

FOR SALE

Land Available on US Hwy 90, in Daphne, AL
Located Near Medical Center & Major Retailers



PROPERTY OVERVIEW

This property is a prime retail and/or hospitality development opportunity on Hwy 90 in Daphne, Alabama.



LOCATION

US Hwy 90, Daphne, AL



PRICE

\$2,650,000



SIZE

12.1± Acres



ZONING

B-2, General Business



TRAFFIC COUNTS

I-10: 59,010 VPD

Hwy 90: 20,290 VPD

Hwy 98: 38,500 VPD

The subject property is located approximately 0.7± miles east of Hwy 98 and just south of I-10 in the heart of the Daphne retail and hospitality corridor. The property has 914± feet on Hwy 90 and 928± feet on I-10.

All utilities are available at the site.

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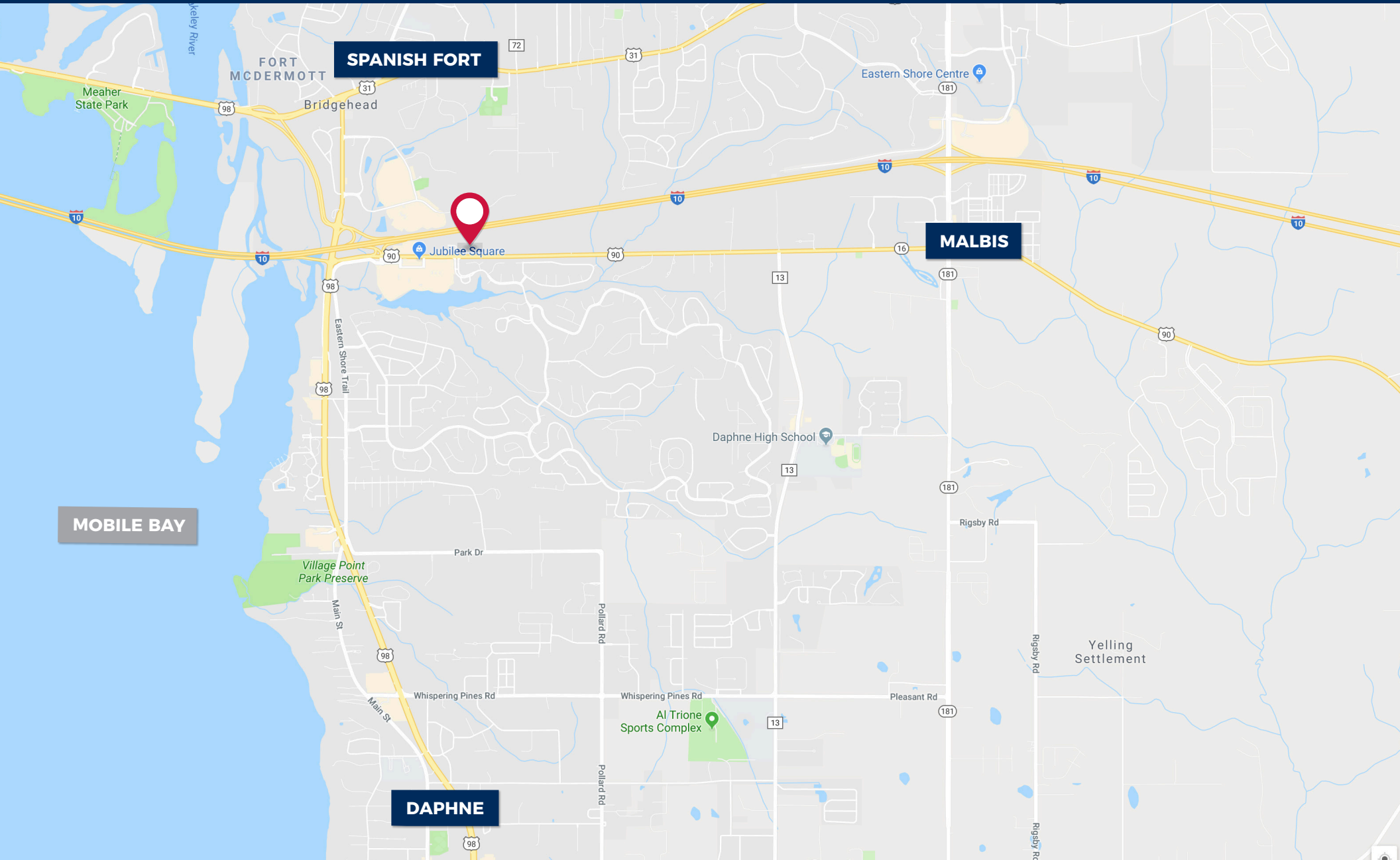
📍 PO Box 3086
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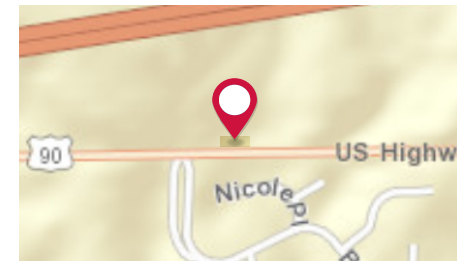
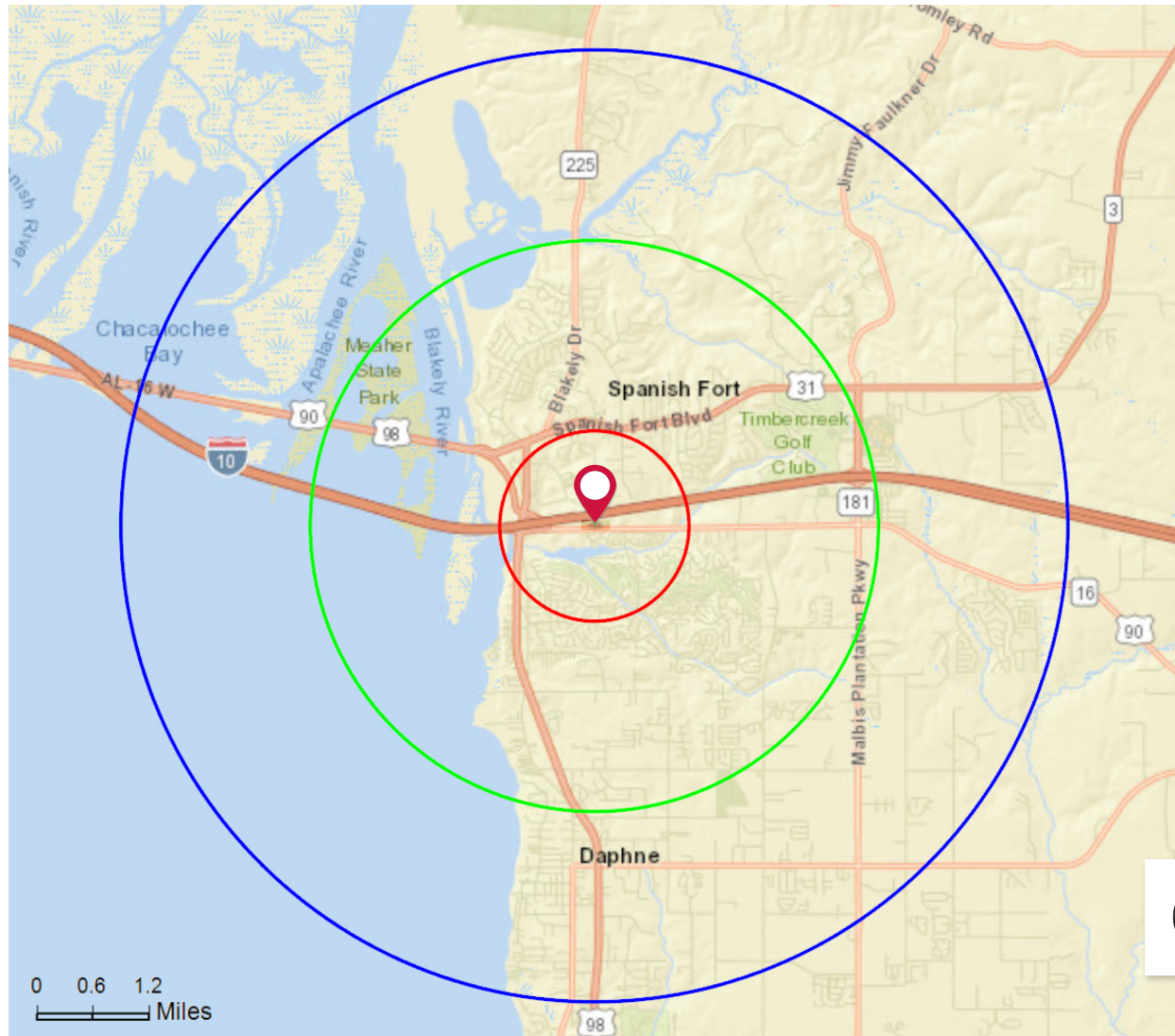
AREA MAP

📍 12.1± Acres on US Hwy 90 in Daphne, AL



SITE MAP

I-10 East 7103-7109 US-90, Daphne, Alabama 36526
Ring Bands 0-1, 1-3, 3-5 Mile Radii



EXECUTIVE SUMMARY

I-10 East 7103-7109 US-90, Daphne, Alabama 36526
Ring Bands 0-1, 1-3, 3-5 Mile Radii

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	3,785	14,674	7,730
2010 Population	3,961	18,661	13,186
2018 Population	4,415	21,131	16,672
2023 Population	4,766	23,099	19,137
2000-2010 Annual Rate	0.46%	2.43%	5.49%
2010-2018 Annual Rate	1.32%	1.52%	2.88%
2018-2023 Annual Rate	1.54%	1.80%	2.80%
2018 Male Population	48.9%	48.6%	48.9%
2018 Female Population	51.1%	51.4%	51.1%
2018 Median Age	46.0	41.8	40.7

In the identified area, the current year population is 16,672. In 2010, the Census count in the area was 13,186. The rate of change since 2010 was 2.88% annually. The five-year projection for the population in the area is 19,137 representing a change of 2.80% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 46.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	88.4%	86.9%	81.1%
2018 Black Alone	6.0%	7.8%	13.8%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2018 Asian Alone	2.9%	2.2%	2.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Other Race	0.7%	0.8%	0.7%
2018 Two or More Races	1.6%	1.7%	1.7%
2018 Hispanic Origin (Any Race)	3.1%	2.6%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.3% 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 35.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,774	5,533	2,791
2010 Households	1,903	7,364	5,099
2018 Total Households	2,108	8,303	6,412
2023 Total Households	2,272	9,063	7,341
2000-2010 Annual Rate	0.70%	2.90%	6.21%
2010-2018 Annual Rate	1.25%	1.47%	2.82%
2018-2023 Annual Rate	1.51%	1.77%	2.74%
2018 Average Household Size	2.09	2.53	2.58

The household count in this area has changed from 5,099 in 2010 to 6,412 in the current year, a change of 2.82% annually. The five-year projection of households is 7,341, a change of 2.74% annually from the current year total. Average household size is currently 2.58, compared to 2.56 in the year 2010. The number of families in the current year is 4,572 in the specified area.



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Ring Bands 0-1, 1-3, 3-5 Mile Radii

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Median Household Income			
2018 Median Household Income	\$57,996	\$66,375	\$74,940
2023 Median Household Income	\$62,382	\$75,342	\$82,592
2018-2023 Annual Rate	1.47%	2.57%	1.96%
Average Household Income			
2018 Average Household Income	\$72,018	\$86,704	\$94,956
2023 Average Household Income	\$79,948	\$96,655	\$106,895
2018-2023 Annual Rate	2.11%	2.20%	2.40%
Per Capita Income			
2018 Per Capita Income	\$32,674	\$34,299	\$36,903
2023 Per Capita Income	\$36,200	\$38,155	\$41,355
2018-2023 Annual Rate	2.07%	2.15%	2.30%

Households by Income
Current median household income is \$74,940 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$82,592 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$94,956 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$106,895 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$36,903 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$41,355 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,965	5,988	3,220
2000 Owner Occupied Housing Units	1,308	4,186	2,375
2000 Renter Occupied Housing Units	466	1,347	416
2000 Vacant Housing Units	191	455	429
2010 Total Housing Units	2,210	8,160	5,818
2010 Owner Occupied Housing Units	1,211	5,409	3,663
2010 Renter Occupied Housing Units	692	1,955	1,436
2010 Vacant Housing Units	307	796	719
2018 Total Housing Units	2,479	9,306	7,392
2018 Owner Occupied Housing Units	1,374	6,182	4,617
2018 Renter Occupied Housing Units	734	2,121	1,795
2018 Vacant Housing Units	371	1,003	980
2023 Total Housing Units	2,673	10,165	8,466
2023 Owner Occupied Housing Units	1,515	6,840	5,432
2023 Renter Occupied Housing Units	756	2,223	1,909
2023 Vacant Housing Units	401	1,102	1,125

Currently, 62.5% of the 7,392 housing units in the area are owner occupied; 24.3%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 5,818 housing units in the area - 63.0% owner occupied, 24.7% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 11.23%. Median home value in the area is \$233,727, compared to a median home value of \$218,492 for the

