

48,503 SF (4.88 ACRES) FOR SALE

# FORMER DRIVETIME AUTOMOTIVE SERVICE CENTER

549 BESSEMER SUPER HIGHWAY, MIDFIELD, ALABAMA 35228

PROPERTY FOR SALE



205.823.3030

TheRetailCompanies.com

## PROPERTY PHOTOS



**SALE PRICE:**  
**\$950,000**

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**Bill Clements, CCIM**

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**Real Estate Is Our Passion**

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AERIAL



TRAFFIC COUNTS

- HWY 11 (14,995VPD)

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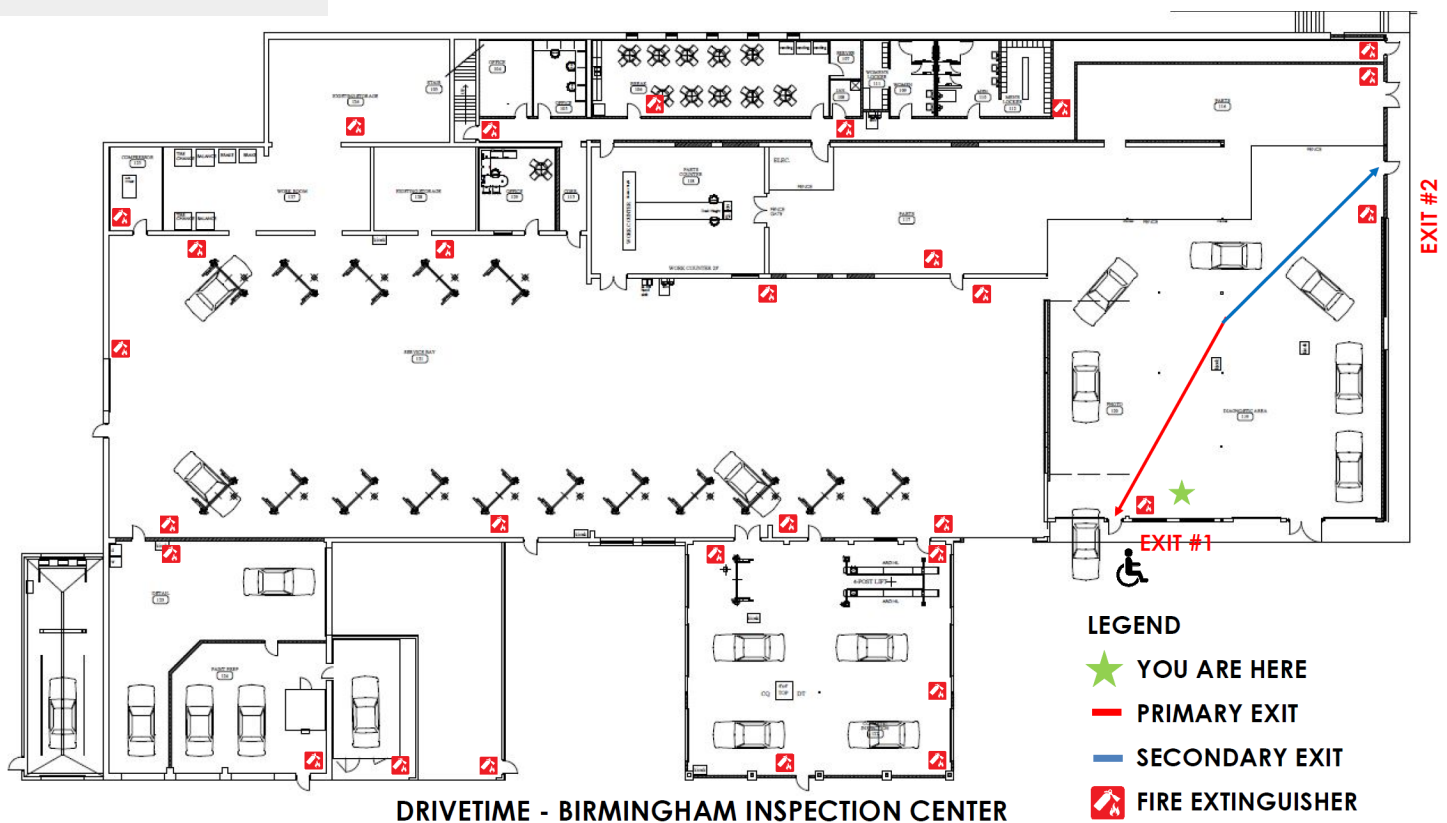
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The current owner spent just under \$2 million to completely renovate the subject into a DriveTime Automotive Service Center. **The renovation included a new roof system, new electrical, plumbing, interior framing, and office finishes.**

The office and service areas have new epoxy coating floors. New garage doors were added, exterior masonry repair work completed, and a new perimeter chain-link security fence was installed.

## FLOOR PLAN



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## DESCRIPTION OF IMPROVEMENTS

| Building Synopsis - DriveTime Automotive Service Center |                      |             |        |             |  |
|---|----------------------|-------------|--------|-------------|--|
| Area  | Year Built/ Re-Built | Renovated   | Size   | Build-Out % |  |
| Office Area   | 1966, 1978, 1986     | 2013 / 2014 | 3,972  | 8.2%        |  |
| Service Area  | 1966, 1978, 1986     | 2013 / 2014 | 44,531 | 91.8%       |  |
| Total   |                      |             | 48,503 |             |  |

**SITE IMPROVEMENTS:** Asphalt parking areas, concrete sidewalks and minor landscaping, security fencing, and parking area lighting.

**FOUNDATION:** Slab on grade

**STRUCTURE:** Concrete block and steel frame.

**ROOF STRUCTURE:** Flat with parapet walls.

**EXTERIOR WALLS:** A large portion of the improved building has concrete block walls. Two small additions were added in 2014 that include an attached car wash building constructed of concrete block and a paint booth of metal frame construction.

**INTERIOR WALLS:** Insulated metal walls in the service area; textured drywall and paneling in office area.

**CEILING COVERS:** Acoustical panels in the office area; Exposed roof decking in the service areas.

**FLOOR COVER:** Sealed epoxy coated flooring.

**LIGHTING:** Recessed and surface incandescent, fluorescent fixtures.

**PLUMBING:** Domestic water and sanitary sewer service is provided.

**COOLING/HEATING:** Office areas and a small section of the service area are 100% heated and cooled by roof-mounted HVAC units. The service area has gas forced air and radiant (space) heating units.

**FIRE/LIFE SAFETY SYSTEM:** The building is 100% wet-sprinklered. Fire extinguishers, duct smoke detectors, lighted exit signs, and emergency lighting were also observed at the property.

**PARKING:** 250 paved parking spaces.

**CAPITAL REPAIRS:** The owner spent just under \$2 million in 2013 and 2014 modernizing the building.

**EFFECTIVE AGE:** Effective age is of the main building is 20 years

**COMMENTS:** The layout of the building provides for good perimeter parking and convenient access to service a variety of automobiles. The building was modernized in 2013-14 and can support a variety of automotive retail and service uses.

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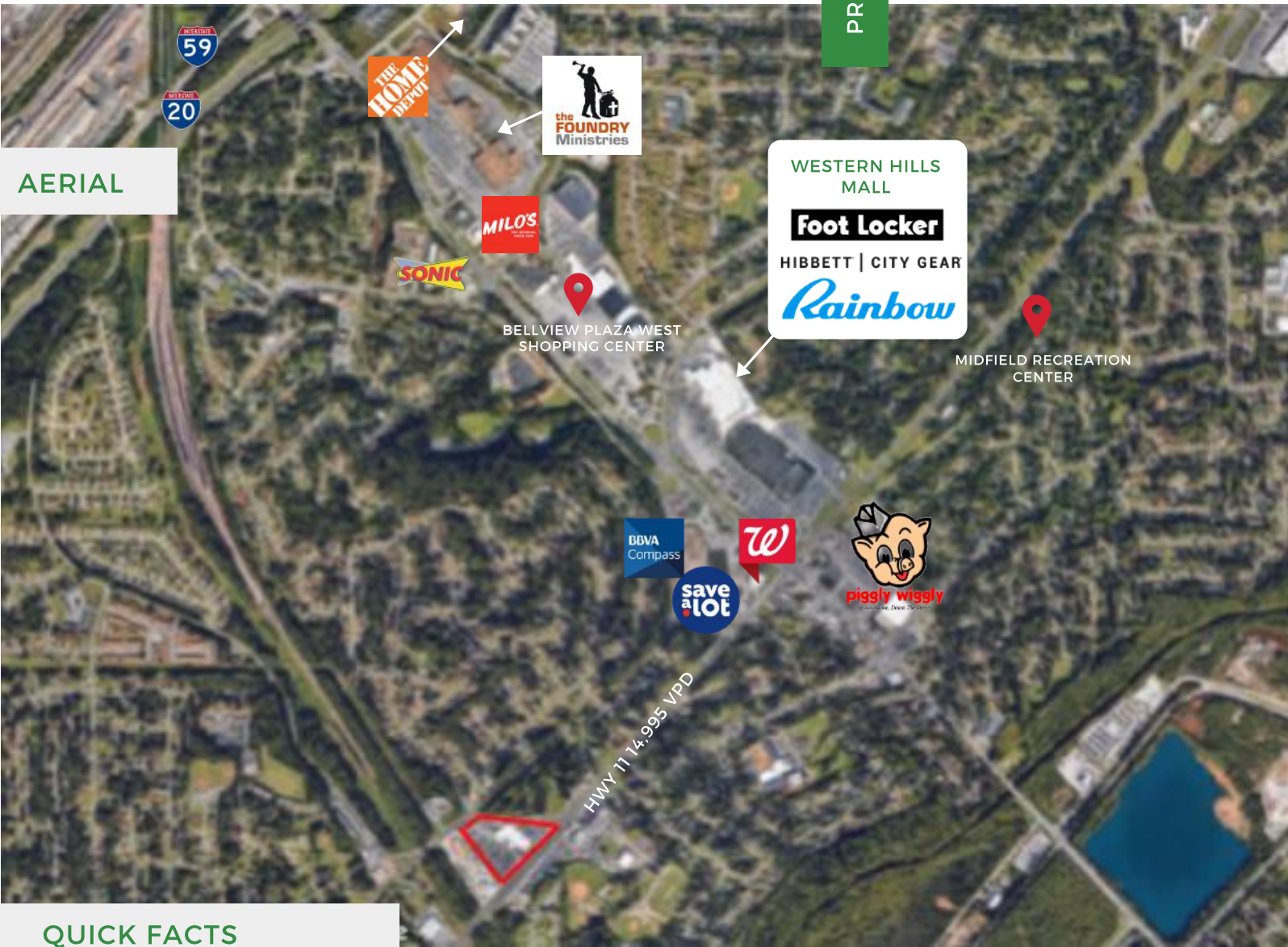
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AERIAL



## QUICK FACTS

- Former automobile service facility
- Located near Fairfield's main retail corridor with Home Depot, Western Hills Mall, Save A Lot, and Piggly Wiggly
- Excellent visibility on Hwy 11 and nearby access to I-20/59
- Zoning: B-2 General Business

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## DEMOGRAPHICS

|                        | 3 miles | 5 miles | 7 miles |
|------------------------|---------|---------|---------|
| <b>Population</b>      |         |         |         |
| 2000 Population        | 55,102  | 136,687 | 230,787 |
| 2010 Population        | 48,240  | 121,627 | 210,351 |
| 2019 Population        | 47,762  | 121,148 | 211,462 |
| 2024 Population        | 47,735  | 121,552 | 212,543 |
| 2000-2010 Annual Rate  | -1.32%  | -1.16%  | -0.92%  |
| 2010-2019 Annual Rate  | -0.11%  | -0.04%  | 0.06%   |
| 2019-2024 Annual Rate  | -0.01%  | 0.07%   | 0.10%   |
| 2019 Male Population   | 45.2%   | 46.1%   | 47.0%   |
| 2019 Female Population | 54.8%   | 53.9%   | 53.0%   |
| 2019 Median Age        | 39.2    | 39.0    | 38.2    |

In the identified area, the current year population is 211,462. In 2010, the Census count in the area was 210,351. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 212,543 representing a change of 0.10% annually from 2019 to 2024. Currently, the population is 47.0% male and 53.0% female.

### Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2019 White Alone                         | 6.8%  | 18.1% | 30.4% |
| 2019 Black Alone                         | 90.0% | 78.2% | 64.0% |
| 2019 American Indian/Alaska Native Alone | 0.2%  | 0.2%  | 0.2%  |
| 2019 Asian Alone                         | 0.1%  | 0.8%  | 1.7%  |
| 2019 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2019 Other Race                          | 2.0%  | 1.6%  | 2.4%  |
| 2019 Two or More Races                   | 0.8%  | 1.0%  | 1.3%  |
| 2019 Hispanic Origin (Any Race)          | 3.0%  | 2.7%  | 4.1%  |

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.6% 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 53.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2019 Wealth Index           | 40     | 46     | 61     |
| 2000 Households             | 20,608 | 52,237 | 91,913 |
| 2010 Households             | 18,614 | 48,142 | 85,195 |
| 2019 Total Households       | 18,449 | 48,146 | 85,575 |
| 2024 Total Households       | 18,433 | 48,365 | 85,995 |
| 2000-2010 Annual Rate       | -1.01% | -0.81% | -0.76% |
| 2010-2019 Annual Rate       | -0.10% | 0.00%  | 0.05%  |
| 2019-2024 Annual Rate       | -0.02% | 0.09%  | 0.10%  |
| 2019 Average Household Size | 2.52   | 2.46   | 2.42   |

The household count in this area has changed from 85,195 in 2010 to 85,575 in the current year, a change of 0.05% annually. The five-year projection of households is 85,995, a change of 0.10% annually from the current year total. Average household size is currently 2.42, compared to 2.42 in the year 2010. The number of families in the current year is 52,657 in the specified area.

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|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2019 Percent of Income for Mortgage | 11.5%    | 12.5%    | 14.9%    |
| <b>Median Household Income</b>      |          |          |          |
| 2019 Median Household Income        | \$35,179 | \$36,082 | \$40,513 |
| 2024 Median Household Income        | \$39,076 | \$40,869 | \$46,727 |
| 2019-2024 Annual Rate               | 2.12%    | 2.52%    | 2.90%    |
| <b>Average Household Income</b>     |          |          |          |
| 2019 Average Household Income       | \$48,121 | \$51,655 | \$60,993 |
| 2024 Average Household Income       | \$56,103 | \$60,494 | \$70,680 |
| 2019-2024 Annual Rate               | 3.12%    | 3.21%    | 2.99%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2019 Per Capita Income              | \$18,642 | \$20,440 | \$24,838 |
| 2024 Per Capita Income              | \$21,698 | \$23,932 | \$28,755 |
| 2019-2024 Annual Rate               | 3.08%    | 3.20%    | 2.97%    |

### Households by Income

Current median household income is \$40,513 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$46,727 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$60,993 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$70,680 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,838 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,755 in five years, compared to \$36,530 for all U.S. households

|                                    |        |        |         |
|------------------------------------|--------|--------|---------|
| <b>Housing</b>                     |        |        |         |
| 2019 Housing Affordability Index   | 211    | 196    | 165     |
| 2000 Total Housing Units           | 22,702 | 58,097 | 101,866 |
| 2000 Owner Occupied Housing Units  | 14,419 | 34,176 | 57,043  |
| 2000 Renter Occupied Housing Units | 6,189  | 18,060 | 34,870  |
| 2000 Vacant Housing Units          | 2,094  | 5,861  | 9,953   |
| 2010 Total Housing Units           | 21,834 | 56,907 | 100,264 |
| 2010 Owner Occupied Housing Units  | 11,731 | 29,044 | 50,538  |
| 2010 Renter Occupied Housing Units | 6,883  | 19,098 | 34,657  |
| 2010 Vacant Housing Units          | 3,220  | 8,765  | 15,069  |
| 2019 Total Housing Units           | 22,126 | 58,055 | 102,788 |
| 2019 Owner Occupied Housing Units  | 10,660 | 26,492 | 46,682  |
| 2019 Renter Occupied Housing Units | 7,789  | 21,654 | 38,893  |
| 2019 Vacant Housing Units          | 3,677  | 9,909  | 17,213  |
| 2024 Total Housing Units           | 22,247 | 58,622 | 103,846 |
| 2024 Owner Occupied Housing Units  | 10,637 | 26,541 | 46,924  |
| 2024 Renter Occupied Housing Units | 7,796  | 21,825 | 39,071  |
| 2024 Vacant Housing Units          | 3,814  | 10,257 | 17,851  |

Currently, 45.4% of the 102,788 housing units in the area are owner occupied; 37.8%, renter occupied; and 16.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 100,264 housing units in the area - 50.4% owner occupied, 34.6% renter occupied, and 15.0% vacant. The annual rate of change in housing units since 2010 is 1.11%. Median home value in the area is \$123,303, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.20% annually to \$137,502.

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