

FOR SALE OR LEASE
Alabama Highway 168 Boaz, AL 35957

Vacant Land Adjacent to Walgreens



PARCEL ID: 2503061000008000
 SITE ACRES: 2.68 Acres
 DESCRIPTION: Commercial Parcel next to Walgreens
 ZONING: B-3 General Business District
 UTILITIES: Water and Sewer Available
 DAILY TRAFFIC: Hwy 168 - 10,000+ AADT
 US 1 - 27,140 AADT

Demographic Profile			
	3 Mile	5 Mile	7 Mile
Population	13,069	25,180	45,412
Households	4,907	9,167	16,208
Avg. HH Income	\$45,437	\$46,091	\$45,37
Median Age	36.7	34.9	34.5

PRICE: \$275,000

R.K.M. Development Corp.

147 2nd Avenue South. Suite 400, St. Petersburg, FL 33701

Phone: 727-895-2150 Fax: 727-821-5461 Email: BB@rkmdev.com

www.rkmdev.com

SEC US 1 & Highway 168 – Executive Summary

Property Description:

The proposed site is located at the Southeast corner of the signalized intersection of US 1 and Highway 168. Visibility from Highway 168 is good and access includes cross access through Walgreens to US 1 and a Full movement access point on Highway 168/Kilpatrick.

Trade Area:

A trade area demographic report was performed on a 3,5 and 7-mile radius from the proposed location. Based on this trade area, current population counts are 13,069 (3-mile), 25,180 (5-mile), 45,412 (7-mile), with an average household income of \$46,091 and median age of 34.9 in the 5-mile trade area.

Site Traffic Counts:

US 1 has a traffic count between 19,770 ADT

Highway 168 has a traffic count between 6,930 ADT

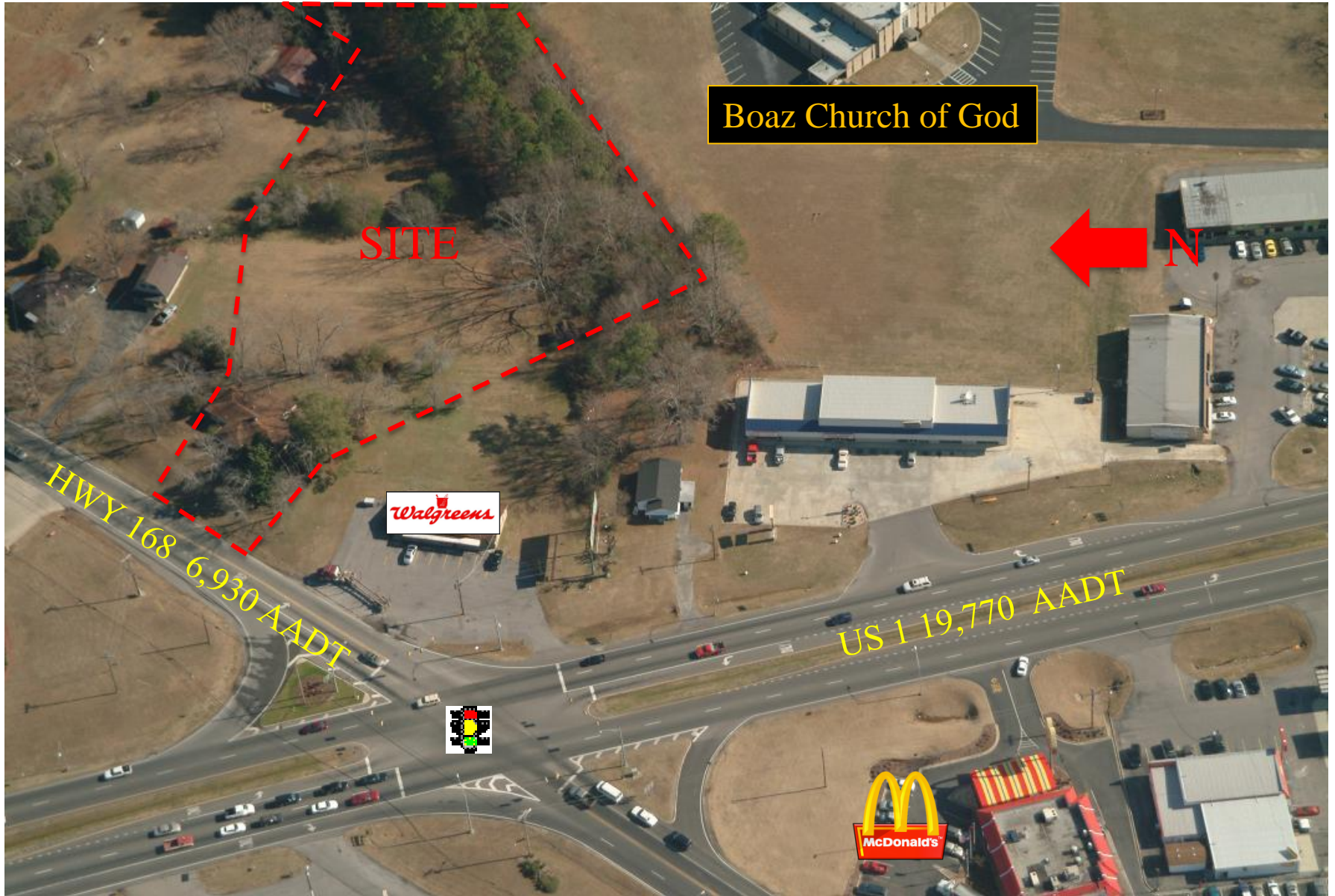
Area Retailers:

Walgreens – Adjacent to site

McDonalds – Across from site on US 1

Wal-Mart Supercenter – 1 mile North on US 1

SEC US 1 & Highway 168, Boaz, AL – Overhead

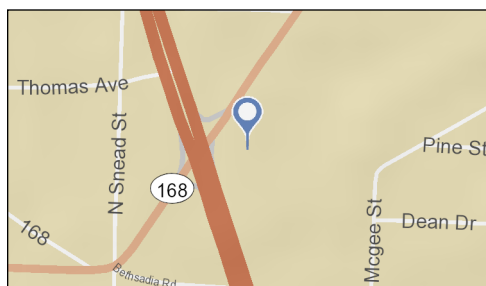
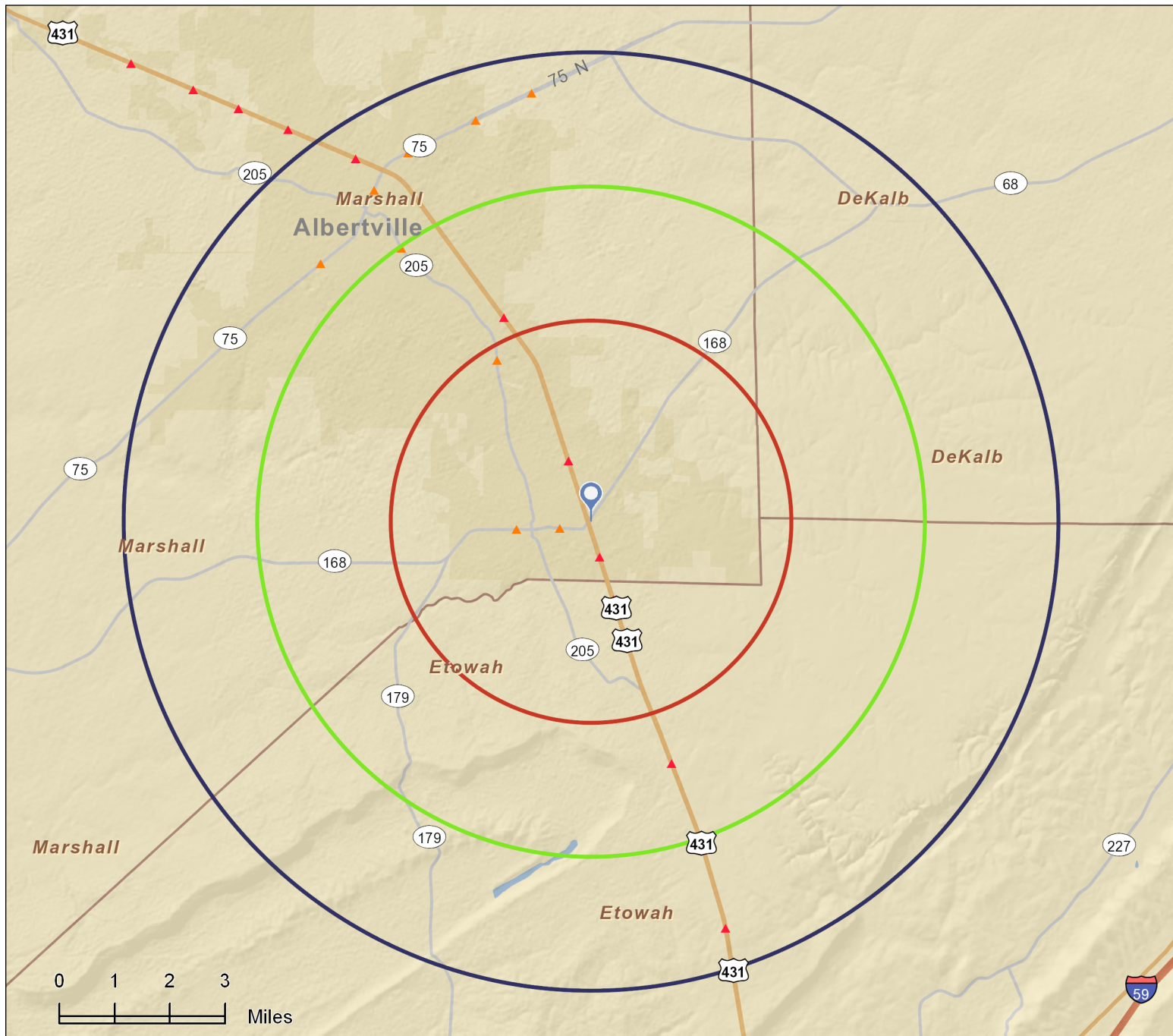


SEC US 1 & Highway 168, Boaz, AL – Looking West

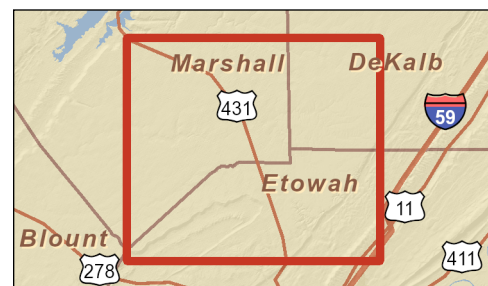


SEC US 1 & Highway 168, Boaz, AL – Looking West





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Summary	Census 2010	2013	2018
Population	12,712	13,069	13,645
Households	4,803	4,907	5,095
Families	3,327	3,379	3,478
Average Household Size	2.60	2.62	2.64
Owner Occupied Housing Units	3,109	3,151	3,289
Renter Occupied Housing Units	1,694	1,755	1,807
Median Age	36.1	36.7	37.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.87%	0.57%	0.71%
Households	0.75%	0.61%	0.74%
Families	0.58%	0.43%	0.63%
Owner HHs	0.86%	0.70%	0.94%
Median Household Income	2.52%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,266	25.8%	1,244	24.4%
\$15,000 - \$24,999	710	14.5%	622	12.2%
\$25,000 - \$34,999	609	12.4%	576	11.3%
\$35,000 - \$49,999	732	14.9%	735	14.4%
\$50,000 - \$74,999	774	15.8%	916	18.0%
\$75,000 - \$99,999	331	6.7%	427	8.4%
\$100,000 - \$149,999	339	6.9%	386	7.6%
\$150,000 - \$199,999	101	2.1%	134	2.6%
\$200,000+	44	0.9%	54	1.1%
Median Household Income	\$32,313		\$36,589	
Average Household Income	\$45,437		\$50,164	
Per Capita Income	\$17,278		\$18,952	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	958	7.5%	969	7.4%	1,009	7.4%
5 - 9	913	7.2%	936	7.2%	959	7.0%
10 - 14	907	7.1%	904	6.9%	942	6.9%
15 - 19	960	7.6%	902	6.9%	902	6.6%
20 - 24	756	5.9%	845	6.5%	810	5.9%
25 - 34	1,670	13.1%	1,686	12.9%	1,686	12.4%
35 - 44	1,648	13.0%	1,710	13.1%	1,752	12.8%
45 - 54	1,557	12.3%	1,591	12.2%	1,689	12.4%
55 - 64	1,377	10.8%	1,459	11.2%	1,554	11.4%
65 - 74	1,055	8.3%	1,133	8.7%	1,300	9.5%
75 - 84	684	5.4%	681	5.2%	750	5.5%
85+	224	1.8%	252	1.9%	293	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,071	87.1%	10,998	84.2%	10,619	77.8%
Black Alone	181	1.4%	336	2.6%	737	5.4%
American Indian Alone	57	0.4%	60	0.5%	70	0.5%
Asian Alone	77	0.6%	93	0.7%	122	0.9%
Pacific Islander Alone	34	0.3%	36	0.3%	41	0.3%
Some Other Race Alone	1,094	8.6%	1,326	10.1%	1,807	13.2%
Two or More Races	197	1.5%	219	1.7%	250	1.8%
Hispanic Origin (Any Race)	1,887	14.8%	2,292	17.5%	3,088	22.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

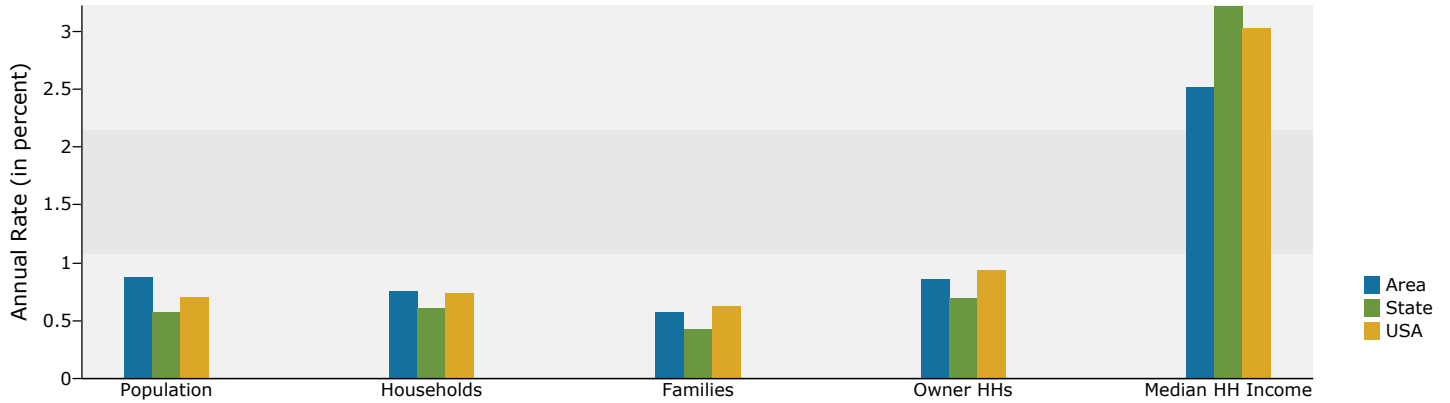


Demographic and Income Profile

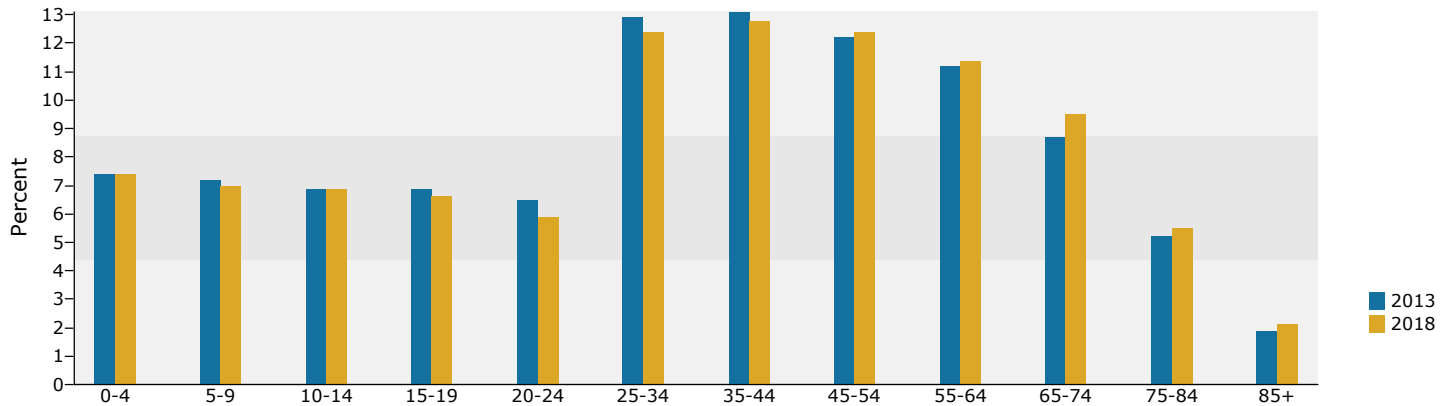
Boaz 3-5-7
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 34.19994
Longitude: -86.15012

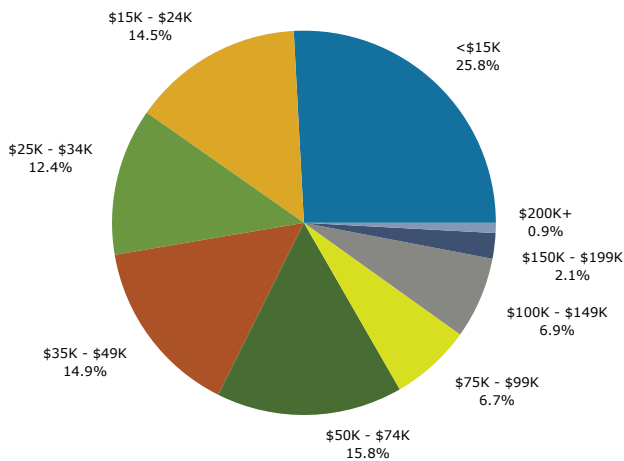
Trends 2013-2018



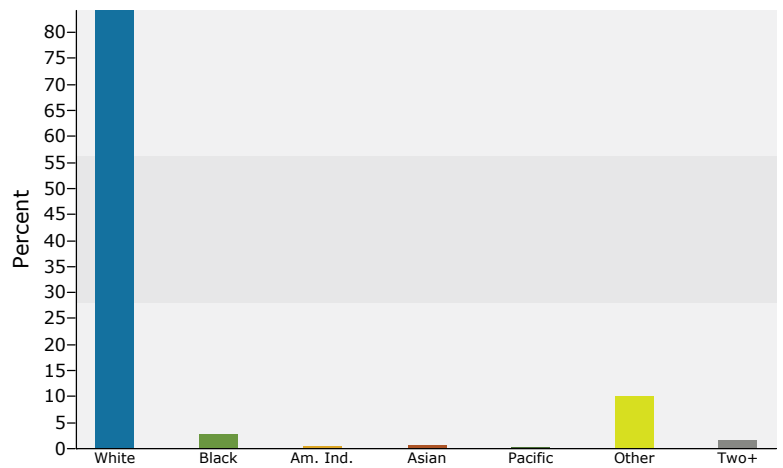
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 17.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 28, 2014

Summary	Census 2010	2013	2018
Population	24,688	25,180	26,059
Households	9,033	9,167	9,443
Families	6,450	6,504	6,645
Average Household Size	2.71	2.72	2.74
Owner Occupied Housing Units	6,032	6,080	6,291
Renter Occupied Housing Units	3,001	3,087	3,152
Median Age	34.4	34.9	36.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.69%	0.57%	0.71%
Households	0.60%	0.61%	0.74%
Families	0.43%	0.43%	0.63%
Owner HHs	0.68%	0.70%	0.94%
Median Household Income	2.55%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,058	22.5%	2,006	21.2%
\$15,000 - \$24,999	1,405	15.3%	1,216	12.9%
\$25,000 - \$34,999	1,393	15.2%	1,288	13.6%
\$35,000 - \$49,999	1,275	13.9%	1,275	13.5%
\$50,000 - \$74,999	1,479	16.1%	1,749	18.5%
\$75,000 - \$99,999	720	7.9%	923	9.8%
\$100,000 - \$149,999	592	6.5%	685	7.3%
\$150,000 - \$199,999	140	1.5%	184	1.9%
\$200,000+	105	1.1%	117	1.2%
Median Household Income	\$32,515		\$36,878	
Average Household Income	\$46,091		\$50,880	
Per Capita Income	\$16,833		\$18,481	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,087	8.5%	2,068	8.2%	2,095	8.0%
5 - 9	1,870	7.6%	1,968	7.8%	2,023	7.8%
10 - 14	1,732	7.0%	1,782	7.1%	1,952	7.5%
15 - 19	1,836	7.4%	1,661	6.6%	1,686	6.5%
20 - 24	1,623	6.6%	1,649	6.5%	1,459	5.6%
25 - 34	3,410	13.8%	3,481	13.8%	3,393	13.0%
35 - 44	3,266	13.2%	3,323	13.2%	3,431	13.2%
45 - 54	2,990	12.1%	3,068	12.2%	3,203	12.3%
55 - 64	2,571	10.4%	2,704	10.7%	2,848	10.9%
65 - 74	1,871	7.6%	2,000	7.9%	2,314	8.9%
75 - 84	1,094	4.4%	1,109	4.4%	1,228	4.7%
85+	337	1.4%	369	1.5%	426	1.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,331	82.4%	19,997	79.4%	19,159	73.5%
Black Alone	320	1.3%	587	2.3%	1,244	4.8%
American Indian Alone	155	0.6%	158	0.6%	173	0.7%
Asian Alone	102	0.4%	123	0.5%	159	0.6%
Pacific Islander Alone	51	0.2%	53	0.2%	60	0.2%
Some Other Race Alone	3,307	13.4%	3,803	15.1%	4,756	18.3%
Two or More Races	421	1.7%	459	1.8%	508	1.9%
Hispanic Origin (Any Race)	5,194	21.0%	5,987	23.8%	7,454	28.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

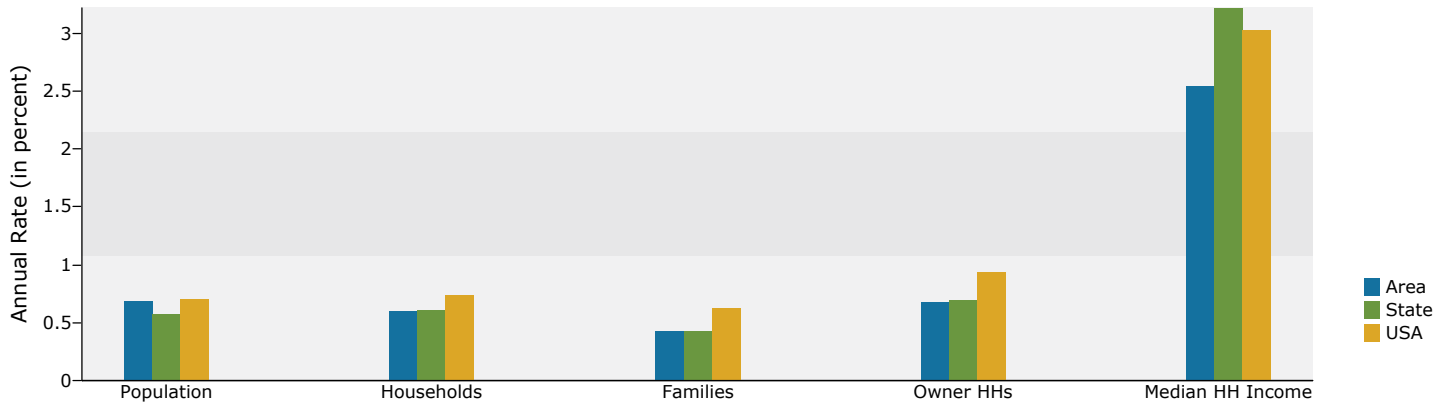


Demographic and Income Profile

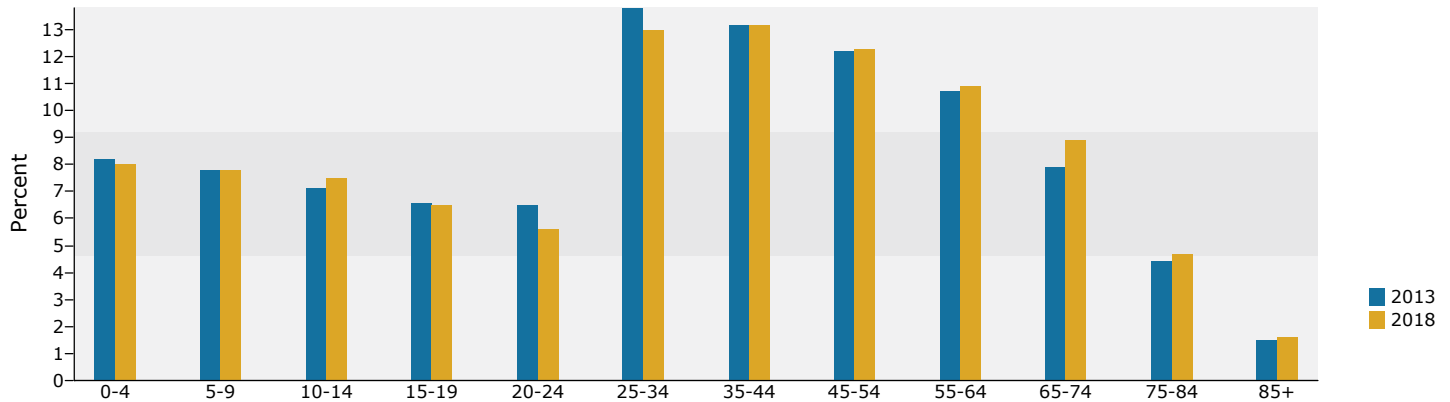
Boaz 3-5-7
Ring: 5 mile radius

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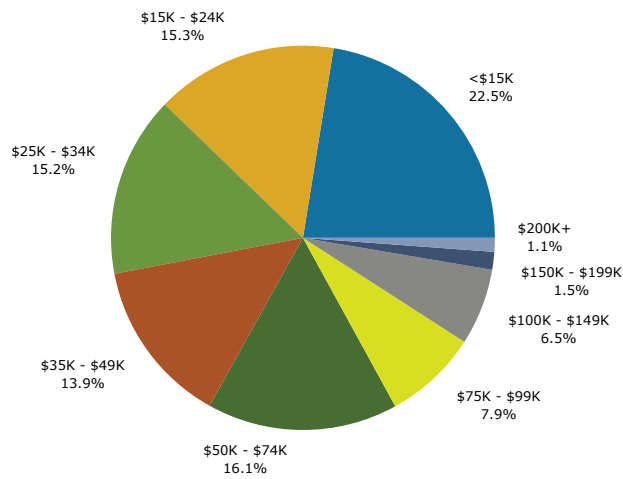
Trends 2013-2018



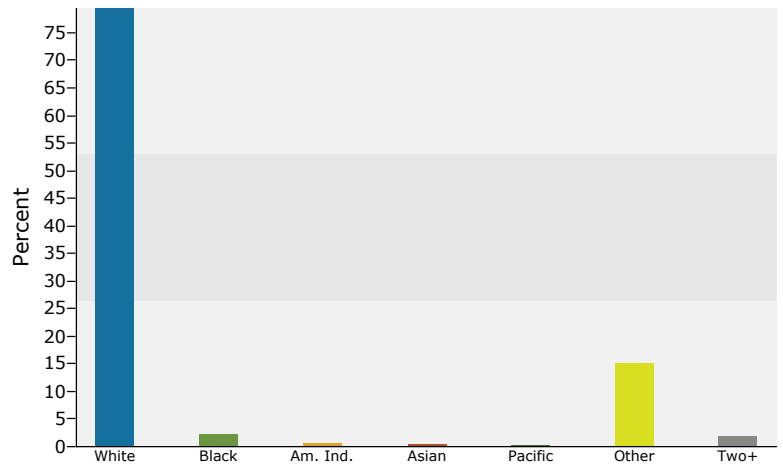
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Summary	Census 2010	2013	2018
Population	44,225	45,412	47,279
Households	15,873	16,208	16,802
Families	11,408	11,574	11,897
Average Household Size	2.76	2.77	2.79
Owner Occupied Housing Units	10,576	10,684	11,045
Renter Occupied Housing Units	5,297	5,524	5,757
Median Age	34.0	34.5	35.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.81%	0.57%	0.71%
Households	0.72%	0.61%	0.74%
Families	0.55%	0.43%	0.63%
Owner HHs	0.67%	0.70%	0.94%
Median Household Income	2.58%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,594	22.2%	3,516	20.9%
\$15,000 - \$24,999	2,390	14.7%	2,062	12.3%
\$25,000 - \$34,999	2,296	14.2%	2,100	12.5%
\$35,000 - \$49,999	2,354	14.5%	2,359	14.0%
\$50,000 - \$74,999	2,897	17.9%	3,464	20.6%
\$75,000 - \$99,999	1,325	8.2%	1,703	10.1%
\$100,000 - \$149,999	985	6.1%	1,128	6.7%
\$150,000 - \$199,999	201	1.2%	262	1.6%
\$200,000+	166	1.0%	208	1.2%
Median Household Income	\$33,998		\$38,620	
Average Household Income	\$45,937		\$50,772	
Per Capita Income	\$16,545		\$18,201	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,814	8.6%	3,822	8.4%	3,937	8.3%
5 - 9	3,413	7.7%	3,606	7.9%	3,733	7.9%
10 - 14	3,118	7.1%	3,243	7.1%	3,567	7.5%
15 - 19	3,245	7.3%	2,973	6.5%	3,053	6.5%
20 - 24	2,934	6.6%	3,019	6.6%	2,690	5.7%
25 - 34	6,172	14.0%	6,351	14.0%	6,297	13.3%
35 - 44	5,864	13.3%	6,010	13.2%	6,254	13.2%
45 - 54	5,349	12.1%	5,490	12.1%	5,721	12.1%
55 - 64	4,588	10.4%	4,835	10.6%	5,109	10.8%
65 - 74	3,254	7.4%	3,501	7.7%	4,058	8.6%
75 - 84	1,860	4.2%	1,906	4.2%	2,123	4.5%
85+	613	1.4%	656	1.4%	736	1.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,440	80.1%	34,791	76.6%	33,084	70.0%
Black Alone	629	1.4%	1,183	2.6%	2,485	5.3%
American Indian Alone	314	0.7%	320	0.7%	343	0.7%
Asian Alone	189	0.4%	228	0.5%	294	0.6%
Pacific Islander Alone	95	0.2%	98	0.2%	110	0.2%
Some Other Race Alone	6,795	15.4%	7,951	17.5%	10,034	21.2%
Two or More Races	763	1.7%	841	1.9%	930	2.0%
Hispanic Origin (Any Race)	9,989	22.6%	11,708	25.8%	14,695	31.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

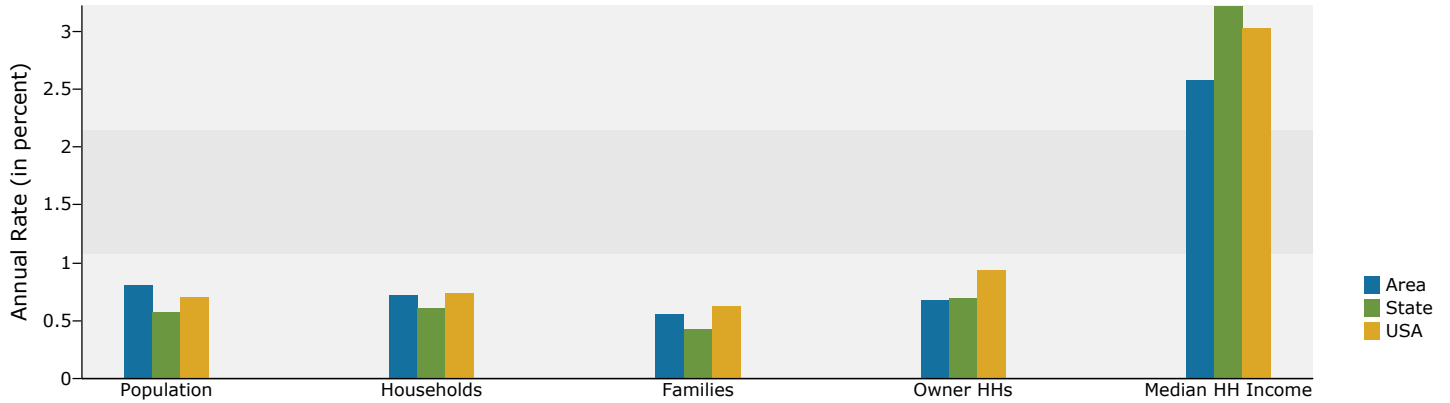


Demographic and Income Profile

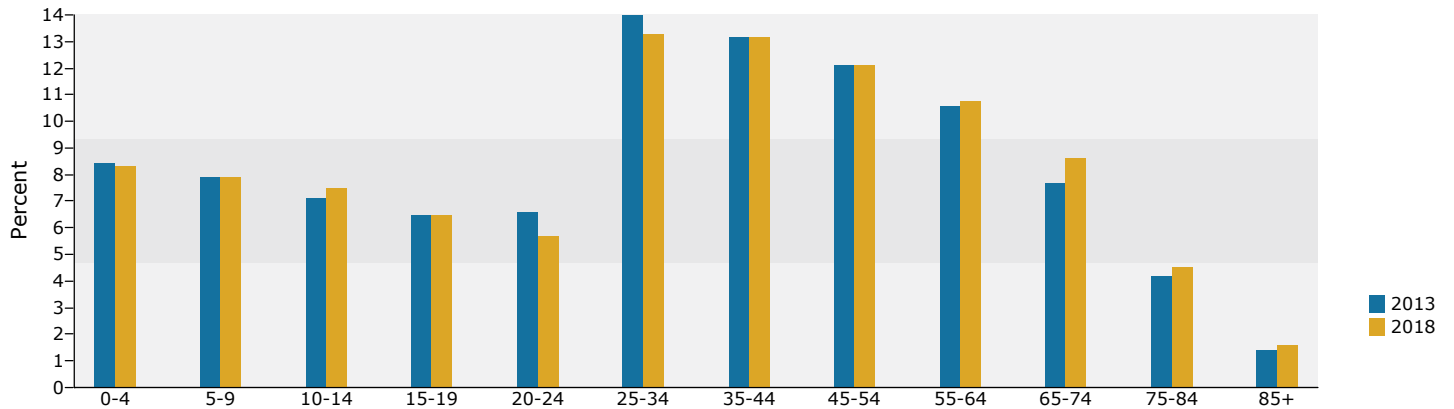
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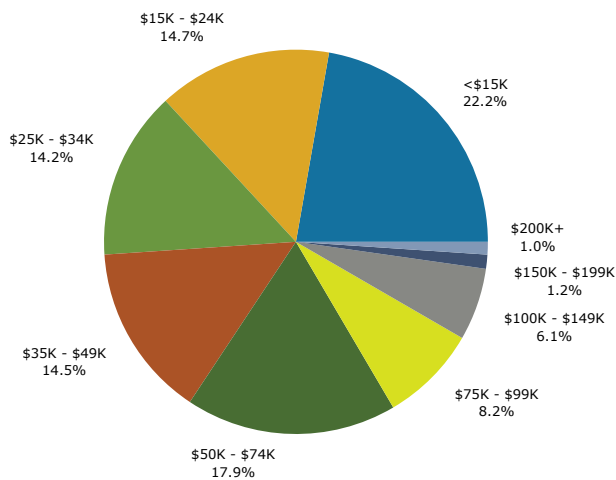
Trends 2013-2018



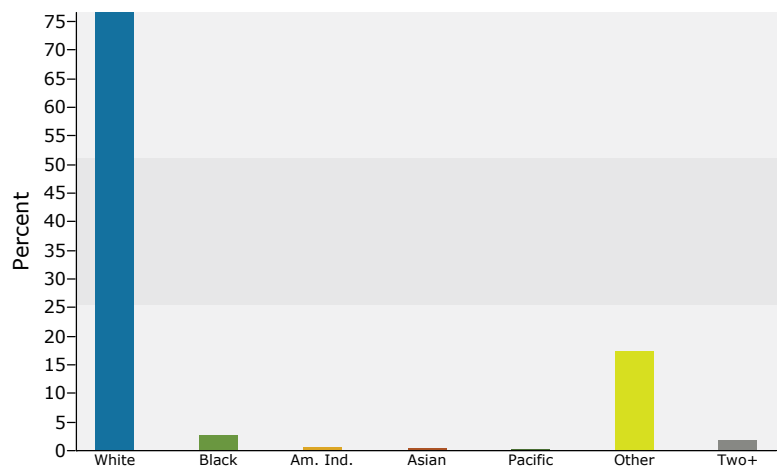
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 25.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 28, 2014