

LAND AVAILABLE FOR SALE

Monroe Road - Madison County



GATEWAY
COMMERCIAL BROKERAGE

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



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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



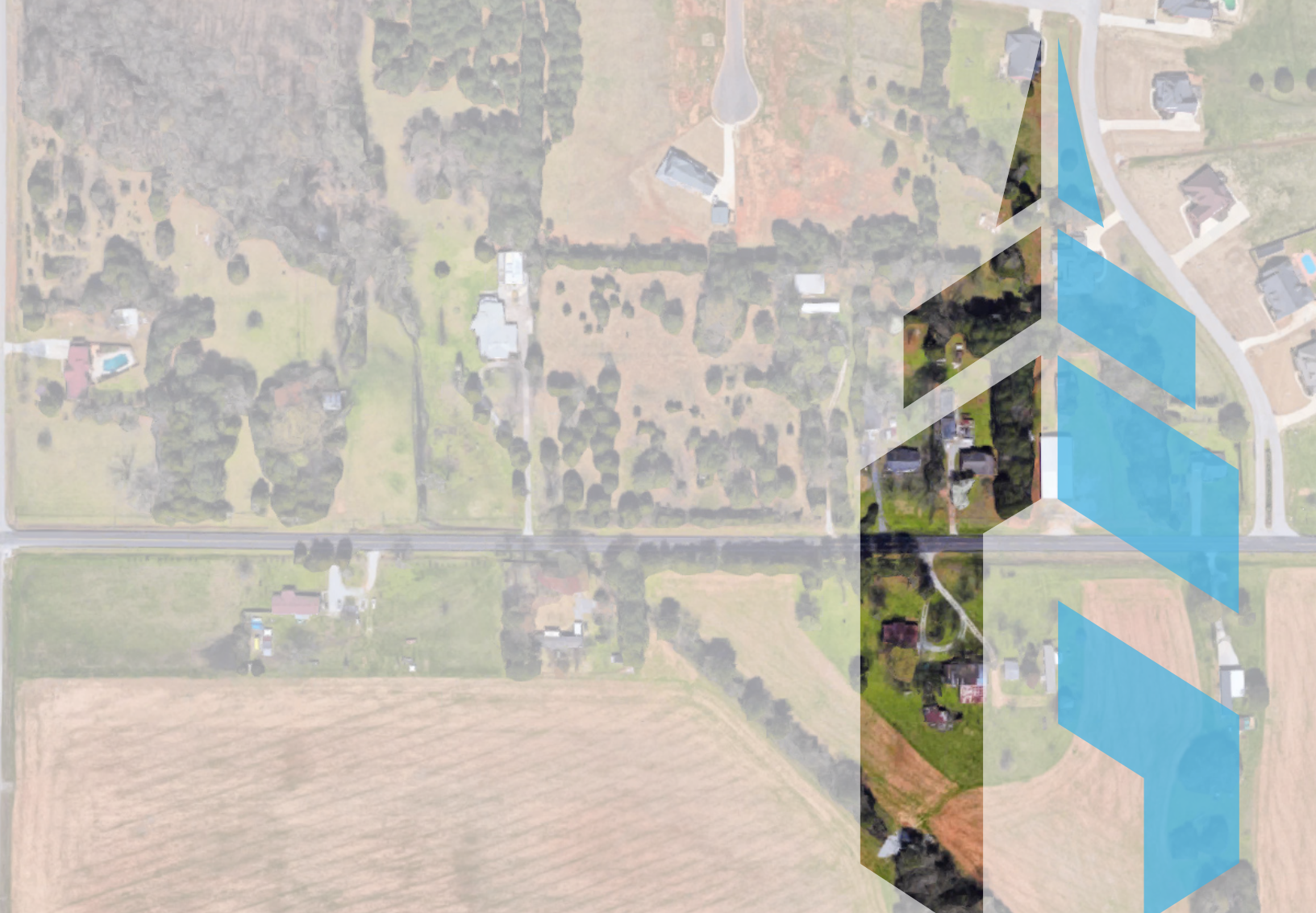
OFFERING SUMMARY	
Sale Price:	\$125,000
# of Parcels:	1
Lot Size:	+/- 0.7 Acres
Zoning:	Not Zoned
Best Use:	Development
Market:	Meridianville
Submarket:	Huntsville

PROPERTY OVERVIEW

Gateway is excited to present this offering of approximately 0.7 Acres of development land in Meridianville, AL near the intersection of Hwy 431 and Monroe Road. The partially wooded site is not zoned or located in a flood zone. The parcel has 200' of frontage along Monroe Road and a depth of 145'. Gas and electric are available, however it is septic only.

It is worth noting that the owner has plans to build two separate duplex buildings on the lot and is willing to convey those plans to the purchaser in the sale. In addition, he has a perc test for the property that he is willing to provide the purchaser.

Meridianville is a great area in Madison County that continues to grow at a quick rate with companies like Toyota and is located approximately 12.5 miles to Huntsville and approximately 16.3 miles to Redstone Arsenal.

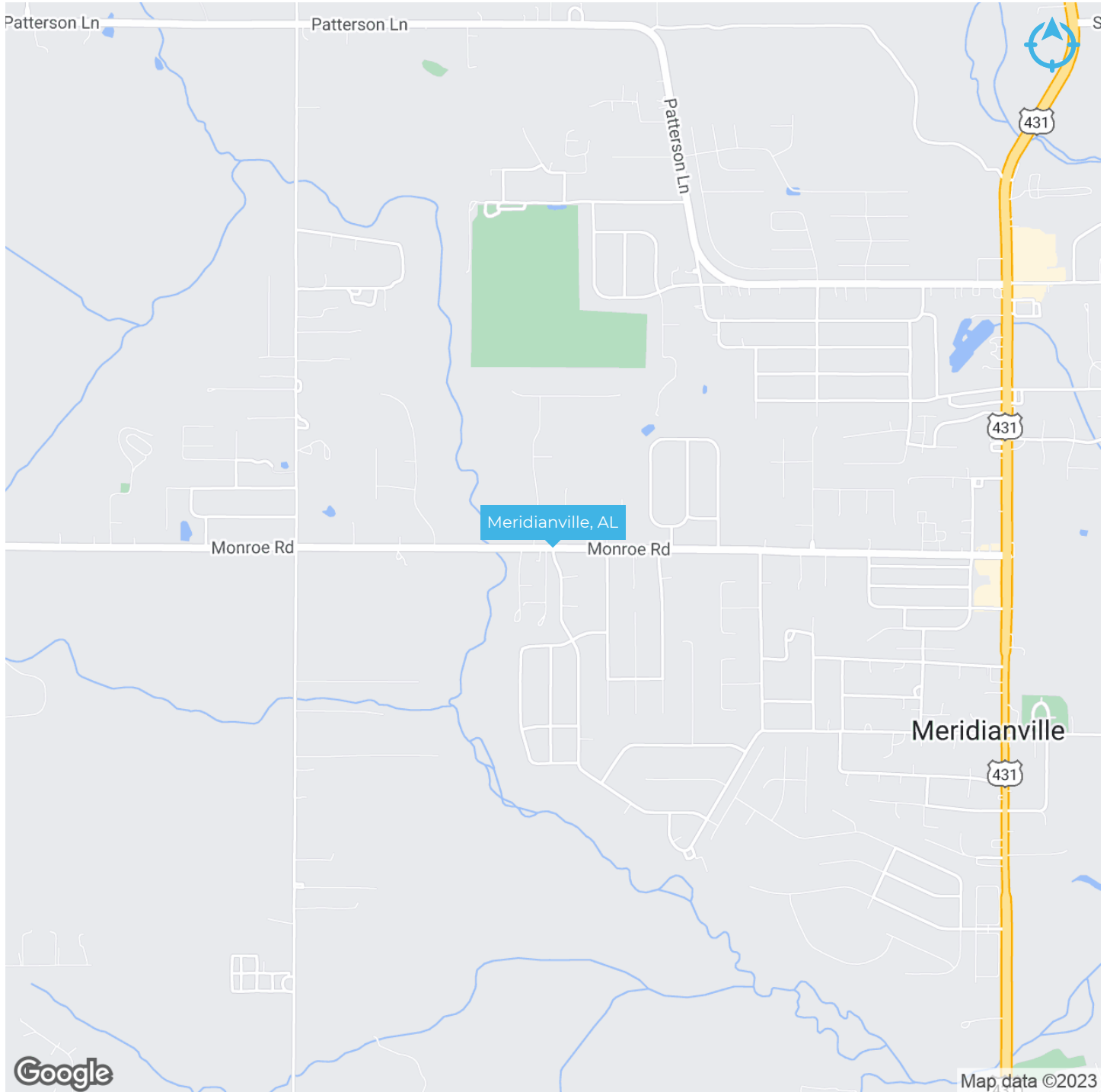


LAND AVAILABLE FOR SALE

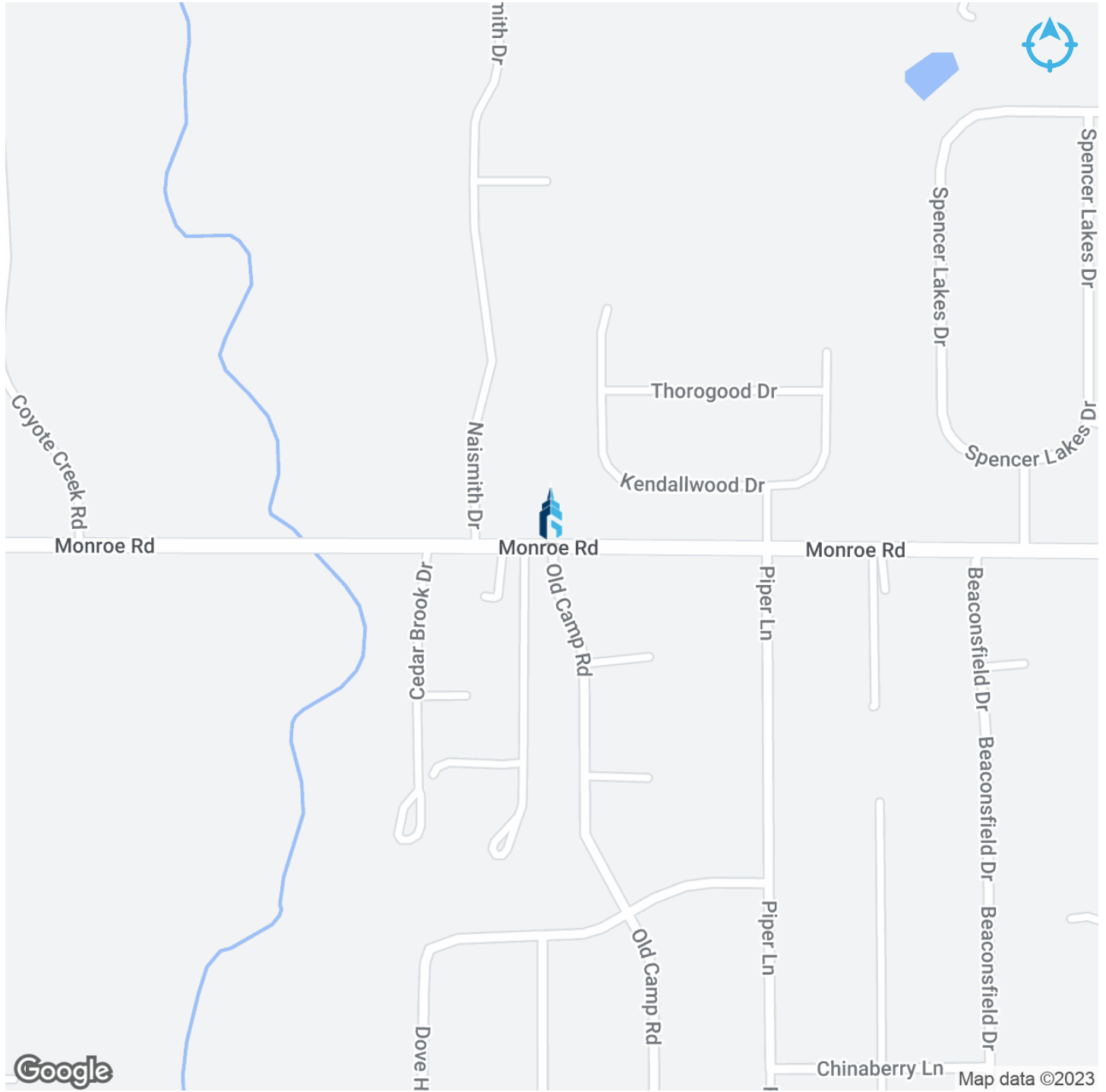
PROPERTY & LOCATION INFORMATION

Monroe Road - Madison County

REGIONAL MAP



LOCATION MAP



AERIAL MAP WITH RETAILERS





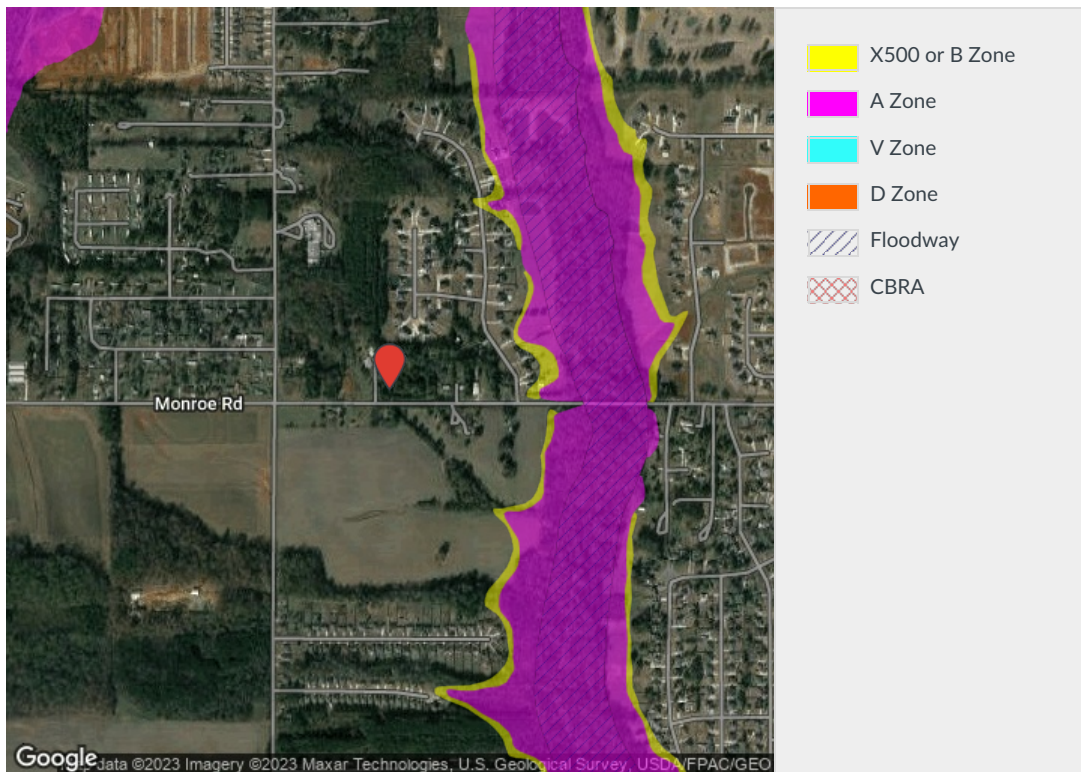
BOB WADE LN NW HUNTSVILLE, AL 35810-6007

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010151	PANEL	0176E
PANEL DATE	October 02, 2014	MAP NUMBER	01089C0176E





LAND AVAILABLE FOR SALE

ACH HOUSING SUMMARY

Monroe Road - Madison County



ACS Housing Summary

801-969 Monroe Rd
 801-969 Monroe Rd, Meridianville, Alabama, 35759
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.85928
 Longitude: -86.60381

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	2,388		346	High
Total Households	974		132	High
Total Housing Units	990		133	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	813	100.0%	130	High
Housing units with a mortgage/contract to purchase/similar debt	503	61.9%	98	High
No Second Mortgage and No Home Equity Loan	452	55.6%	96	High
Multiple Mortgages	40	4.9%	28	Low
Second mortgage and Home Equity Loan	0	0.0%	0	
Only Home Equity Loan	17	2.1%	33	Low
Only Second Mortgage	22	2.7%	28	Low
Home Equity Loan without Primary Mortgage	11	1.4%	28	Low
Housing units without a mortgage	310	38.1%	120	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$226,293		\$72,337	Medium
Housing units without a mortgage	\$237,277		\$128,193	Medium
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	813	100.0%	130	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	48	5.9%	40	Low
10.0 to 14.9 percent	165	20.3%	93	Medium
15.0 to 19.9 percent	124	15.3%	68	Medium
20.0 to 24.9 percent	44	5.4%	81	Low
25.0 to 29.9 percent	22	2.7%	20	Low
30.0 to 34.9 percent	38	4.7%	30	Low
35.0 to 39.9 percent	3	0.4%	9	Low
40.0 to 49.9 percent	0	0.0%	0	
50.0 percent or more	33	4.1%	35	Low
Not computed	26	3.2%	75	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	220	27.1%	127	Medium
10.0 to 14.9 percent	15	1.8%	20	Low
15.0 to 19.9 percent	20	2.5%	21	Low
20.0 to 24.9 percent	19	2.3%	43	Low
25.0 to 29.9 percent	17	2.1%	39	Low
30.0 to 34.9 percent	18	2.2%	31	Low
35.0 to 39.9 percent	0	0.0%	0	
40.0 to 49.9 percent	0	0.0%	0	
50.0 percent or more	0	0.0%	0	
Not computed	0	0.0%	0	



ACS Housing Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	161	100.0%	94	High
With cash rent	111	68.9%	100	Low
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	8	5.0%	27	Low
\$350 to \$399	0	0.0%	0	
\$400 to \$449	10	6.2%	31	Low
\$450 to \$499	11	6.8%	30	Low
\$500 to \$549	13	8.1%	39	Low
\$550 to \$599	0	0.0%	0	
\$600 to \$649	0	0.0%	0	
\$650 to \$699	13	8.1%	36	Low
\$700 to \$749	0	0.0%	0	
\$750 to \$799	51	31.7%	112	Low
\$800 to \$899	0	0.0%	0	
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	5	3.1%	19	Low
\$1,250 to \$1,499	0	0.0%	0	
\$1,500 to \$1,999	0	0.0%	0	
\$2,000 to \$2,499	0	0.0%	0	
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	50	31.1%	42	Low
Median Contract Rent	\$725		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	161	100.0%	94	High
Pay extra for one or more utilities	161	100.0%	94	High
No extra payment for any utilities	0	0.0%	0	



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	161	100.0%	94	🟡
With cash rent:	111	68.9%	100	🔴
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	8	5.0%	27	🔴
\$450 to \$499	0	0.0%	0	
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	0	0.0%	0	
\$650 to \$699	10	6.2%	31	🔴
\$700 to \$749	0	0.0%	0	
\$750 to \$799	13	8.1%	39	🔴
\$800 to \$899	11	6.8%	30	🔴
\$900 to \$999	13	8.1%	36	🔴
\$1,000 to \$1,249	51	31.7%	112	🔴
\$1,250 to \$1,499	0	0.0%	0	
\$1,500 to \$1,999	5	3.1%	19	🔴
\$2,000 to \$2,499	0	0.0%	0	
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	50	31.1%	42	🔴
Median Gross Rent	\$1,002		N/A	🔴
Average Gross Rent	N/A		N/A	🔴



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	990	100.0%	133	High
1, detached	872	88.1%	130	High
1, attached	0	0.0%	0	
2	0	0.0%	0	
3 or 4	8	0.8%	27	Low
5 to 9	0	0.0%	0	
10 to 19	0	0.0%	0	
20 to 49	0	0.0%	0	
50 or more	0	0.0%	0	
Mobile home	111	11.2%	122	Low
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	990	100.0%	133	High
Built 2020 or later	0	0.0%	0	
Built 2010 to 2019	100	10.1%	0	Medium
Built 2000 to 2009	235	23.7%	89	Medium
Built 1990 to 1999	236	23.8%	109	Medium
Built 1980 to 1989	263	26.6%	67	Medium
Built 1970 to 1979	56	5.7%	48	Low
Built 1960 to 1969	75	7.6%	97	Low
Built 1950 to 1959	22	2.2%	67	Low
Built 1940 to 1949	0	0.0%	0	
Built 1939 or earlier	4	0.4%	14	Low
Median Year Structure Built	1993		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	974	100.0%	132	High
Owner occupied				
Moved in 2019 or later	90	9.2%	131	Low
Moved in 2015 to 2018	57	5.9%	59	Low
Moved in 2010 to 2014	172	17.7%	89	Medium
Moved in 2000 to 2009	226	23.2%	61	Medium
Moved in 1990 to 1999	146	15.0%	72	Medium
Moved in 1989 or earlier	122	12.5%	97	Low
Renter occupied				
Moved in 2019 or later	0	0.0%	0	
Moved in 2015 to 2018	34	3.5%	38	Low
Moved in 2010 to 2014	54	5.5%	45	Low
Moved in 2000 to 2009	63	6.5%	115	Low
Moved in 1990 to 1999	0	0.0%	0	
Moved in 1989 or earlier	9	0.9%	20	Low
Median Year Householder Moved Into Unit	2007		N/A	



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OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	974	100.0%	132	High
Utility gas	243	24.9%	84	Medium
Bottled, tank, or LP gas	43	4.4%	32	Low
Electricity	683	70.1%	132	High
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	5	0.5%	20	Low
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	0	
No fuel used	0	0.0%	0	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	974	100.0%	132	High
Owner occupied				
No vehicle available	13	1.3%	22	Low
1 vehicle available	150	15.4%	75	Medium
2 vehicles available	367	37.7%	109	Medium
3 vehicles available	195	20.0%	77	Medium
4 vehicles available	52	5.3%	33	Medium
5 or more vehicles available	36	3.7%	30	Low
Renter occupied				
No vehicle available	8	0.8%	27	Low
1 vehicle available	57	5.9%	50	Low
2 vehicles available	62	6.4%	69	Low
3 vehicles available	34	3.5%	50	Low
4 vehicles available	0	0.0%	0	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	2.2		0.5	Medium
VACANT HOUSING UNITS				
Total vacant housing units	21	100.0%	48	Low
For rent	0	0.0%	0	
Rented, not occupied	0	0.0%	0	
For sale only	0	0.0%	0	
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	0	0.0%	0	
For migrant workers	0	0.0%	0	
Other	21	100.0%	48	Low



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	813	100%	130	■ ■ ■
Less than \$10,000	15	1.8%	33	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	15	1.8%	35	■
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	32	3.9%	94	■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	10	1.2%	20	■
\$70,000 to \$79,999	0	0.0%	0	
\$80,000 to \$89,999	11	1.4%	32	■
\$90,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	37	4.6%	55	■
\$125,000 to \$149,999	56	6.9%	37	■
\$150,000 to \$174,999	88	10.8%	46	■ ■
\$175,000 to \$199,999	106	13.0%	71	■
\$200,000 to \$249,999	220	27.1%	92	■ ■
\$250,000 to \$299,999	81	10.0%	50	■ ■
\$300,000 to \$399,999	73	9.0%	57	■
\$400,000 to \$499,999	22	2.7%	44	■
\$500,000 to \$749,999	43	5.3%	43	■
\$750,000 to \$999,999	0	0.0%	0	
\$1,000,000 to \$1,499,999	0	0.0%	0	
\$1,500,000 to \$1,999,999	5	0.6%	20	■
\$2,000,000 or more	0	0.0%	0	
Median Home Value	\$208,409		N/A	■
Average Home Value	\$230,482		\$58,022	■ ■

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



ACS Housing Summary

801-969 Monroe Rd
 801-969 Monroe Rd, Meridianville, Alabama, 35759
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.85928
 Longitude: -86.60381

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	9,902		1,104	High
Total Households	3,810		419	High
Total Housing Units	3,861		420	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	3,450	100.0%	412	High
Housing units with a mortgage/contract to purchase/similar debt	2,361	68.4%	366	High
No Second Mortgage and No Home Equity Loan	2,191	63.5%	368	High
Multiple Mortgages	154	4.5%	74	Medium
Second mortgage and Home Equity Loan	0	0.0%	0	Low
Only Home Equity Loan	109	3.2%	61	Medium
Only Second Mortgage	45	1.3%	45	Low
Home Equity Loan without Primary Mortgage	17	0.5%	30	Low
Housing units without a mortgage	1,089	31.6%	234	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$206,757		\$44,154	Medium
Housing units without a mortgage	\$201,076		\$69,457	Medium
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	3,450	100.0%	412	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	204	5.9%	110	Medium
10.0 to 14.9 percent	609	17.7%	178	Medium
15.0 to 19.9 percent	539	15.6%	145	Medium
20.0 to 24.9 percent	307	8.9%	108	Medium
25.0 to 29.9 percent	117	3.4%	71	Medium
30.0 to 34.9 percent	124	3.6%	73	Medium
35.0 to 39.9 percent	11	0.3%	14	Low
40.0 to 49.9 percent	274	7.9%	277	Low
50.0 percent or more	123	3.6%	66	Medium
Not computed	54	1.6%	77	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	697	20.2%	211	Medium
10.0 to 14.9 percent	153	4.4%	115	Low
15.0 to 19.9 percent	55	1.6%	41	Low
20.0 to 24.9 percent	60	1.7%	54	Low
25.0 to 29.9 percent	82	2.4%	63	Low
30.0 to 34.9 percent	28	0.8%	33	Low
35.0 to 39.9 percent	6	0.2%	33	Low
40.0 to 49.9 percent	0	0.0%	0	Low
50.0 percent or more	3	0.1%	11	Low
Not computed	5	0.1%	26	Low



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	360	100.0%	151	High
With cash rent	272	75.6%	137	High
Less than \$100	0	0.0%	0	
\$100 to \$149	2	0.6%	13	Low
\$150 to \$199	0	0.0%	0	
\$200 to \$249	1	0.3%	41	Low
\$250 to \$299	0	0.0%	0	
\$300 to \$349	16	4.4%	28	Low
\$350 to \$399	0	0.0%	0	
\$400 to \$449	21	5.8%	33	Low
\$450 to \$499	16	4.4%	31	Low
\$500 to \$549	27	7.5%	42	Low
\$550 to \$599	10	2.8%	23	Low
\$600 to \$649	0	0.0%	0	
\$650 to \$699	26	7.2%	39	Low
\$700 to \$749	0	0.0%	0	
\$750 to \$799	107	29.7%	112	Low
\$800 to \$899	6	1.7%	35	Low
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	10	2.8%	20	Low
\$1,250 to \$1,499	11	3.1%	19	Low
\$1,500 to \$1,999	19	5.3%	19	Low
\$2,000 to \$2,499	0	0.0%	0	
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	88	24.4%	86	Low
Median Contract Rent	\$758		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	360	100.0%	151	High
Pay extra for one or more utilities	360	100.0%	151	High
No extra payment for any utilities	0	0.0%	0	



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RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	360	100.0%	151	■ ■
With cash rent:	272	75.6%	137	■ ■
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	2	0.6%	13	■
\$300 to \$349	0	0.0%	0	
\$350 to \$399	1	0.3%	40	■
\$400 to \$449	16	4.4%	28	■
\$450 to \$499	0	0.0%	0	
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	0	0.0%	0	
\$650 to \$699	21	5.8%	33	■
\$700 to \$749	3	0.8%	24	■
\$750 to \$799	27	7.5%	42	■
\$800 to \$899	25	6.9%	32	■
\$900 to \$999	23	6.4%	38	■
\$1,000 to \$1,249	114	31.7%	112	■
\$1,250 to \$1,499	0	0.0%	0	
\$1,500 to \$1,999	26	7.2%	27	■
\$2,000 to \$2,499	14	3.9%	16	■
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	88	24.4%	86	■
Median Gross Rent	\$1,039		N/A	■
Average Gross Rent	N/A		N/A	■



ACS Housing Summary

801-969 Monroe Rd
 801-969 Monroe Rd, Meridianville, Alabama, 35759
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.85928
 Longitude: -86.60381

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	3,861	100.0%	420	High
1, detached	3,499	90.6%	412	High
1, attached	24	0.6%	108	Low
2	0	0.0%	0	
3 or 4	18	0.5%	28	Low
5 to 9	0	0.0%	0	
10 to 19	0	0.0%	0	
20 to 49	0	0.0%	0	
50 or more	0	0.0%	0	
Mobile home	320	8.3%	148	Medium
Boat, RV, van, etc.	0	0.0%	1	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	3,861	100.0%	420	High
Built 2020 or later	1	0.0%	14	Low
Built 2010 to 2019	956	24.8%	3	Medium
Built 2000 to 2009	965	25.0%	193	Medium
Built 1990 to 1999	776	20.1%	196	Medium
Built 1980 to 1989	637	16.5%	138	Medium
Built 1970 to 1979	130	3.4%	72	Medium
Built 1960 to 1969	248	6.4%	124	Medium
Built 1950 to 1959	108	2.8%	121	Low
Built 1940 to 1949	2	0.1%	10	Low
Built 1939 or earlier	37	1.0%	41	Low
Median Year Structure Built	2000		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	3,810	100.0%	419	High
Owner occupied				
Moved in 2019 or later	239	6.3%	135	Medium
Moved in 2015 to 2018	400	10.5%	114	Medium
Moved in 2010 to 2014	971	25.5%	348	Medium
Moved in 2000 to 2009	864	22.7%	156	High
Moved in 1990 to 1999	571	15.0%	133	Medium
Moved in 1989 or earlier	404	10.6%	139	Medium
Renter occupied				
Moved in 2019 or later	22	0.6%	16	Low
Moved in 2015 to 2018	89	2.3%	62	Low
Moved in 2010 to 2014	98	2.6%	91	Low
Moved in 2000 to 2009	134	3.5%	116	Low
Moved in 1990 to 1999	0	0.0%	0	
Moved in 1989 or earlier	17	0.4%	21	Low
Median Year Householder Moved Into Unit	2009		N/A	



ACS Housing Summary

801-969 Monroe Rd
 801-969 Monroe Rd, Meridianville, Alabama, 35759
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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	3,810	100.0%	419	High
Utility gas	853	22.4%	179	Medium
Bottled, tank, or LP gas	111	2.9%	71	Medium
Electricity	2,614	68.6%	310	High
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	11	0.3%	21	Low
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	5	
No fuel used	221	5.8%	277	Low
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	3,810	100.0%	419	High
Owner occupied				
No vehicle available	28	0.7%	24	Low
1 vehicle available	914	24.0%	333	Medium
2 vehicles available	1,307	34.3%	233	High
3 vehicles available	680	17.8%	167	Medium
4 vehicles available	363	9.5%	144	Medium
5 or more vehicles available	158	4.1%	109	Low
Renter occupied				
No vehicle available	16	0.4%	28	Low
1 vehicle available	110	2.9%	95	Low
2 vehicles available	156	4.1%	108	Low
3 vehicles available	70	1.8%	73	Low
4 vehicles available	5	0.1%	17	Low
5 or more vehicles available	3	0.1%	23	Low
Average Number of Vehicles Available	N/A		N/A	
VACANT HOUSING UNITS				
Total vacant housing units	77	100.0%	56	Low
For rent	0	0.0%	0	
Rented, not occupied	0	0.0%	3	
For sale only	17	22.1%	91	Low
Sold, not occupied	1	1.3%	5	Low
Seasonal/occasional	2	2.6%	30	Low
For migrant workers	0	0.0%	0	
Other	57	74.0%	54	Low



ACS Housing Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	3,450	100%	412	■ ■ ■
Less than \$10,000	26	0.8%	38	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	22	0.6%	36	■
\$20,000 to \$24,999	11	0.3%	19	■
\$25,000 to \$29,999	71	2.1%	96	■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	8	
\$40,000 to \$49,999	15	0.4%	25	■
\$50,000 to \$59,999	21	0.6%	96	■
\$60,000 to \$69,999	34	1.0%	25	■
\$70,000 to \$79,999	60	1.7%	133	■
\$80,000 to \$89,999	149	4.3%	100	■
\$90,000 to \$99,999	53	1.5%	56	■
\$100,000 to \$124,999	411	11.9%	298	■
\$125,000 to \$149,999	257	7.4%	104	■ ■
\$150,000 to \$174,999	418	12.1%	146	■ ■
\$175,000 to \$199,999	249	7.2%	131	■ ■
\$200,000 to \$249,999	731	21.2%	210	■ ■ ■
\$250,000 to \$299,999	379	11.0%	108	■ ■ ■
\$300,000 to \$399,999	357	10.3%	122	■ ■ ■
\$400,000 to \$499,999	100	2.9%	70	■ ■ ■
\$500,000 to \$749,999	74	2.1%	81	■
\$750,000 to \$999,999	1	0.0%	17	■
\$1,000,000 to \$1,499,999	1	0.0%	10	■
\$1,500,000 to \$1,999,999	10	0.3%	21	■
\$2,000,000 or more	0	0.0%	0	
Median Home Value	\$192,771		N/A	■
Average Home Value	\$204,964		\$35,423	■ ■ ■

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



ACS Housing Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	28,888		1,494	High
Total Households	11,018		518	High
Total Housing Units	11,497		519	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	9,397	100.0%	505	High
Housing units with a mortgage/contract to purchase/similar debt	5,922	63.0%	414	High
No Second Mortgage and No Home Equity Loan	5,429	57.8%	415	High
Multiple Mortgages	464	4.9%	82	High
Second mortgage and Home Equity Loan	0	0.0%	0	
Only Home Equity Loan	353	3.8%	70	Medium
Only Second Mortgage	111	1.2%	50	Medium
Home Equity Loan without Primary Mortgage	29	0.3%	31	Low
Housing units without a mortgage	3,475	37.0%	353	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	9,397	100.0%	505	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	591	6.3%	125	Medium
10.0 to 14.9 percent	1,449	15.4%	201	High
15.0 to 19.9 percent	1,256	13.4%	173	High
20.0 to 24.9 percent	671	7.1%	151	Medium
25.0 to 29.9 percent	369	3.9%	92	Medium
30.0 to 34.9 percent	292	3.1%	79	Medium
35.0 to 39.9 percent	148	1.6%	30	Medium
40.0 to 49.9 percent	440	4.7%	280	Medium
50.0 percent or more	653	6.9%	101	High
Not computed	54	0.6%	77	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,999	21.3%	320	High
10.0 to 14.9 percent	669	7.1%	123	High
15.0 to 19.9 percent	267	2.8%	87	Medium
20.0 to 24.9 percent	135	1.4%	70	Medium
25.0 to 29.9 percent	213	2.3%	89	Medium
30.0 to 34.9 percent	42	0.4%	35	Low
35.0 to 39.9 percent	28	0.3%	27	Low
40.0 to 49.9 percent	7	0.1%	13	Low
50.0 percent or more	81	0.9%	55	Low
Not computed	33	0.4%	36	Low



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	1,620	100.0%	204	■ ■ ■
With cash rent	1,332	82.2%	194	■ ■ ■
Less than \$100	0	0.0%	0	
\$100 to \$149	16	1.0%	19	■
\$150 to \$199	18	1.1%	69	■
\$200 to \$249	34	2.1%	58	■
\$250 to \$299	5	0.3%	14	■
\$300 to \$349	24	1.5%	29	■
\$350 to \$399	4	0.2%	20	■
\$400 to \$449	68	4.2%	37	■ ■
\$450 to \$499	78	4.8%	56	■
\$500 to \$549	86	5.3%	62	■
\$550 to \$599	113	7.0%	51	■ ■
\$600 to \$649	53	3.3%	36	■
\$650 to \$699	76	4.7%	58	■
\$700 to \$749	73	4.5%	32	■ ■
\$750 to \$799	181	11.2%	125	■
\$800 to \$899	284	17.5%	111	■ ■
\$900 to \$999	49	3.0%	19	■ ■
\$1,000 to \$1,249	70	4.3%	35	■ ■
\$1,250 to \$1,499	43	2.7%	18	■ ■
\$1,500 to \$1,999	55	3.4%	35	■ ■
\$2,000 to \$2,499	0	0.0%	0	
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	288	17.8%	98	■ ■
Median Contract Rent	\$755		N/A	
Average Contract Rent	N/A		N/A	

RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	1,620	100.0%	204	■ ■ ■
Pay extra for one or more utilities	1,582	97.7%	204	■ ■ ■
No extra payment for any utilities	38	2.3%	65	■



ACS Housing Summary

801-969 Monroe Rd
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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	1,620	100.0%	204	■ ■ ■
With cash rent:	1,332	82.2%	194	■ ■ ■
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	13	0.8%	19	■
\$300 to \$349	0	0.0%	0	
\$350 to \$399	31	1.9%	61	■
\$400 to \$449	22	1.4%	28	■
\$450 to \$499	3	0.2%	10	■
\$500 to \$549	21	1.3%	47	■
\$550 to \$599	50	3.1%	48	■
\$600 to \$649	35	2.2%	28	■
\$650 to \$699	64	4.0%	61	■
\$700 to \$749	59	3.6%	42	■
\$750 to \$799	61	3.8%	47	■
\$800 to \$899	207	12.8%	70	■ ■
\$900 to \$999	105	6.5%	54	■ ■
\$1,000 to \$1,249	471	29.1%	165	■ ■
\$1,250 to \$1,499	60	3.7%	31	■ ■
\$1,500 to \$1,999	92	5.7%	27	■ ■
\$2,000 to \$2,499	38	2.3%	38	■
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	288	17.8%	98	■ ■
Median Gross Rent	\$995		N/A	■
Average Gross Rent	N/A		N/A	■



ACS Housing Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	11,497	100.0%	519	
1, detached	10,169	88.4%	512	
1, attached	82	0.7%	107	
2	37	0.3%	65	
3 or 4	39	0.3%	34	
5 to 9	28	0.2%	63	
10 to 19	6	0.1%	16	
20 to 49	0	0.0%	33	
50 or more	0	0.0%	9	
Mobile home	1,133	9.9%	161	
Boat, RV, van, etc.	2	0.0%	9	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	11,497	100.0%	519	
Built 2020 or later	34	0.3%	13	
Built 2010 to 2019	1,725	15.0%	2	
Built 2000 to 2009	2,437	21.2%	221	
Built 1990 to 1999	2,229	19.4%	266	
Built 1980 to 1989	1,989	17.3%	258	
Built 1970 to 1979	1,135	9.9%	160	
Built 1960 to 1969	1,375	12.0%	185	
Built 1950 to 1959	412	3.6%	110	
Built 1940 to 1949	78	0.7%	33	
Built 1939 or earlier	83	0.7%	46	
Median Year Structure Built	1993		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	11,018	100.0%	518	
Owner occupied				
Moved in 2019 or later	530	4.8%	148	
Moved in 2015 to 2018	1,372	12.5%	157	
Moved in 2010 to 2014	1,779	16.1%	356	
Moved in 2000 to 2009	2,429	22.0%	183	
Moved in 1990 to 1999	1,771	16.1%	285	
Moved in 1989 or earlier	1,517	13.8%	206	
Renter occupied				
Moved in 2019 or later	271	2.5%	90	
Moved in 2015 to 2018	744	6.8%	134	
Moved in 2010 to 2014	325	2.9%	104	
Moved in 2000 to 2009	232	2.1%	120	
Moved in 1990 to 1999	13	0.1%	16	
Moved in 1989 or earlier	35	0.3%	28	
Median Year Householder Moved Into Unit	2008		N/A	



ACS Housing Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	11,018	100.0%	518	■■■
Utility gas	2,154	19.5%	237	■■■
Bottled, tank, or LP gas	437	4.0%	85	■■■
Electricity	8,143	73.9%	432	■■■
Fuel oil, kerosene, etc.	17	0.2%	20	■
Coal or coke	0	0.0%	0	
Wood	31	0.3%	28	■
Solar energy	0	0.0%	0	
Other fuel	4	0.0%	11	■
No fuel used	231	2.1%	277	■
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	11,018	100.0%	518	■■■
Owner occupied				
No vehicle available	127	1.2%	36	■
1 vehicle available	2,670	24.2%	364	■■■
2 vehicles available	3,383	30.7%	281	■■■
3 vehicles available	1,990	18.1%	290	■■■
4 vehicles available	881	8.0%	160	■■■
5 or more vehicles available	347	3.1%	123	■
Renter occupied				
No vehicle available	128	1.2%	42	■
1 vehicle available	596	5.4%	130	■
2 vehicles available	580	5.3%	134	■
3 vehicles available	259	2.4%	113	■
4 vehicles available	39	0.4%	18	■
5 or more vehicles available	19	0.2%	30	■
Average Number of Vehicles Available	N/A		N/A	
VACANT HOUSING UNITS				
Total vacant housing units	477	100.0%	76	■■■
For rent	11	2.3%	35	■
Rented, not occupied	6	1.3%	25	■
For sale only	63	13.2%	80	■
Sold, not occupied	24	5.0%	46	■
Seasonal/occasional	29	6.1%	37	■
For migrant workers	0	0.0%	0	
Other	344	72.1%	76	■



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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	9,397	100%	505	■ ■ ■
Less than \$10,000	253	2.7%	100	■ ■
\$10,000 to \$14,999	54	0.6%	35	■ ■
\$15,000 to \$19,999	37	0.4%	41	■
\$20,000 to \$24,999	15	0.2%	20	■
\$25,000 to \$29,999	102	1.1%	96	■
\$30,000 to \$34,999	61	0.6%	37	■ ■
\$35,000 to \$39,999	41	0.4%	16	■ ■
\$40,000 to \$49,999	69	0.7%	35	■ ■
\$50,000 to \$59,999	202	2.1%	37	■ ■ ■
\$60,000 to \$69,999	222	2.4%	80	■ ■
\$70,000 to \$79,999	409	4.4%	89	■ ■
\$80,000 to \$89,999	491	5.2%	130	■ ■
\$90,000 to \$99,999	345	3.7%	74	■ ■
\$100,000 to \$124,999	910	9.7%	318	■ ■
\$125,000 to \$149,999	811	8.6%	144	■ ■ ■
\$150,000 to \$174,999	1,167	12.4%	246	■ ■
\$175,000 to \$199,999	806	8.6%	164	■ ■
\$200,000 to \$249,999	1,499	16.0%	227	■ ■ ■
\$250,000 to \$299,999	725	7.7%	141	■ ■ ■
\$300,000 to \$399,999	869	9.2%	160	■ ■ ■
\$400,000 to \$499,999	185	2.0%	87	■ ■
\$500,000 to \$749,999	95	1.0%	81	■
\$750,000 to \$999,999	14	0.1%	24	■
\$1,000,000 to \$1,499,999	6	0.1%	11	■
\$1,500,000 to \$1,999,999	10	0.1%	21	■
\$2,000,000 or more	0	0.0%	0	
Median Home Value	\$164,503		N/A	■
Average Home Value	N/A		N/A	■

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



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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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