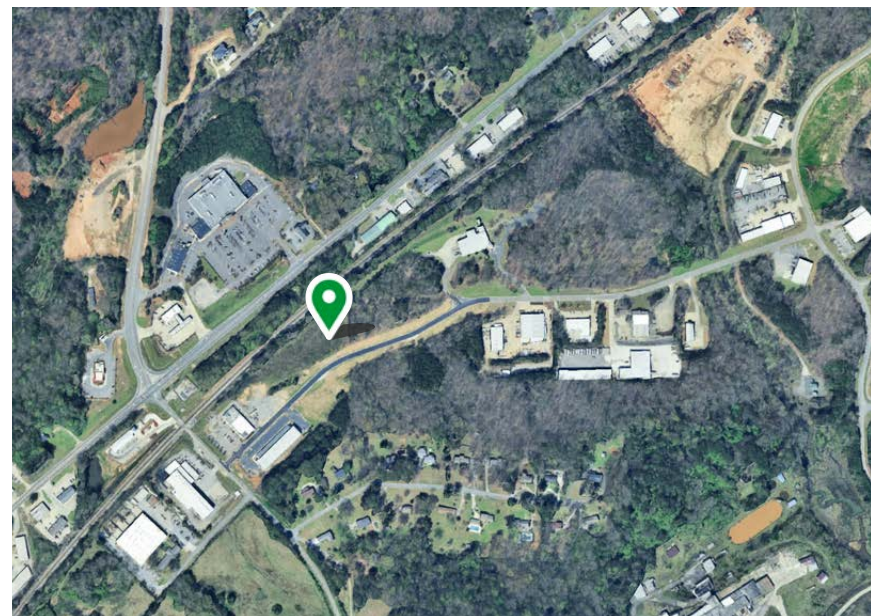




*Lot lines are approximate

CAMP COLEMAN COMMERCE LAND

7685 Commerce Ln, | Trussville, AL 35173



AVAILABILITY

Approx. 7.88 acres
(three separate parcels)

CONTACT

Alex Benson

Alex@TheRetailCompanies.com
205.296.9641

PROPERTY OVERVIEW

- Conveniently located minutes from I-59, just off Hwy 11 and Deerfoot Parkway at a main signalized intersection in Trussville.
- Located in one of the fastest-growing communities in the state.
- The state's largest elementary school is less than a mile away.
- Located on a newly constructed and improved road in Commerce Lane, giving multiple access points to the site from Hwy 11.
- Proposed new residential development with over 200 new rooftops, along with a new elementary school just across Camp Coleman Rd.
- Nearby national retailers include Publix, Jack's, Ellanios, Wingstop, Subway, Supercuts, Raindrop as well as a high-performing kids event center, Pump It Up and Arc Wings.

TRAFFIC COUNTS

HWY-11

18,376 VPD

SURROUNDING TENANTS



Camp Coleman Commerce Land

7685 Commerce Ln, | Trussville, AL 35173

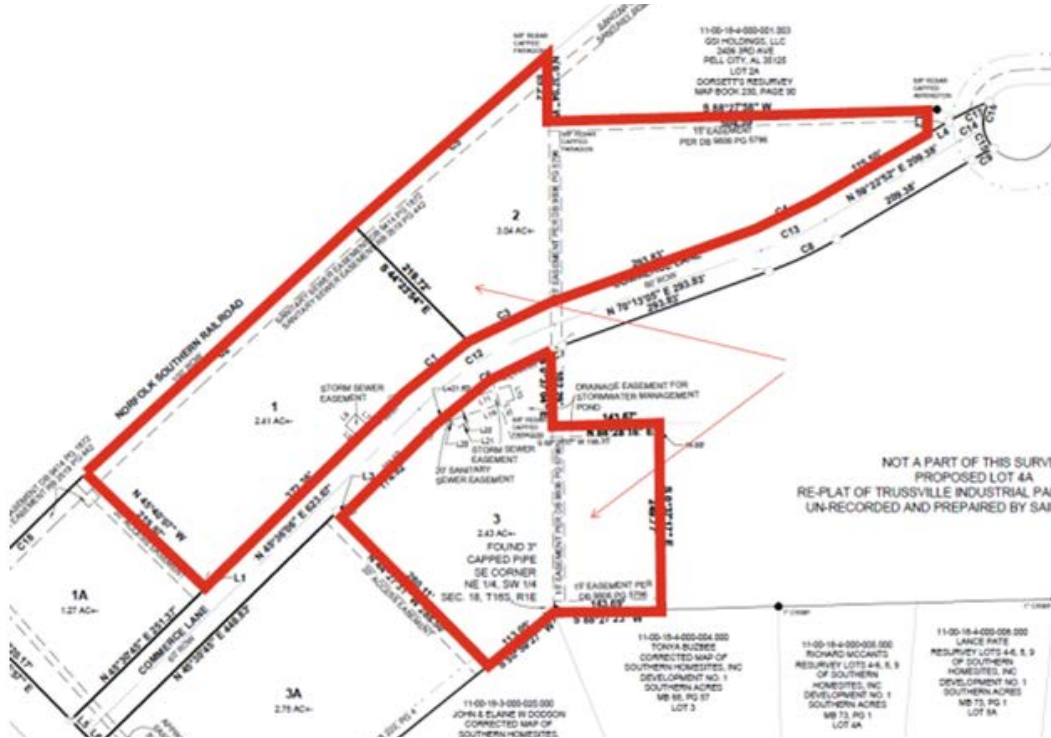
FOR SALE



Camp Coleman Commerce Land

7685 Commerce Ln, | Trussville, AL 35173

FOR SALE



Click For:
 **Trussville Zoning Map**

**Approx. 7.88 acres
(three separate parcels)**

**Parcel 1 is 2.41 acres and zoned C-2.
Parcel 2 is 3.04 acres and zoned I-1.
Parcel 3 is 2.43 acres and zoned C-4.**



Executive Summary

7685 Commerce Lane, Trussville, Alabama, 35173

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	989	17,041	52,872
2020 Male Population	48.1%	48.0%	47.6%
2020 Female Population	51.9%	52.0%	52.4%
2026 Population	918	17,672	53,829
2026 Male Population	48.8%	48.9%	48.5%
2026 Female Population	51.2%	51.1%	51.5%
2031 Population	910	17,773	53,788
2031 Male Population	48.6%	48.8%	48.3%
2031 Female Population	51.4%	51.2%	51.7%
2010-2020 Annual Rate	1.34%	2.32%	1.34%
2020-2026 Annual Rate	-1.18%	0.58%	0.29%
2026-2031 Annual Rate	-0.17%	0.11%	-0.02%

In the identified area, the current year population is **53,829**. In 2020, the Census count in the area was **52,872**. The rate of change since 2020 was **0.29%** annually. The five-year projection for the population in the area is **53,788** representing a change of **-0.02%** annually from 2026 to 2031. Currently, the population is **48.5%** male and **51.5%** female.

Median Age

2026 Median Age	42.7	40.8	39.9
-----------------	------	------	------

The median age in this area is **39.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	86.7%	82.1%	62.2%
2026 Black Alone	6.0%	10.2%	28.9%
2026 American Indian Alone	0.1%	0.2%	0.3%
2026 Asian Alone	1.4%	1.6%	1.6%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	1.0%	0.9%	1.9%
2026 Two or More Races	4.9%	5.0%	5.1%
2026 Hispanic Origin	2.3%	2.4%	3.9%
2026 Diversity Index	27.6	34.5	56.2

Persons of Hispanic origin represent **3.9%** of the population in the identified area compared to **19.9%** 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 **56.2** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

Executive Summary | 7685 Commerce Lane, Trussville, Alabama, 35173 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	208	161	107
2010 Total Households	328	4,993	17,339
2020 Total Households	372	6,081	19,422
2026 Total Households	355	6,312	19,765
2031 Total Households	354	6,372	19,844
2010-2020 Annual Rate	1.27%	1.99%	1.14%
2020-2026 Annual Rate	-0.75%	0.60%	0.28%
2026-2031 Annual Rate	-0.06%	0.19%	0.08%
2026 Average Household Size	2.59	2.79	2.71

The household count in this area has changed from **19,422** in 2020 to **19,765** in the current year, a change of **0.28%** annually. The five-year projection of households is **19,844**, a change of **0.08%** annually from the current year total. Average household size is currently **2.71**, compared to **2.71** in the year 2020. The number of families in the current year is **14,693** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	12.1%	16.1%	19.2%
-------------------------------------	-------	-------	-------

Median Household Income

2026 Median Household Income	\$180,615	\$138,441	\$97,895
2031 Median Household Income	\$208,171	\$164,489	\$114,409
2026-2031 Annual Rate	2.88%	3.51%	3.17%

Average Household Income

2026 Average Household Income	\$194,730	\$167,488	\$125,371
2031 Average Household Income	\$223,434	\$195,759	\$145,974
2026-2031 Annual Rate	2.79%	3.17%	3.09%

Per Capita Income

2026 Per Capita Income	\$74,183	\$59,748	\$46,485
2031 Per Capita Income	\$85,079	\$70,124	\$54,347
2026-2031 Annual Rate	2.78%	3.25%	3.17%

Income Equality

2026 Gini Index	34.5	38.7	41.5
-----------------	------	------	------

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri



The
Retail
Companies

Alex Benson

Alex@TheRetailCompanies.com

205.296.9641

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.