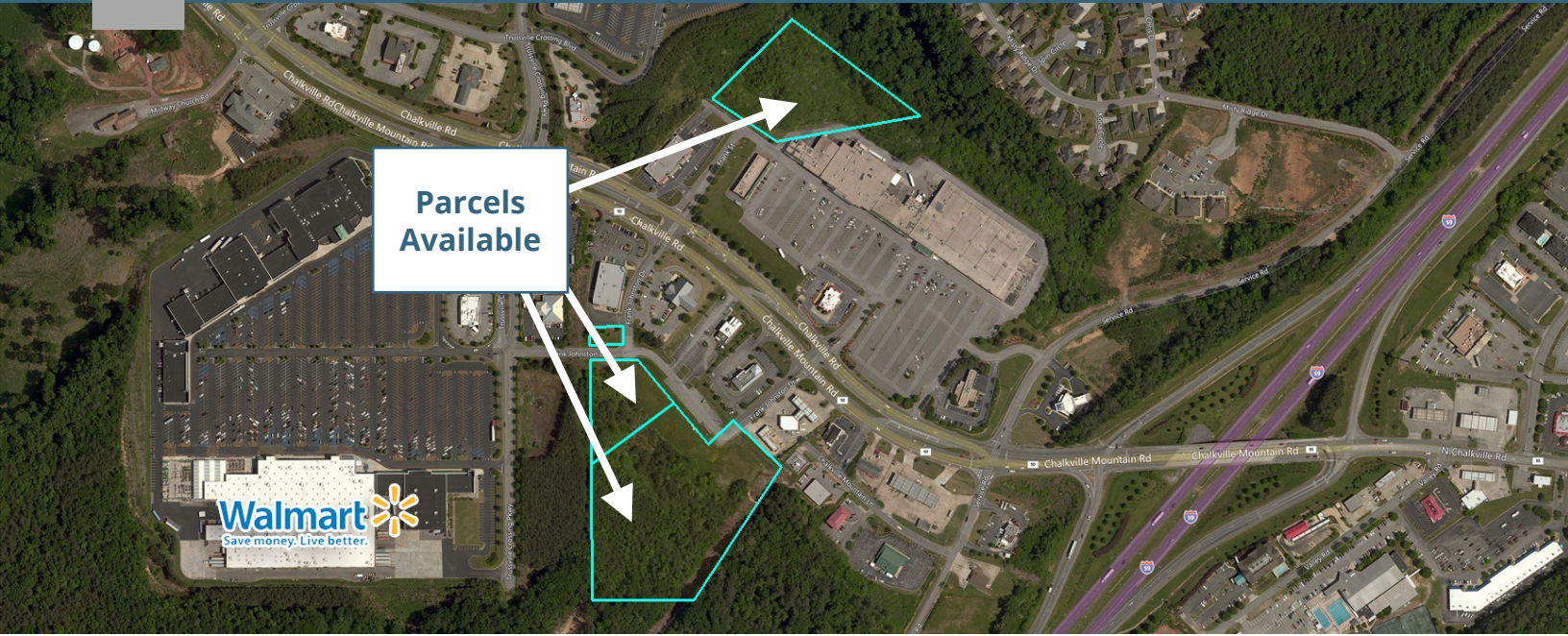


FOR SALE

Land Available - Trussville, AL

Chalkville Mountain Road | Trussville, AL



Overview

AVAILABLE

Three Outparcels
0.72 Acres, 3.6 Acres,
and 7.7 Acres

RATE

Call for Rates

Description

- Located on high-trafficked Chalkville Mountain Road at the Trussville Shopping Center, the retail hub of northeast Birmingham
- Nearby Interstate 59 and the Trussville Business District
- Adjacent to Walmart Super Center, Sam's Club, Kohl's and other popular retailers
- Trussville Shopping Center is centrally located in the city's growth corridor

Demographics

	1 MILE	3 MILE	5 MILE
Total Population	3,700	37,433	88,109
Total Households	1,649	14,336	33,146
Average HH Income	\$74,931	\$76,180	\$70,189

Year: 2017 | Source: Esri

Traffic Counts

Chalkville Mountain Road, adjacent to Site	39,410 VPD
Chalkville Mountain Road, N of Site	31,340 VPD
I-59, NE of Site	41,790 VPD
I-59, S of Site	63,060

Year: 2016 | Source: ALDOT

Contact

MARTIN SMITH

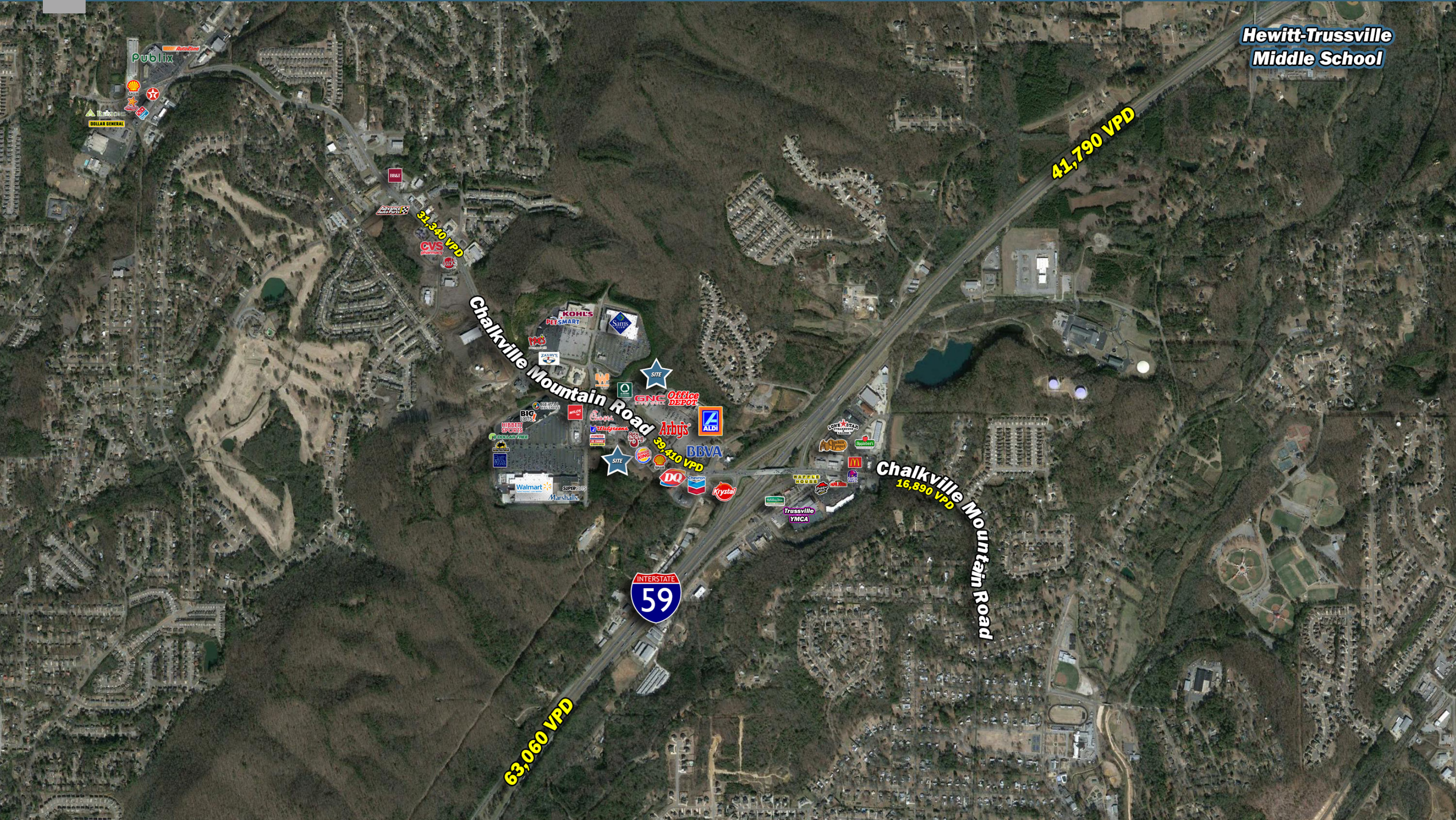
205.776.6151 | martin.smith@srsre.com

COOPER SMITH

205.558.6161 | cooper.smith@srsre.com

Land Available - Trussville, AL

Chalkville Mountain Road | Trussville, AL



**Hewitt-Trussville
Middle School**

63,060 VPD

31,340 VPD

39,410 VPD

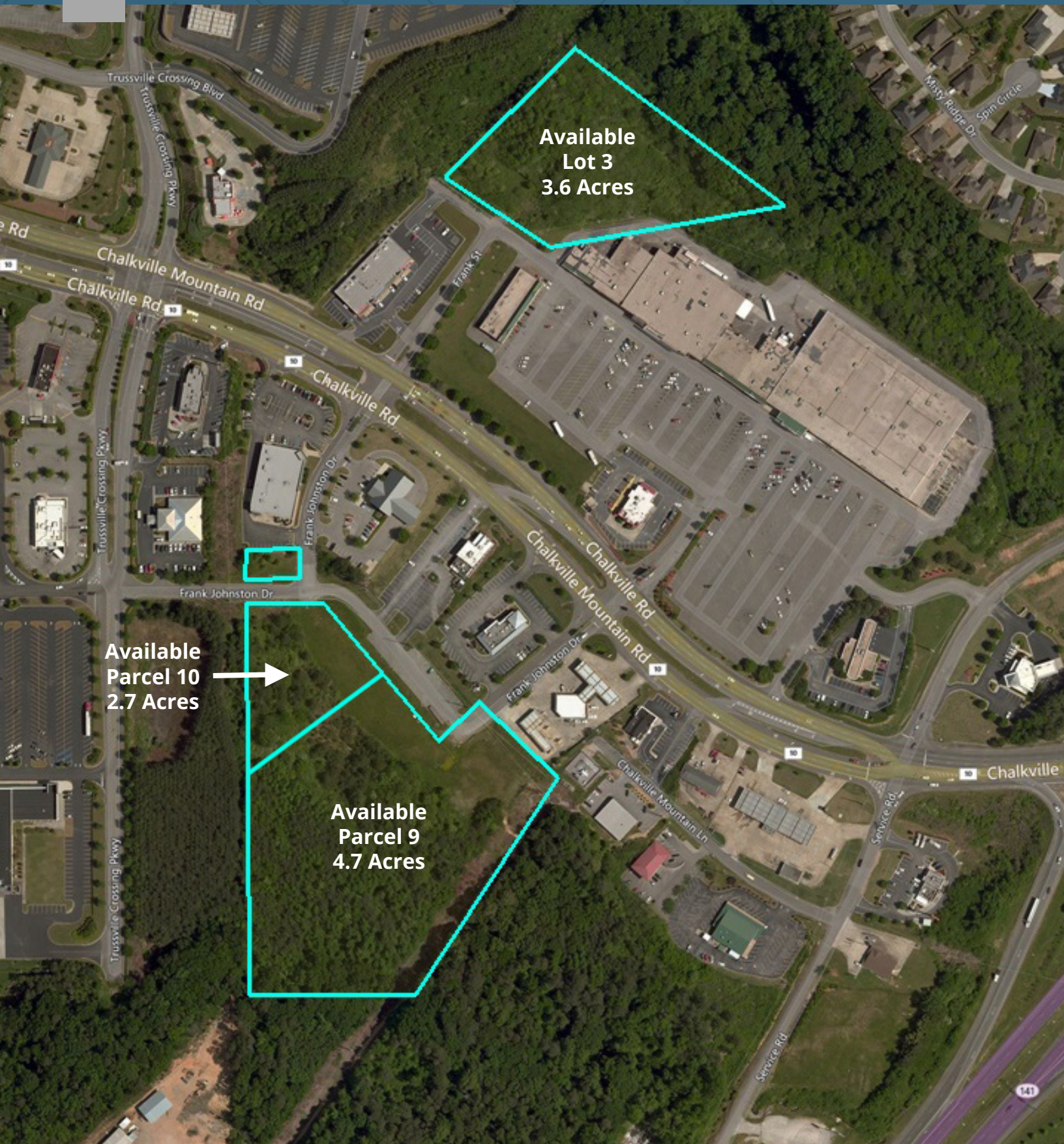
16,890 VPD

41,790 VPD



Land Available - Trussville, AL

Chalkville Mountain Road | Trussville, AL



Available
Lot 3
3.6 Acres

Available
Parcel 10
2.7 Acres

Available
Parcel 9
4.7 Acres

	1 mile	3 miles	5 miles
Population			
2000 Population	3,244	31,955	77,876
2010 Population	3,684	36,115	85,890
2017 Population	3,700	37,433	88,109
2022 Population	3,733	38,216	89,727
2000-2010 Annual Rate	1.28%	1.23%	0.98%
2010-2017 Annual Rate	0.06%	0.50%	0.35%
2017-2022 Annual Rate	0.18%	0.41%	0.36%
2017 Male Population	46.5%	46.8%	46.6%
2017 Female Population	53.5%	53.2%	53.4%
2017 Median Age	37.0	38.0	37.0

In the identified area, the current year population is 88,109. In 2010, the Census count in the area was 85,890. The rate of change since 2010 was 0.35% annually. The five-year projection for the population in the area is 89,727 representing a change of 0.36% annually from 2017 to 2022. Currently, the population is 46.6% male and 53.4% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	68.2%	62.2%	52.5%
2017 Black Alone	28.1%	33.3%	43.3%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2017 Asian Alone	1.1%	1.4%	1.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.6%	1.2%	1.5%
2017 Two or More Races	1.8%	1.6%	1.5%
2017 Hispanic Origin (Any Race)	1.9%	2.5%	2.7%

Persons of Hispanic origin represent 2.7% of the population in the identified area compared to 18.1% 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 56.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,401	11,881	29,636
2010 Households	1,635	13,770	32,597
2017 Total Households	1,649	14,336	33,416
2022 Total Households	1,666	14,651	34,027
2000-2010 Annual Rate	1.56%	1.49%	0.96%
2010-2017 Annual Rate	0.12%	0.56%	0.34%
2017-2022 Annual Rate	0.21%	0.44%	0.36%
2017 Average Household Size	2.24	2.59	2.62

The household count in this area has changed from 32,597 in 2010 to 33,416 in the current year, a change of 0.34% annually. The five-year projection of households is 34,027, a change of 0.36% annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2010. The number of families in the current year is 23,957 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$54,715	\$59,746	\$55,296
2022 Median Household Income	\$58,570	\$64,103	\$59,128
2017-2022 Annual Rate	1.37%	1.42%	1.35%
Average Household Income			
2017 Average Household Income	\$74,931	\$76,180	\$70,189
2022 Average Household Income	\$83,455	\$84,447	\$78,229
2017-2022 Annual Rate	2.18%	2.08%	2.19%
Per Capita Income			
2017 Per Capita Income	\$29,619	\$29,182	\$26,738
2022 Per Capita Income	\$32,969	\$32,359	\$29,788
2017-2022 Annual Rate	2.17%	2.09%	2.18%

Households by Income

Current median household income is \$55,296 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,128 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,189 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$78,229 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,738 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,788 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,453	12,376	31,120
2000 Owner Occupied Housing Units	1,275	9,892	23,055
2000 Renter Occupied Housing Units	126	1,989	6,581
2000 Vacant Housing Units	52	495	1,484
2010 Total Housing Units	1,738	14,833	35,590
2010 Owner Occupied Housing Units	1,364	10,948	23,939
2010 Renter Occupied Housing Units	271	2,822	8,658
2010 Vacant Housing Units	103	1,063	2,993
2017 Total Housing Units	1,756	15,461	36,618
2017 Owner Occupied Housing Units	1,327	10,864	23,486
2017 Renter Occupied Housing Units	322	3,472	9,931
2017 Vacant Housing Units	107	1,125	3,202
2022 Total Housing Units	1,770	15,808	37,292
2022 Owner Occupied Housing Units	1,339	11,095	23,908
2022 Renter Occupied Housing Units	327	3,556	10,119
2022 Vacant Housing Units	104	1,157	3,265

Currently, 64.1% of the 36,618 housing units in the area are owner occupied; 27.1% are renter occupied; and 8.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 35,590 housing units in the area - 67.3% owner occupied, 24.3% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 1.27%. Median home value in the area is \$143,927, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.13% annually to \$152,255.