

RETAIL DEVELOPMENT SITE

10675 Hwy 119 • Alabaster, AL 35007

OVERVIEW

AERIAL

DEMOS



LAND for sale

Property Information

- ▶ Corner of Hwy 119 & 9th Ave SW
- ▶ 1.15 acres available, 240' frontage on Hwy 119
- ▶ Zoned Commercial
- ▶ Excellent development opportunity in rapidly growing Alabaster
25,640 VPD at site
- ▶ 0.5 miles to US 31 (38,670 VPD)
- ▶ 1.1 miles to I-65 (85,430 VPD)

Demographics

	1 mile	3 mile	5 mile
Population	4,998	36,295	62,997
Average HHI	\$65,014	\$79,752	\$84,547

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

Sale Price: \$500,000



Commercial Real Estate Specialists

contact:

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2345/-86.8228

RFULL9

10647 Hwy 119

Alabaster, AL 35007

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2019)	4,998	36,295	62,997
Projected Population (2024)	5,254	38,314	66,462
Census Population (2010)	4,659	33,978	57,155
Census Population (2000)	4,454	27,194	41,739
Projected Annual Growth (2019-2024)	256 1.0%	2,019 1.1%	3,465 1.1%
Historical Annual Growth (2010-2019)	339 0.8%	2,317 0.7%	5,842 1.0%
Historical Annual Growth (2000-2010)	205 0.5%	6,784 2.5%	15,416 3.7%
Estimated Population Density (2019)	1,592 <i>psm</i>	1,284 <i>psm</i>	802 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2019)	1,851	13,523	23,813
Projected Households (2024)	1,951	14,315	25,187
Census Households (2010)	1,656	12,139	20,737
Census Households (2000)	1,642	9,844	15,282
Projected Annual Growth (2019-2024)	99 1.1%	792 1.2%	1,374 1.2%
Historical Annual Change (2000-2019)	210 0.7%	3,678 2.0%	8,531 2.9%

Average Household Income

Estimated Average Household Income (2019)	\$65,014	\$79,752	\$84,547
Projected Average Household Income (2024)	\$72,725	\$89,403	\$94,974
Census Average Household Income (2010)	\$61,867	\$70,318	\$74,113
Census Average Household Income (2000)	\$60,983	\$63,004	\$63,898
Projected Annual Change (2019-2024)	\$7,711 2.4%	\$9,651 2.4%	\$10,427 2.5%
Historical Annual Change (2000-2019)	\$4,031 0.3%	\$16,748 1.4%	\$20,649 1.7%

Median Household Income

Estimated Median Household Income (2019)	\$73,113	\$78,774	\$82,647
Projected Median Household Income (2024)	\$84,855	\$91,087	\$95,654
Census Median Household Income (2010)	\$54,541	\$60,404	\$64,020
Census Median Household Income (2000)	\$55,539	\$58,051	\$58,118
Projected Annual Change (2019-2024)	\$11,743 3.2%	\$12,314 3.1%	\$13,007 3.1%
Historical Annual Change (2000-2019)	\$17,574 1.7%	\$20,723 1.9%	\$24,529 2.2%

Per Capita Income

Estimated Per Capita Income (2019)	\$24,145	\$29,762	\$31,987
Projected Per Capita Income (2024)	\$27,062	\$33,448	\$36,019
Census Per Capita Income (2010)	\$21,996	\$25,123	\$26,890
Census Per Capita Income (2000)	\$22,652	\$22,846	\$23,355
Projected Annual Change (2019-2024)	\$2,917 2.4%	\$3,686 2.5%	\$4,032 2.5%
Historical Annual Change (2000-2019)	\$1,493 0.3%	\$6,916 1.6%	\$8,632 1.9%
Estimated Average Household Net Worth (2019)	\$380,804	\$530,542	\$583,523

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.