

3.81 ACRES FOR SALE

LAND BEHIND WALMART FOR SALE

JAMES PAYTON BOULEVARD, SYLACAUGA, AL 35150

PROPERTY FOR SALE



205.823.3030
TheRetailCompanies.com

PROPERTY PHOTOS



Lot 6: \$355,000

Lot 7: \$308,000

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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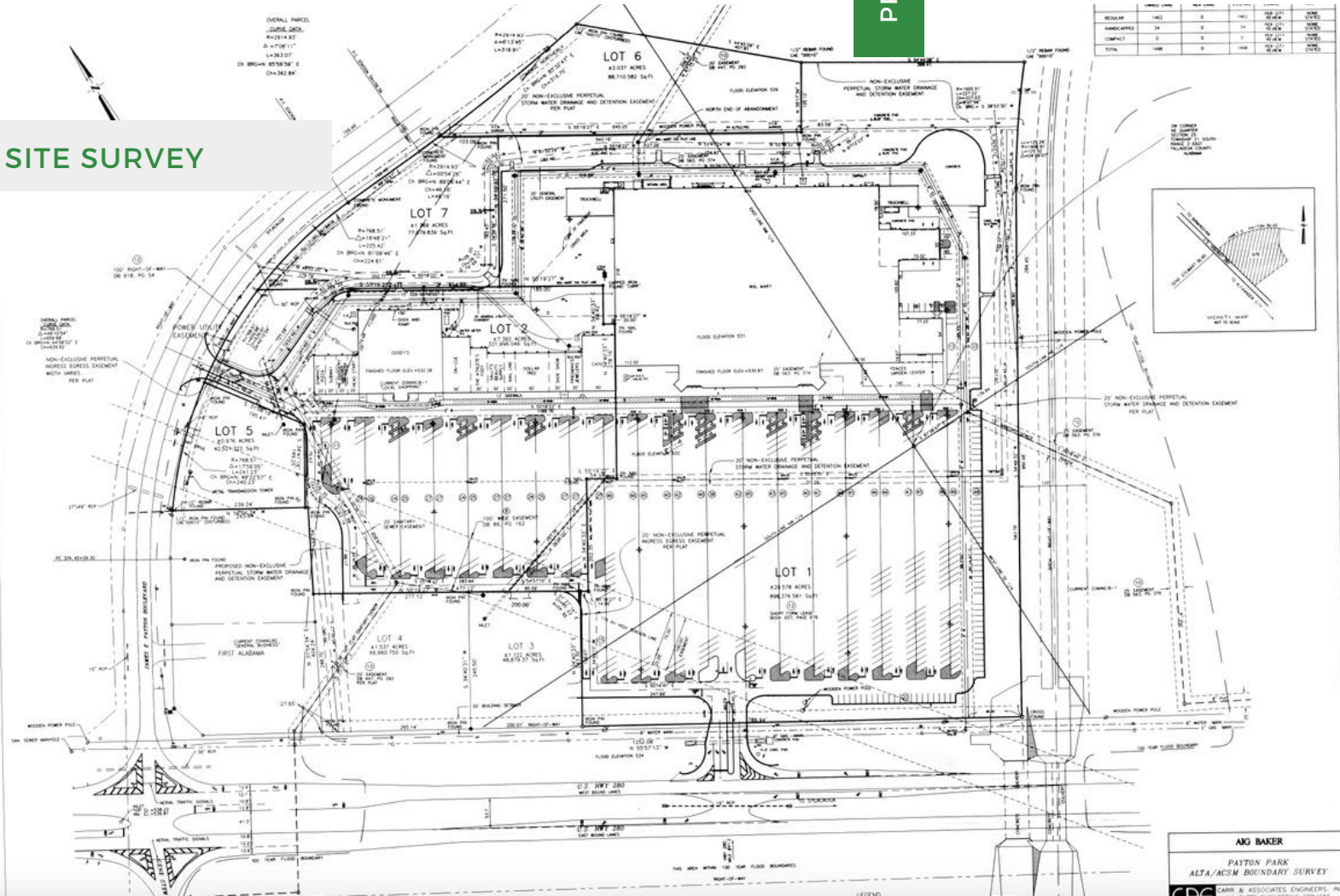


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SITE SURVEY



QUICK FACTS

- Land is located off of James Payton Boulevard
- Behind regional draw of Walmart and nearby Hobby Lobby & TJ Maxx
- Access to sewer
- All utilities are at or nearby site
- Not in Floodplain

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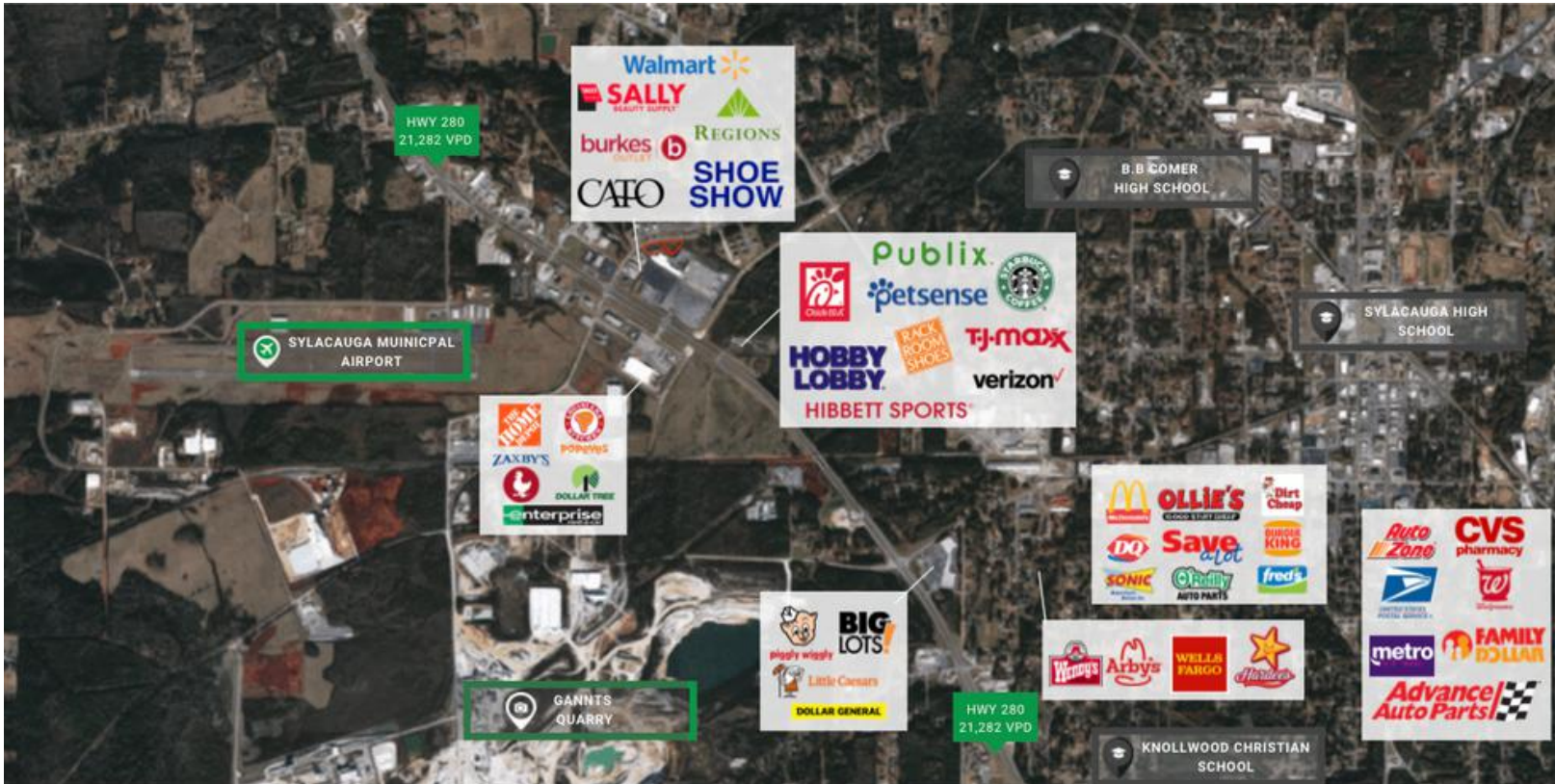
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MARKET AERIAL



TRAFFIC COUNTS & ZONING

- 19,272 (US 280) VPD
- Lot 6: 2.037 acres (Zoned B1) - \$355,000
- Lot 7: 1.769 acres (Zoned B2) - \$308,000

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DEMOGRAPHICS

| | 5 miles | 7 miles | 10 miles |
|------------------------|---------|---------|----------|
| Population | | | |
| 2000 Population | 20,836 | 25,915 | 35,483 |
| 2010 Population | 20,448 | 25,357 | 35,282 |
| 2020 Population | 19,730 | 24,509 | 34,438 |
| 2025 Population | 19,386 | 24,080 | 33,911 |
| 2000-2010 Annual Rate | -0.19% | -0.22% | -0.06% |
| 2010-2020 Annual Rate | -0.35% | -0.33% | -0.24% |
| 2020-2025 Annual Rate | -0.35% | -0.35% | -0.31% |
| 2020 Male Population | 47.0% | 47.3% | 47.4% |
| 2020 Female Population | 53.0% | 52.7% | 52.6% |
| 2020 Median Age | 42.2 | 42.4 | 42.0 |

In the identified area, the current year population is 34,438. In 2010, the Census count in the area was 35,282. The rate of change since 2010 was -0.24% annually. The five-year projection for the population in the area is 33,911 representing a change of -0.31% annually from 2020 to 2025. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 42.2, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 65.6% | 67.6% | 68.4% |
| 2020 Black Alone | 29.8% | 28.1% | 27.5% |
| 2020 American Indian/Alaska Native Alone | 0.4% | 0.4% | 0.4% |
| 2020 Asian Alone | 0.7% | 0.6% | 0.6% |
| 2020 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2020 Other Race | 1.7% | 1.5% | 1.2% |
| 2020 Two or More Races | 1.8% | 1.8% | 1.9% |
| 2020 Hispanic Origin (Any Race) | 2.9% | 2.6% | 2.2% |

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 18.8% 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 48.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2020 Wealth Index | 50 | 49 | 48 |
| 2000 Households | 8,408 | 10,397 | 14,229 |
| 2010 Households | 8,364 | 10,329 | 14,310 |
| 2020 Total Households | 8,176 | 10,107 | 14,113 |
| 2025 Total Households | 8,058 | 9,961 | 13,937 |
| 2000-2010 Annual Rate | -0.05% | -0.07% | 0.06% |
| 2010-2020 Annual Rate | -0.22% | -0.21% | -0.14% |
| 2020-2025 Annual Rate | -0.29% | -0.29% | -0.25% |
| 2020 Average Household Size | 2.39 | 2.40 | 2.42 |

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|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 12.5% | 11.8% | 11.4% |
| Median Household Income | | | |
| 2020 Median Household Income | \$36,586 | \$37,196 | \$37,594 |
| 2025 Median Household Income | \$38,859 | \$39,546 | \$39,979 |
| 2020-2025 Annual Rate | 1.21% | 1.23% | 1.24% |
| Average Household Income | | | |
| 2020 Average Household Income | \$54,286 | \$54,095 | \$53,353 |
| 2025 Average Household Income | \$59,109 | \$58,978 | \$58,256 |
| 2020-2025 Annual Rate | 1.72% | 1.74% | 1.77% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$22,521 | \$22,359 | \$21,894 |
| 2025 Per Capita Income | \$24,598 | \$24,451 | \$23,975 |
| 2020-2025 Annual Rate | 1.78% | 1.80% | 1.83% |

Households by Income

Current median household income is \$37,594 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$39,979 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$53,353 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,256 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,894 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,975 in five years, compared to \$37,691 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 203 | 215 | 223 |
| 2000 Total Housing Units | 9,286 | 11,453 | 15,643 |
| 2000 Owner Occupied Housing Units | 5,847 | 7,518 | 10,684 |
| 2000 Renter Occupied Housing Units | 2,561 | 2,879 | 3,545 |
| 2000 Vacant Housing Units | 878 | 1,056 | 1,414 |
| 2010 Total Housing Units | 9,396 | 11,591 | 16,167 |
| 2010 Owner Occupied Housing Units | 5,426 | 6,965 | 9,970 |
| 2010 Renter Occupied Housing Units | 2,938 | 3,364 | 4,340 |
| 2010 Vacant Housing Units | 1,032 | 1,262 | 1,857 |
| 2020 Total Housing Units | 9,528 | 11,741 | 16,411 |
| 2020 Owner Occupied Housing Units | 5,408 | 6,929 | 9,989 |
| 2020 Renter Occupied Housing Units | 2,767 | 3,177 | 4,124 |
| 2020 Vacant Housing Units | 1,352 | 1,634 | 2,298 |
| 2025 Total Housing Units | 9,663 | 11,903 | 16,635 |
| 2025 Owner Occupied Housing Units | 5,328 | 6,826 | 9,857 |
| 2025 Renter Occupied Housing Units | 2,730 | 3,135 | 4,081 |
| 2025 Vacant Housing Units | 1,605 | 1,942 | 2,698 |

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