

.92 ACRES AVAILABLE

# 1/2 BLOCK AVONDALE DEVELOPMENT OPPORTUNITY

4121 3RD AVENUE S BIRMINGHAM, AL 35222  
4120 4TH AVENUE S BIRMINGHAM, AL 35222

PROPERTY FOR SALE



205.823.3030  
www.TheRetailCompanies.com

## PROPERTY PHOTOS



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.

# \$1,200,000

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**Real Estate Is Our Passion**  
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## MARKET AERIAL



## QUICK FACTS

- Located in historic Avondale, this site is positioned in the urban heart of resurgent downtown Birmingham. Once a bustling steel town, Avondale has exploded back to life with a convergence of local art, music, cuisine, and entrepreneurial spirit. As featured in Southern Living as a “next great neighborhood,” Avondale is often referred to the “Ham’s” hippest haven.
- Dining and Entertainment surrounding this site: Avondale Brewery (and concert venue), Saturn Music Venue, Parkside Café, 41st Street Pub, Luna Latin Cuisine, Rodney Scotts BBQ, Saw's Soul Kitchen, Post Office Pies, Big Spoon Creamery, Cookie Dough Magic, and Ferus Artisan Ales.
- 160,000+ residents within 5 miles of site
- Not in floodplain

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,952	72,884	180,874
2010 Population	6,769	66,023	160,672
2021 Population	7,143	68,337	163,638
2026 Population	7,534	70,974	166,658
2000-2010 Annual Rate	-1.60%	-0.98%	-1.18%
2010-2021 Annual Rate	0.48%	0.31%	0.16%
2021-2026 Annual Rate	1.07%	0.76%	0.37%
2021 Male Population	48.7%	49.0%	47.9%
2021 Female Population	51.3%	51.0%	52.1%
2021 Median Age	39.8	37.2	37.1

In the identified area, the current year population is 163,638. In 2010, the Census count in the area was 160,672. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 166,658 representing a change of 0.37% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 39.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	46.9%	48.7%	44.7%
2021 Black Alone	48.3%	45.7%	49.1%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	1.0%	2.2%	1.6%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	1.6%	1.6%	2.6%
2021 Two or More Races	2.0%	1.6%	1.6%
2021 Hispanic Origin (Any Race)	3.0%	3.3%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 18.9% 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 59.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	91	90	93
2000 Households	3,583	31,741	76,109
2010 Households	3,155	29,009	67,399
2021 Total Households	3,421	30,531	68,739
2026 Total Households	3,586	32,038	70,304
2000-2010 Annual Rate	-1.26%	-0.90%	-1.21%
2010-2021 Annual Rate	0.72%	0.46%	0.18%
2021-2026 Annual Rate	0.95%	0.97%	0.45%
2021 Average Household Size	2.05	2.04	2.23

The household count in this area has changed from 67,399 in 2010 to 68,739 in the current year, a change of 0.18% annually. The five-year projection of households is 70,304, a change of 0.45% annually from the current year total. Average household size is currently 2.23, compared to 2.24 in the year 2010. The number of families in the current year is 35,428 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	28.8%	26.5%	24.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$52,019	\$48,403	\$46,051
2026 Median Household Income	\$56,017	\$53,703	\$51,548
2021-2026 Annual Rate	1.49%	2.10%	2.28%
<b>Average Household Income</b>			
2021 Average Household Income	\$80,632	\$89,054	\$86,692
2026 Average Household Income	\$89,171	\$98,695	\$96,376
2021-2026 Annual Rate	2.03%	2.08%	2.14%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$40,239	\$40,177	\$36,666
2026 Per Capita Income	\$44,359	\$44,930	\$40,902
2021-2026 Annual Rate	1.97%	2.26%	2.21%

**Households by Income**  
Current median household income is \$46,051 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$51,548 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$86,692 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,376 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,666 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,902 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	85	91	98
2000 Total Housing Units	4,027	36,492	85,605
2000 Owner Occupied Housing Units	1,648	14,620	39,468
2000 Renter Occupied Housing Units	1,935	17,121	36,640
2000 Vacant Housing Units	444	4,751	9,497
2010 Total Housing Units	3,777	34,975	81,413
2010 Owner Occupied Housing Units	1,487	13,258	34,033
2010 Renter Occupied Housing Units	1,668	15,751	33,366
2010 Vacant Housing Units	622	5,966	14,014
2021 Total Housing Units	4,083	37,636	85,155
2021 Owner Occupied Housing Units	1,395	12,537	32,305
2021 Renter Occupied Housing Units	2,025	17,994	36,434
2021 Vacant Housing Units	662	7,105	16,416
2026 Total Housing Units	4,246	39,224	87,076
2026 Owner Occupied Housing Units	1,422	12,837	33,018
2026 Renter Occupied Housing Units	2,164	19,201	37,286
2026 Vacant Housing Units	660	7,186	16,772

Currently, 37.9% of the 85,155 housing units in the area are owner occupied; 42.8% renter occupied; and 19.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 81,413 housing units in the area - 41.8% owner occupied, 41.0% renter occupied, and 17.2% vacant. The annual rate of change in housing units since 2010 is 2.02%. Median home value in the area is \$268,896, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.60% annually to \$370,082.

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