

3.81 ACRES FOR SALE

# LAND BEHIND WALMART FOR SALE

JAMES PAYTON BOULEVARD, SYLACAUGA, AL 35150

PROPERTY FOR SALE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## PROPERTY PHOTOS



**Lot 6: \$235,000**

**Lot 7: \$205,000**

**Combined: \$385,000**

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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1841 Montclair Lane, Suite 102

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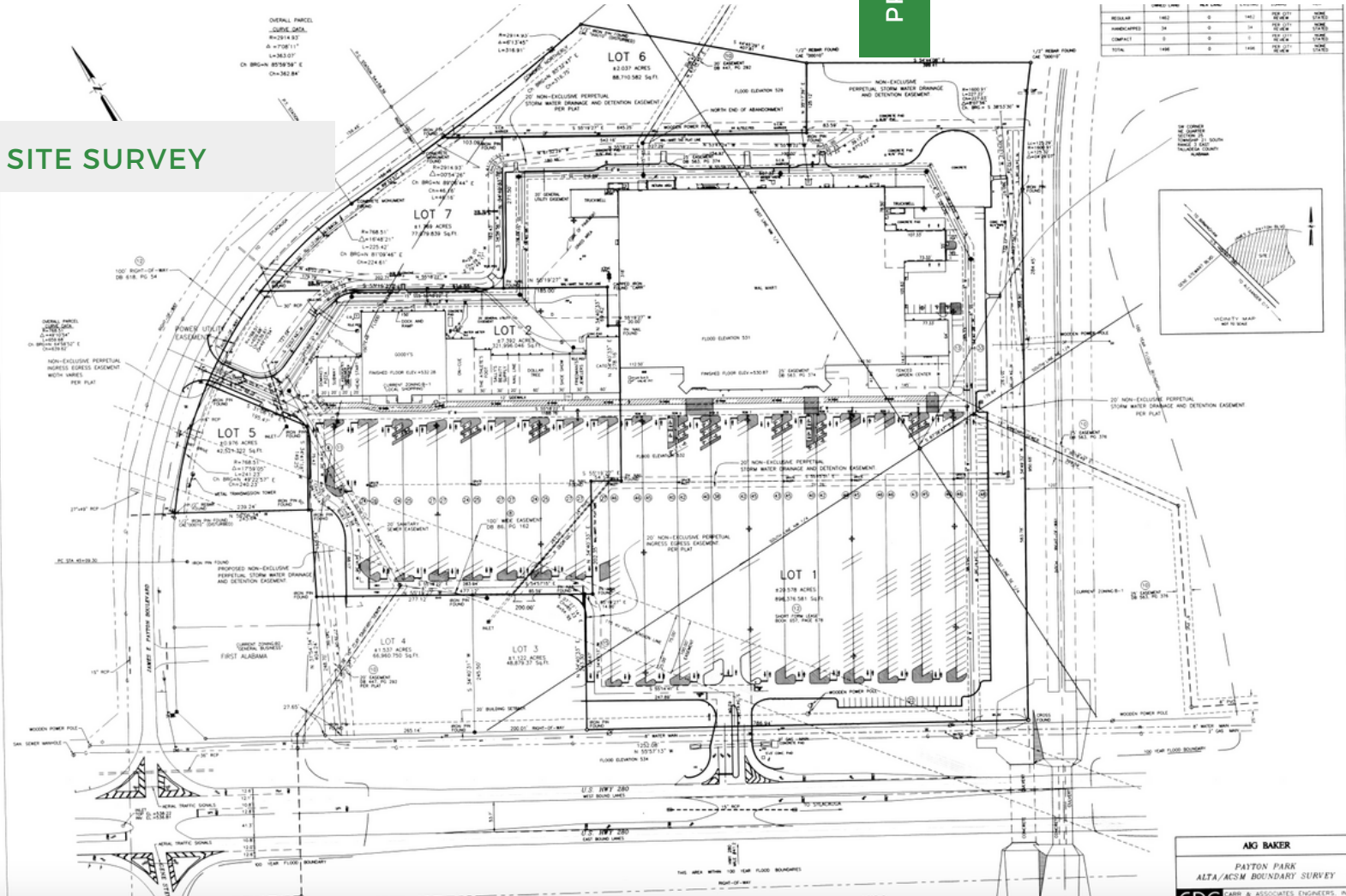


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## SITE SURVEY



## 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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## MARKET AERIAL



## TRAFFIC COUNTS & ZONING

- 19,272 (US 280) VPD
- Lot 6: 2.037 acres (Zoned B1) - \$265,000
- Lot 7: 1.769 acres (Zoned B2) - \$225,000

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## DEMOGRAPHICS

	5 miles	7 miles	10 miles
<b>Population</b>			
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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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.5%	11.8%	11.4%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

<b>Housing</b>			
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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