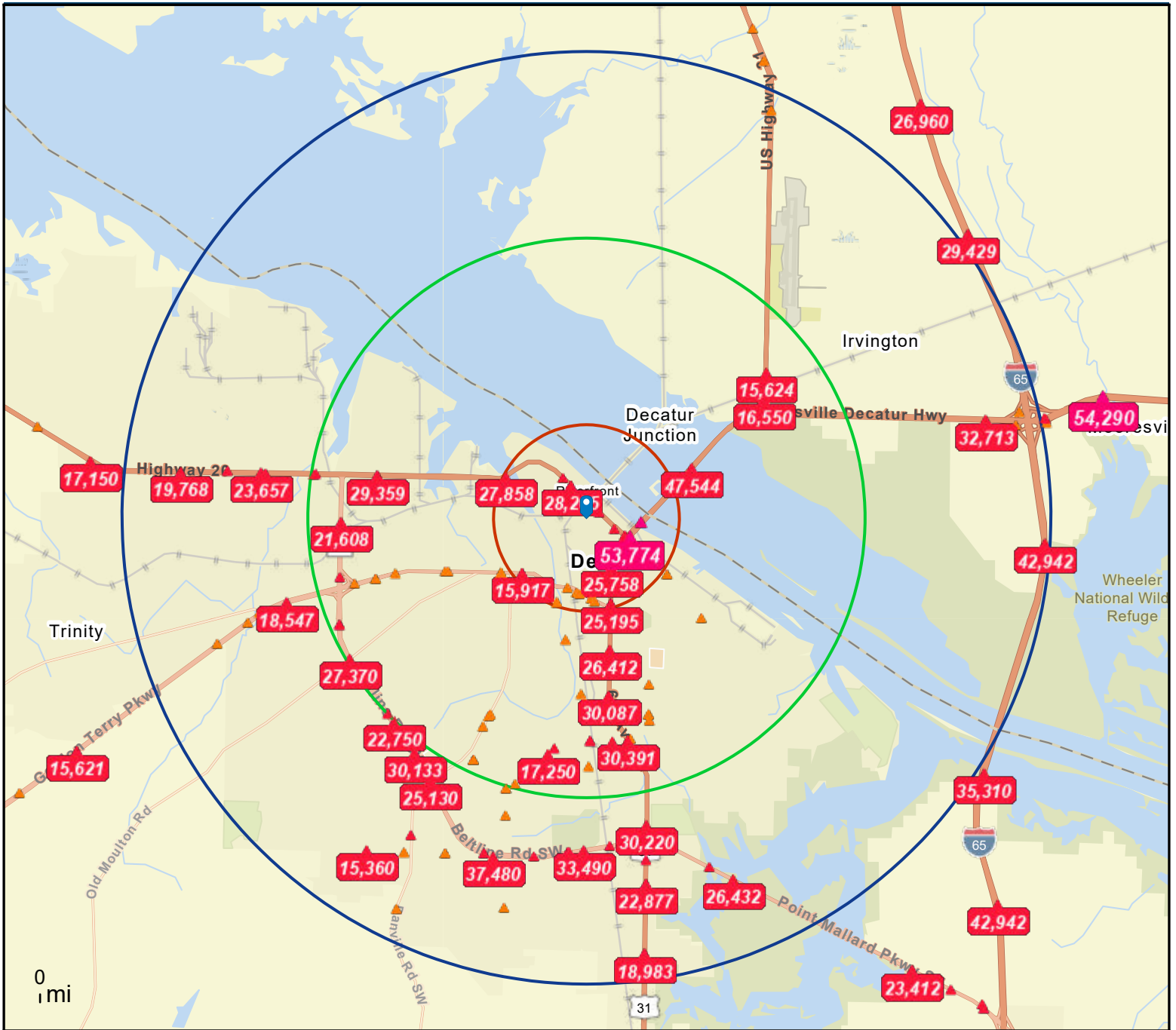
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



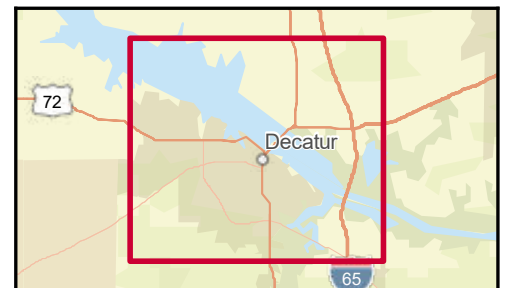
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TRAFFIC DATA

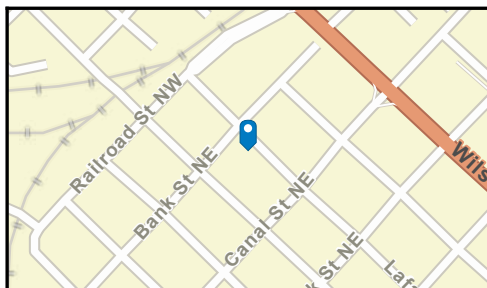
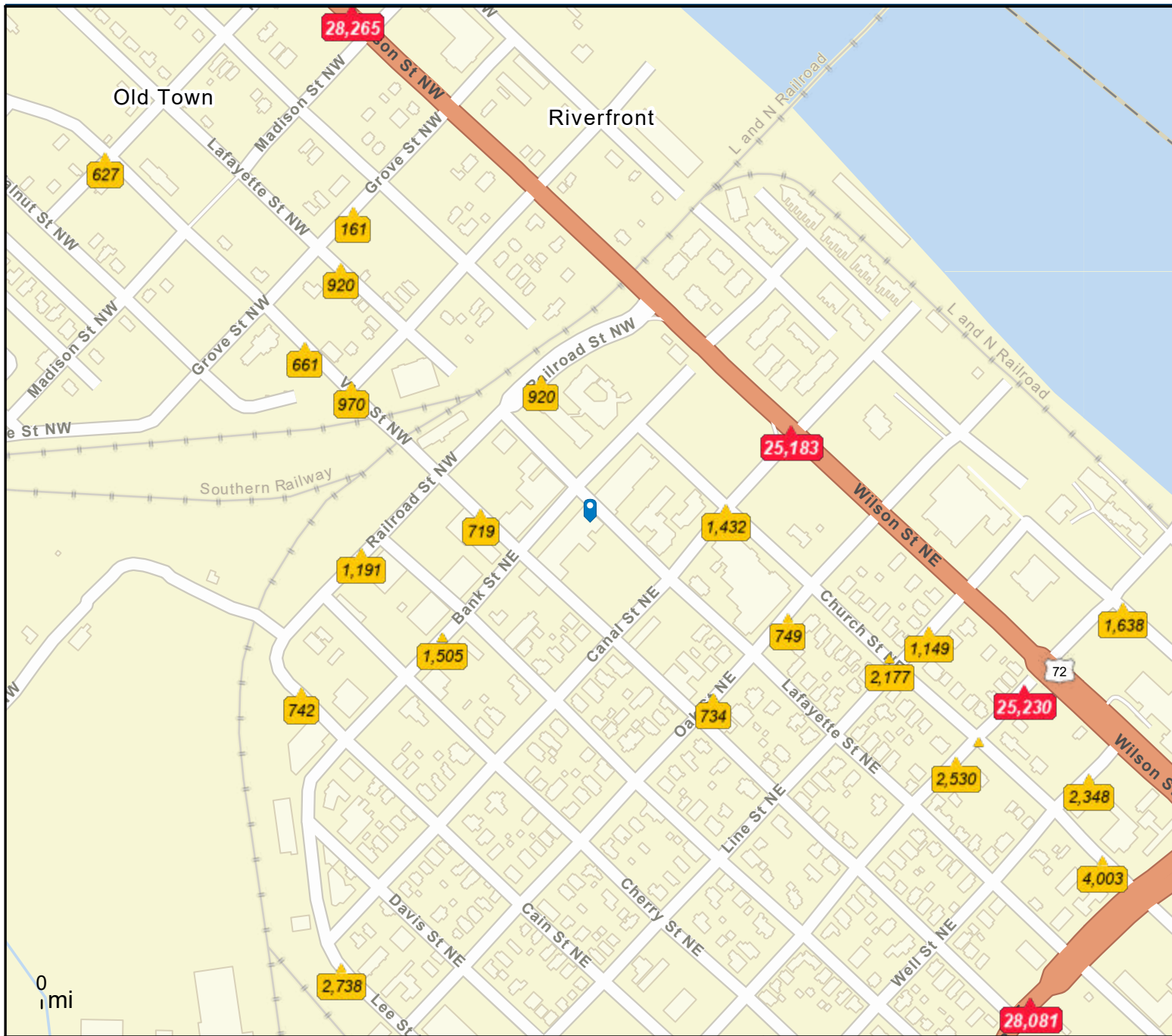
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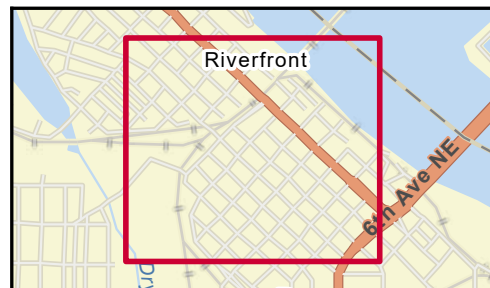
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



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Source: ©2023 Kalibrate Technologies (Q4 2023).



HISTORIC BUILDING DOWNTOWN

ADVISOR BIO

726 BANK STREET NE - 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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