

+/- 1.05 ACRES FOR SALE

# WETUMPKA OUTPARCEL OPPORTUNITY

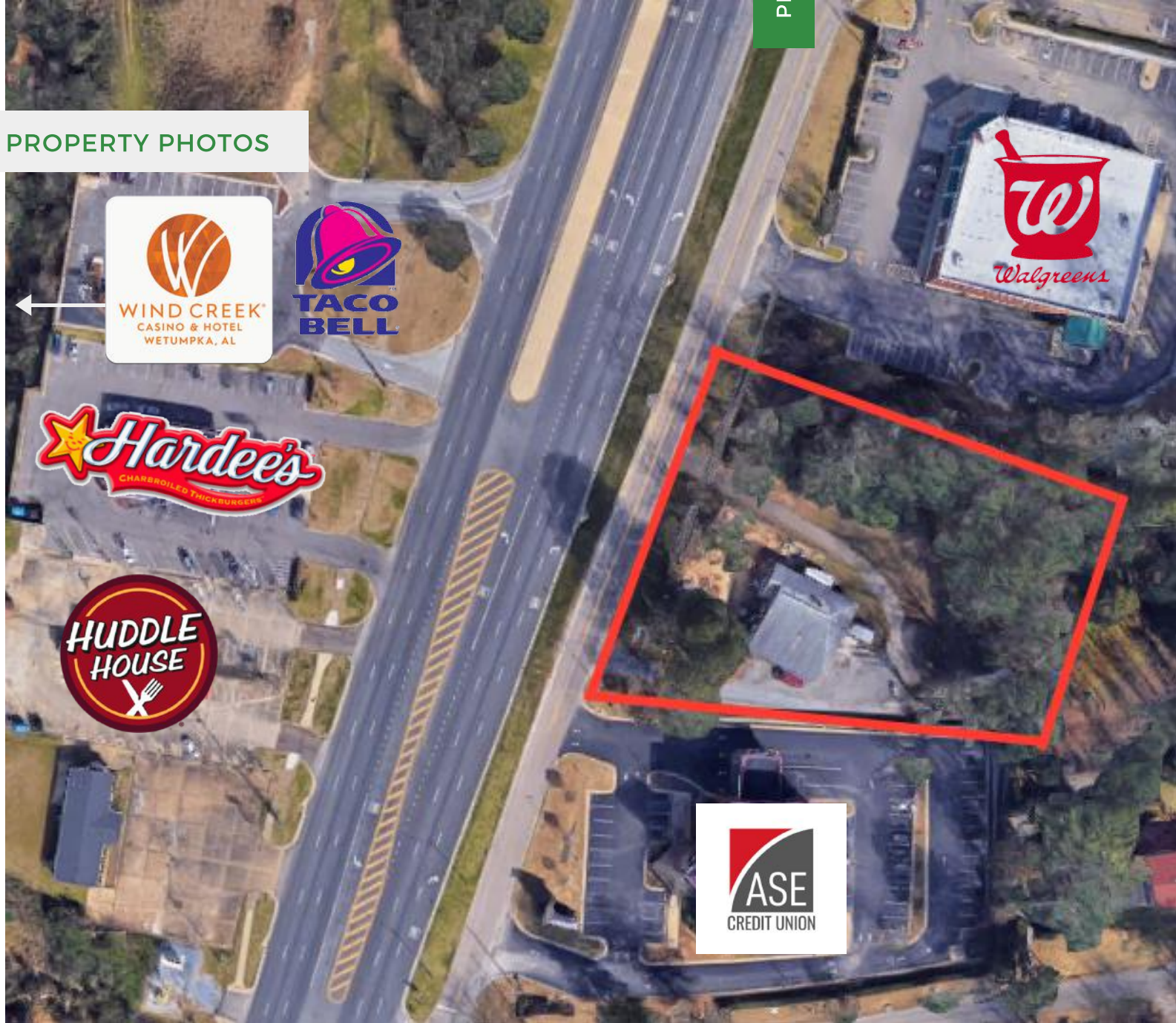
815 WILSON ST, WETUMPKA, AL 36092

PROPERTY FOR SALE



205.823.3030  
TheRetailCompanies.com

## PROPERTY PHOTOS



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**CALL FOR PRICING**

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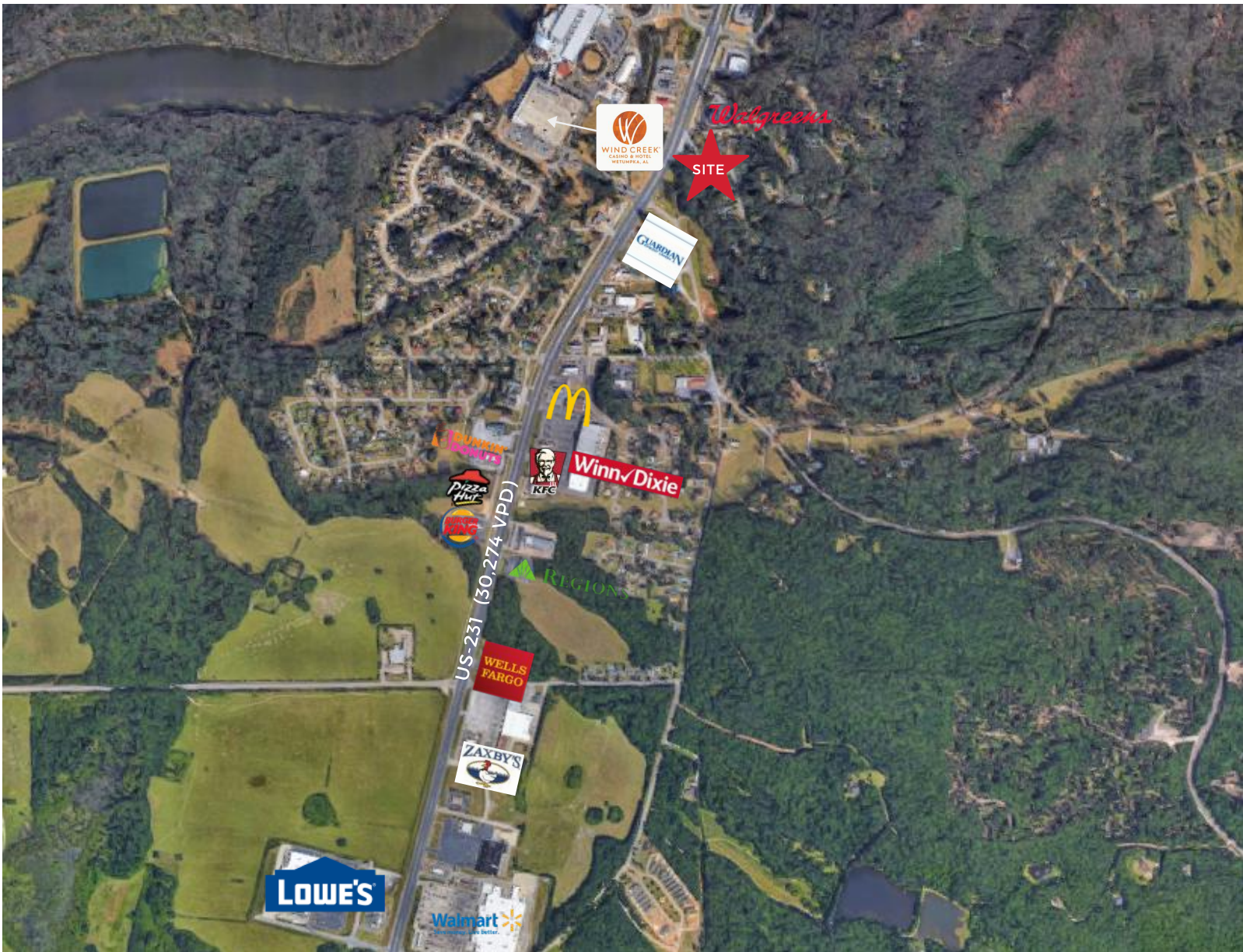
**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
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## TRAFFIC COUNTS

- US-231 (30,274 VPD)

## QUICK FACTS

- Directly across the street from the Wind Creek Casino
- The Casino employees up to 2,000 people, is a regional draw, and is open 24 hours a day seven days a week
- The site is positioned between ASE Credit Union and Walgreens

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## DEMOGRAPHICS

### Population

2000 Population	607	4,340	6,537
2010 Population	668	5,640	7,797
2019 Population	722	5,938	8,083
2024 Population	752	6,128	8,266
2000-2010 Annual Rate	0.96%	2.65%	1.78%
2010-2019 Annual Rate	0.84%	0.56%	0.39%
2019-2024 Annual Rate	0.82%	0.63%	0.45%
2019 Male Population	46.8%	50.6%	51.5%
2019 Female Population	53.2%	49.4%	48.5%
2019 Median Age	37.4	37.0	37.3

In the identified area, the current year population is 8,083. In 2010, the Census count in the area was 7,797. The rate of change since 2010 was 0.39% annually. The five-year projection for the population in the area is 8,266 representing a change of 0.45% annually from 2019 to 2024. Currently, the population is 51.5% male and 48.5% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	72.4%	71.9%	70.1%
2019 Black Alone	24.4%	25.3%	26.5%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Asian Alone	0.1%	0.2%	0.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.8%	0.6%	1.3%
2019 Two or More Races	1.8%	1.7%	1.4%
2019 Hispanic Origin (Any Race)	2.6%	2.9%	3.5%

Persons of Hispanic origin represent 3.5% 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 47.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	69	82	73
2000 Households	213	1,445	1,759
2010 Households	246	1,643	2,032
2019 Total Households	264	1,759	2,160
2024 Total Households	274	1,825	2,226
2000-2010 Annual Rate	1.45%	1.29%	1.45%
2010-2019 Annual Rate	0.77%	0.74%	0.66%
2019-2024 Annual Rate	0.75%	0.74%	0.60%
2019 Average Household Size	2.73	2.70	2.71

The household count in this area has changed from 2,032 in 2010 to 2,160 in the current year, a change of 0.66% annually. The five-year projection of households is 2,226, a change of 0.60% annually from the current year total. Average household size is currently 2.71, compared to 2.70 in the year 2010. The number of families in the current year is 1,550 in the specified area.

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## DEMOGRAPHICS

### Mortgage Income

2019 Percent of Income for Mortgage	15.2%	15.5%	13.4%
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### Median Household Income

2019 Median Household Income	\$53,674	\$59,855	\$57,582
2024 Median Household Income	\$61,527	\$69,395	\$64,115
2019-2024 Annual Rate	2.77%	3.00%	2.17%

### Average Household Income

2019 Average Household Income	\$70,103	\$76,074	\$70,818
2024 Average Household Income	\$81,615	\$87,785	\$80,337
2019-2024 Annual Rate	3.09%	2.91%	2.55%

### Per Capita Income

2019 Per Capita Income	\$26,475	\$23,555	\$20,069
2024 Per Capita Income	\$30,649	\$27,181	\$22,788
2019-2024 Annual Rate	2.97%	2.90%	2.57%

### Households by Income

Current median household income is \$57,582 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$64,115 in five years, compared to \$69,180 for all U.S. households.

Current average household income is \$70,818 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$80,337 in five years, compared to \$99,638 for all U.S. households.

Current per capita income is \$20,069 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$22,788 in five years, compared to \$36,530 for all U.S. households.

### Housing

2019 Housing Affordability Index	174	170	197
2000 Total Housing Units	279	1,654	2,040
2000 Owner Occupied Housing Units	180	1,227	1,441
2000 Renter Occupied Housing Units	33	218	318
2000 Vacant Housing Units	66	209	281
2010 Total Housing Units	325	1,894	2,350
2010 Owner Occupied Housing Units	180	1,268	1,580
2010 Renter Occupied Housing Units	66	375	452
2010 Vacant Housing Units	79	251	318
2019 Total Housing Units	351	2,036	2,518
2019 Owner Occupied Housing Units	175	1,247	1,550
2019 Renter Occupied Housing Units	89	512	610
2019 Vacant Housing Units	87	277	358
2024 Total Housing Units	368	2,132	2,624
2024 Owner Occupied Housing Units	187	1,318	1,605
2024 Renter Occupied Housing Units	87	506	621
2024 Vacant Housing Units	94	307	398

Currently, 61.6% of the 2,518 housing units in the area are owner occupied; 24.2% renter occupied; and 14.2% 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 2,350 housing units in the area - 67.2% owner occupied, 19.2% renter occupied, and 13.5% vacant. The annual rate of change in housing units since 2010 is 3.12%. Median home value in the area is \$157,883, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.00% annually to \$183,032.

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