

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.

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AERIAL



TRAFFIC COUNTS

- HWY 11 (14,995VPD)

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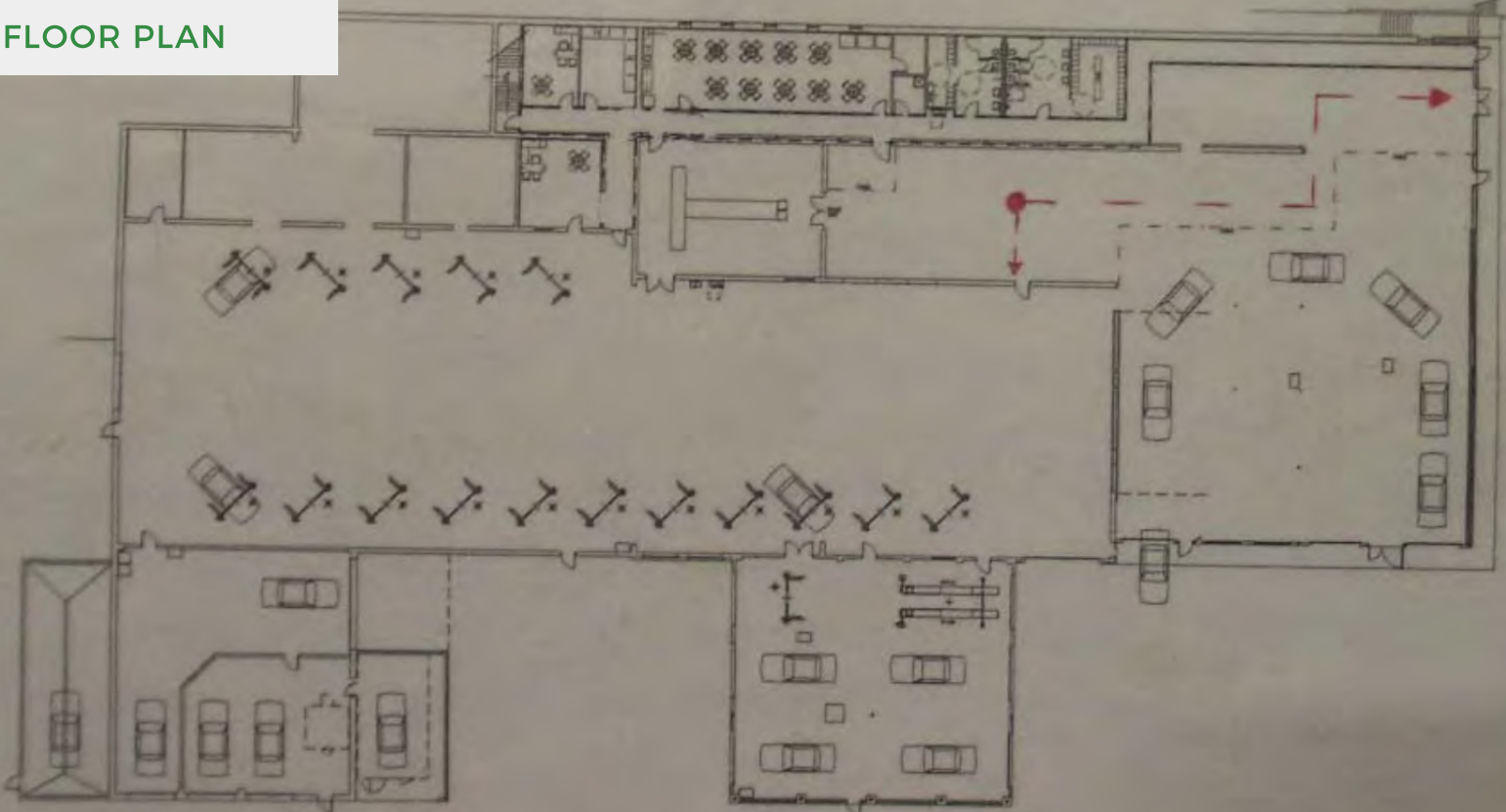
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The current owner spent just under \$2 million to completely renovate the subject into a DriveTime Automotive Service Center. **The renovation included a new roof system, new electrical, plumbing, interior framing, and office finishes.**

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, 1966	2013 / 2014	3,972	8.2%	
Service Area	1966, 1978, 1966	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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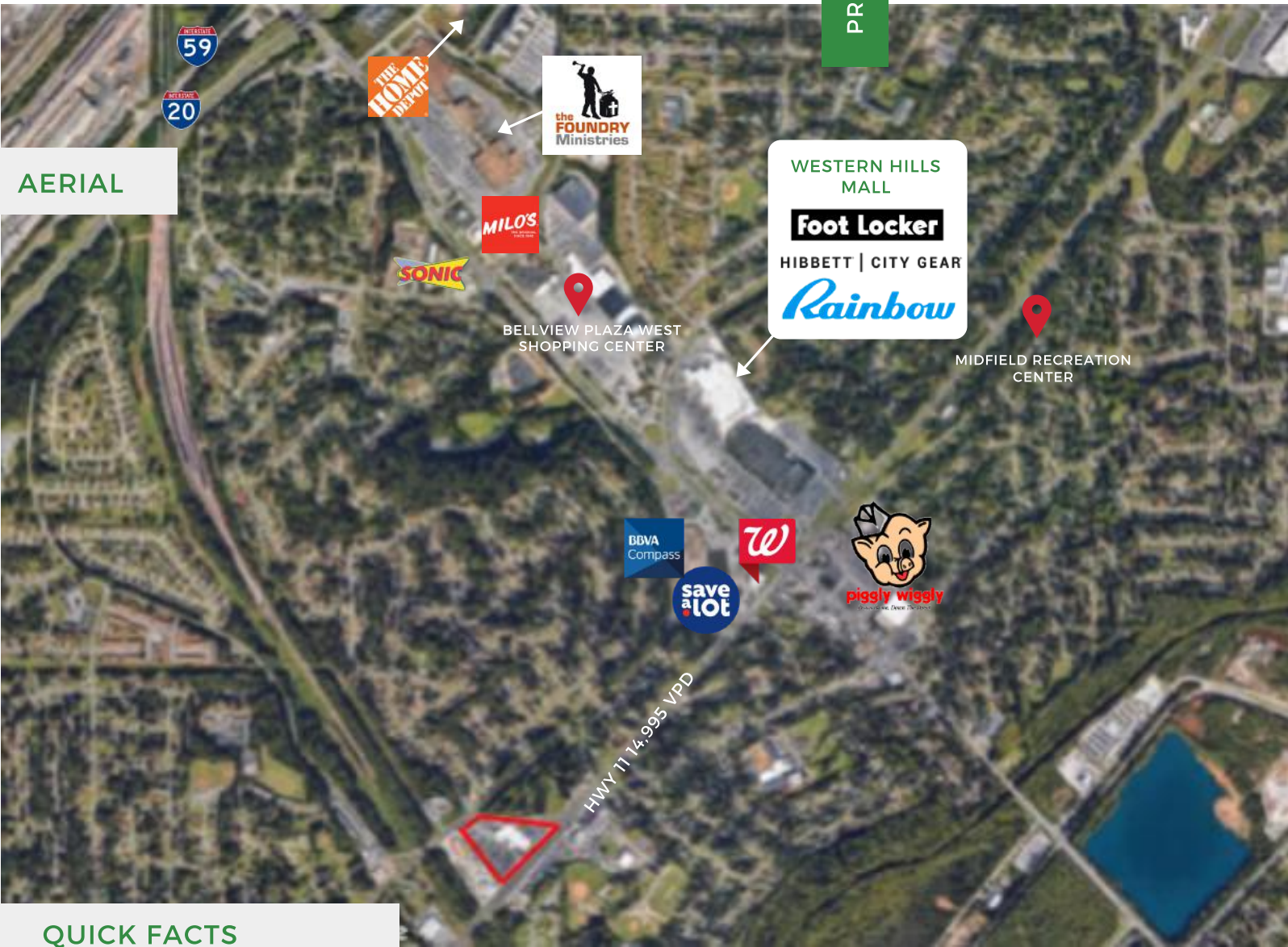
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AERIAL



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
Population			
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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Mortgage Income			
2019 Percent of Income for Mortgage	11.5%	12.5%	14.9%
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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

Housing

	3 miles	5 miles	7 miles
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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