

AVAILABLE

# Hueytown Land For Lease or Build-to-Suit

235 Forest Road | Hueytown, AL



## Overview

AVAILABLE	2.288 Acres
RATE	Contact Broker

## Description

Approximately 2.29 Acres For Lease/Build-to-Suit nearby River Square Plaza Shopping Center, which is anchored by Piggly Wiggly Supermarket. Directly across from newly built Hueytown Veterinary Clinic and Pet Resort. Additional retail in the area includes Walmart Supercenter, Publix, Walgreens, ALDI, CVS Pharmacy and AutoZone.

## Demographics

	1 MILE	3 MILES	5 MILES
Population	4,981	31,478	75,869
Households	2,030	12,148	29,264
Average HH Income	\$52,844	\$56,396	\$51,083

Year: 2017 | Source: Esri



## Traffic Counts

Allison-Bonnet Memorial Drive, W of Site	12,570 VPD
Allison-Bonnet Memorial Drive, E of Site	16,870 VPD
Forest Road, N of Site	6,050 VPD
Brooklane Drive, SE of Site	13,620 VPD

Year: 2016 | Source: ALDOT

## Contact

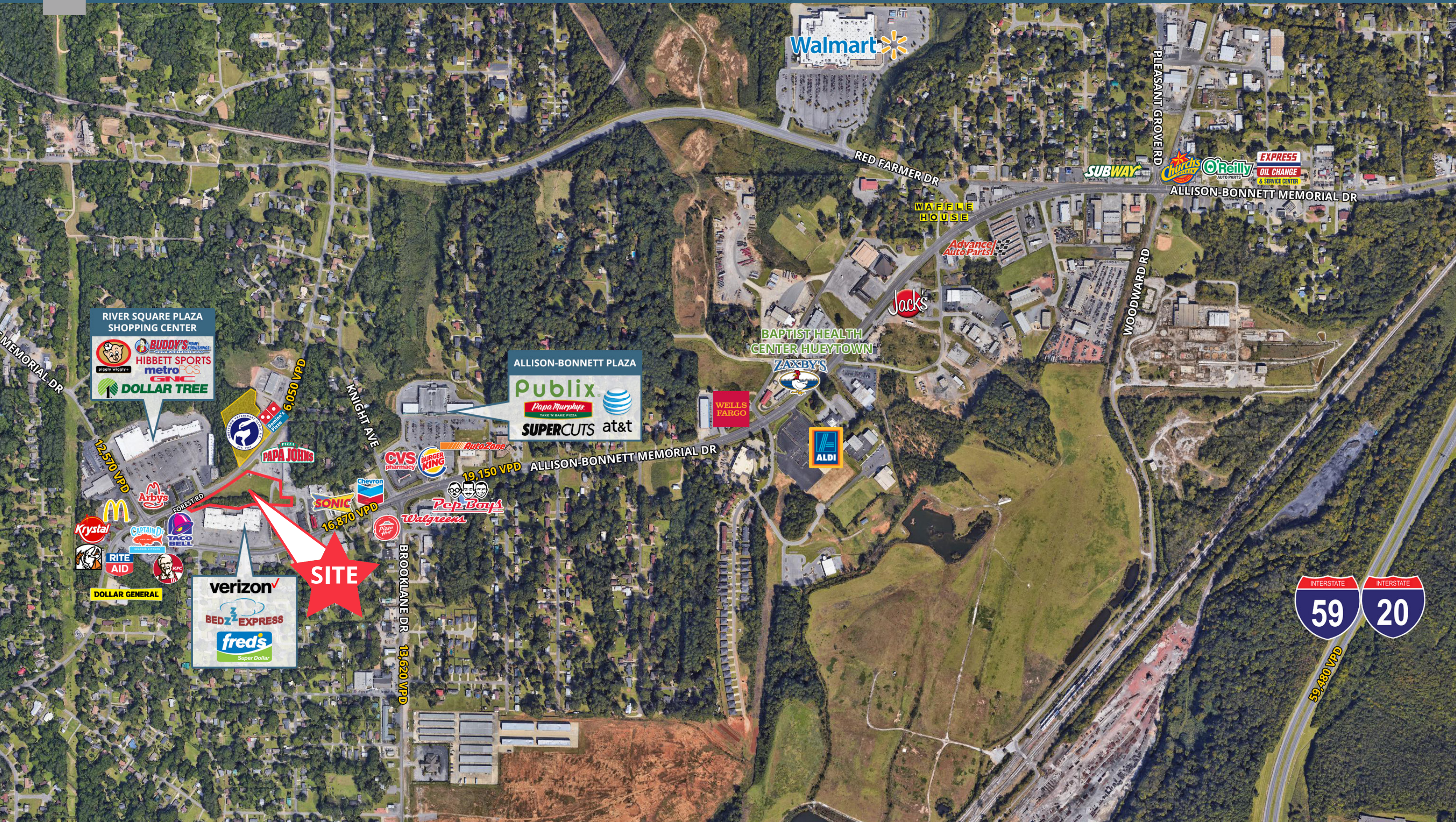
**COOPER SMITH**

205.558.6161 | cooper.smith@srsre.com

SRS REAL ESTATE PARTNERS | 304 20th Street S, | Birmingham, AL 35233 | 205.259.2195

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**RIVER SQUARE PLAZA SHOPPING CENTER**

- Buddy's
- Hibbett Sports
- Metro PCS
- GNC
- Dollar Tree

**ALLISON-BONNETT PLAZA**

- Publix
- Papa Murphy's
- Supercuts
- at&t

**verizon**

- BEDZ EXPRESS
- fred's Super Dollar



# Executive Summary

235 Forest Road | Hueytown, AL



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,859	32,028	80,921
2010 Population	5,651	30,076	74,291
2017 Population	5,670	29,987	73,582
2022 Population	5,705	30,153	73,809
2000-2010 Annual Rate	-0.36%	-0.63%	-0.85%
2010-2017 Annual Rate	0.05%	-0.04%	-0.13%
2017-2022 Annual Rate	0.12%	0.11%	0.06%
2017 Male Population	46.9%	47.4%	46.9%
2017 Female Population	53.1%	52.6%	53.1%
2017 Median Age	41.9	41.2	40.3

In the identified area, the current year population is 73,582. In 2010, the Census count in the area was 74,291. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 73,809 representing a change of 0.06% annually from 2017 to 2022. Currently, the population is 46.9% male and 53.1% female.

### Median Age

The median age in this area is 41.9, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	60.0%	42.1%	31.7%
2017 Black Alone	36.4%	54.1%	64.7%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	0.6%	0.3%	0.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.3%	1.9%	2.0%
2017 Two or More Races	1.4%	1.3%	1.0%
2017 Hispanic Origin (Any Race)	2.2%	2.9%	2.9%

Persons of Hispanic origin represent 2.9% 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 51.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,429	12,245	30,980
2010 Households	2,313	11,558	28,721
2017 Total Households	2,316	11,533	28,455
2022 Total Households	2,331	11,599	28,541
2000-2010 Annual Rate	-0.49%	-0.58%	-0.75%
2010-2017 Annual Rate	0.02%	-0.03%	-0.13%
2017-2022 Annual Rate	0.13%	0.11%	0.06%
2017 Average Household Size	2.38	2.58	2.53

The household count in this area has changed from 28,721 in 2010 to 28,455 in the current year, a change of -0.13% annually. The five-year projection of households is 28,541, a change of 0.06% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 19,069 in the specified area.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$42,331	\$45,268	\$37,971
2022 Median Household Income	\$46,730	\$49,685	\$39,922
2017-2022 Annual Rate	2.00%	1.88%	1.01%
<b>Average Household Income</b>			
2017 Average Household Income	\$51,510	\$56,888	\$51,348
2022 Average Household Income	\$57,601	\$63,340	\$56,972
2017-2022 Annual Rate	2.26%	2.17%	2.10%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,804	\$22,217	\$20,245
2022 Per Capita Income	\$24,317	\$24,716	\$22,415
2017-2022 Annual Rate	2.21%	2.15%	2.06%

### Households by Income

Current median household income is \$37,971 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$39,922 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$51,348 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$56,972 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,245 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,415 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	2,599	13,169	33,825
2000 Owner Occupied Housing Units	1,896	9,924	22,569
2000 Renter Occupied Housing Units	534	2,321	8,412
2000 Vacant Housing Units	169	924	2,844
2010 Total Housing Units	2,577	12,951	32,655
2010 Owner Occupied Housing Units	1,668	8,971	19,869
2010 Renter Occupied Housing Units	645	2,587	8,852
2010 Vacant Housing Units	264	1,393	3,934
2017 Total Housing Units	2,620	13,160	33,205
2017 Owner Occupied Housing Units	1,587	8,584	18,632
2017 Renter Occupied Housing Units	729	2,949	9,823
2017 Vacant Housing Units	304	1,627	4,750
2022 Total Housing Units	2,651	13,320	33,609
2022 Owner Occupied Housing Units	1,604	8,624	18,642
2022 Renter Occupied Housing Units	727	2,975	9,898
2022 Vacant Housing Units	320	1,721	5,068

Currently, 56.1% of the 33,205 housing units in the area are owner occupied; 29.6%, renter occupied; and 14.3% 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 32,655 housing units in the area - 60.8% owner occupied, 27.1% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 0.75%. Median home value in the area is \$98,234, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.70% annually to \$106,851.