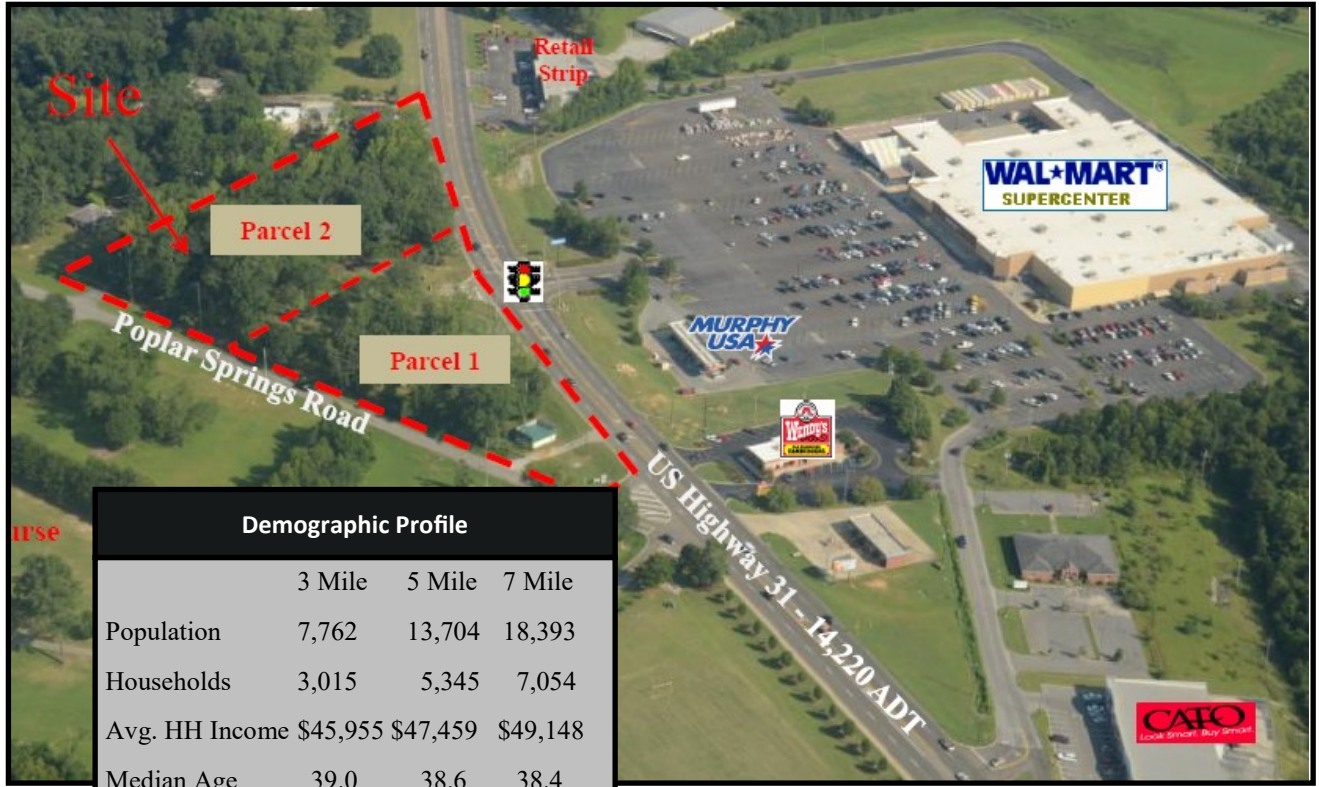


FOR SALE or LEASE

US Highway 31 Across From Walmart



Demographic Profile			
	3 Mile	5 Mile	7 Mile
Population	7,762	13,704	18,393
Households	3,015	5,345	7,054
Avg. HH Income	\$45,955	\$47,459	\$49,148
Median Age	39.0	38.6	38.4

PARCEL ID: 183070000025000 and 183070000024000
SITE ACRES: 3.10 acres - Parcel A - 1.7 acres, Parcel B - 1.4 acres
DESCRIPTION: Zoned Land for Retail Parcels
ZONING: Retail, Commercial
FRONTAGE: 700 +/- ft. of US Highway 31 Frontage
UTILITIES: Water, Sewer and Gas, City of Clanton
DAILY TRAFFIC: Hwy 31 14,220 ADT

PRICE: Call for Pricing

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 Highway 31 & Poplar Springs Rd. – Executive Summary

Property Description:

The proposed site is located at the Southeast corner of the intersection of Highway 31 and Poplar Springs Road. Visibility from 2 public roadways is excellent and access includes a Full Movement access point with Signal on US Highway 31 and two(2) Full Movement access points on Poplar Springs Road. Monument signage on both roads is allowed for the parcels.

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 7,762 (3-mile), 13,704 (5-mile), 18,393 (7-mile), with a average household income of \$47,459 and median age of 38.6 in the 5-mile trade area. Walmart Supercenter is directly across the street with high school, middle school, and elementary school directly behind the site

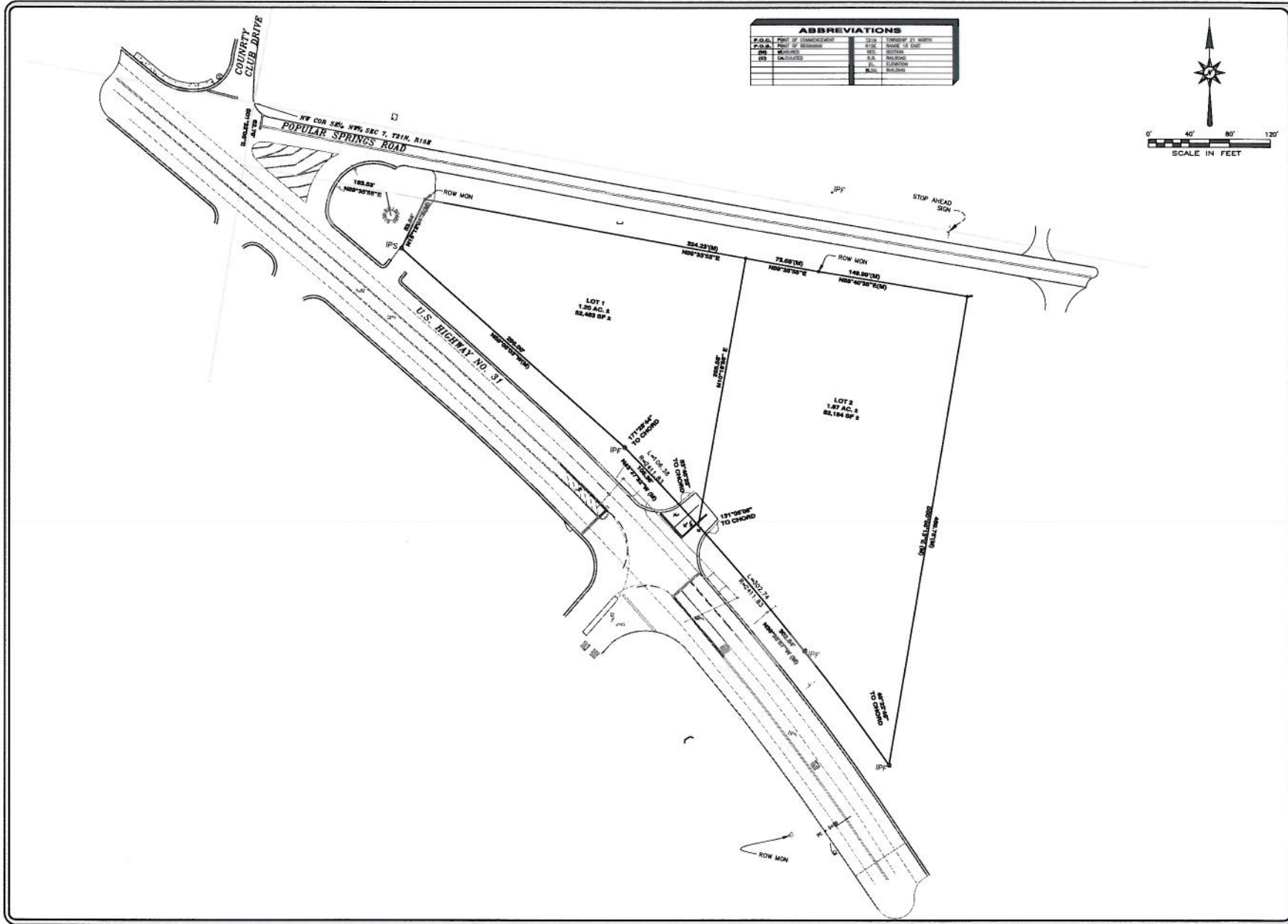
Site Traffic Counts:

Highway 31 has a traffic count of 14,220 ADT.

Area Retailers:

Walmart Supercenter – directly across Highway 31

Wendy's, Cato, Hibbitt Sports, Pizza Hut, and Dollar Stores in immediate vicinity on Highway 31



ABBREVIATIONS			
P.O.B.	POINT OF BEGINNING	2025	17' STRIP TO CHORD
P.O.B.	POINT OF BEGINNING	8108	ROAD 18 EAST
IPF	IRON PIPE FLAG	805	SECTION
CH	CHORD	8.8	RAILROAD
		8.1	LANDMARK
		8.101	BOUNDARY

DATE	REVISIONS

PROPERTY EXHIBIT
 U.S. HIGHWAY 31
 CLAYTON APT
 POPULAR SPRINGS
 RKM DEVELOPMENT

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 10000 HOOPER AVENUE, SUITE 200
 HOOPER, ALABAMA 36048
 PHONE: (205) 243-2000
 FAX: (205) 243-2008
 www.gonzalez-strength.com

DATE: 11/11/2025
 TIME: 10:45 AM
 PROJECT: 250810178
 SHEET: 08PKM78

SEC US Highway 31 & Poplar Springs Road, Clanton, AL– Overhead



SEC US Highway 31 & Poplar Springs Road, Clanton, AL– Looking Southwest



SEC US Highway 31 & Poplar Springs Road, Clanton, AL– Looking South

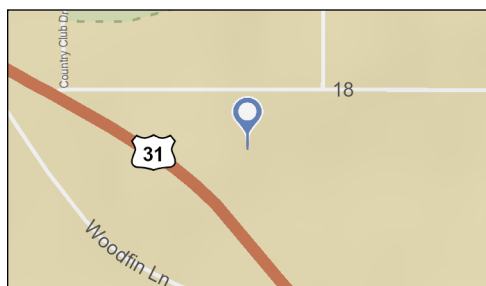
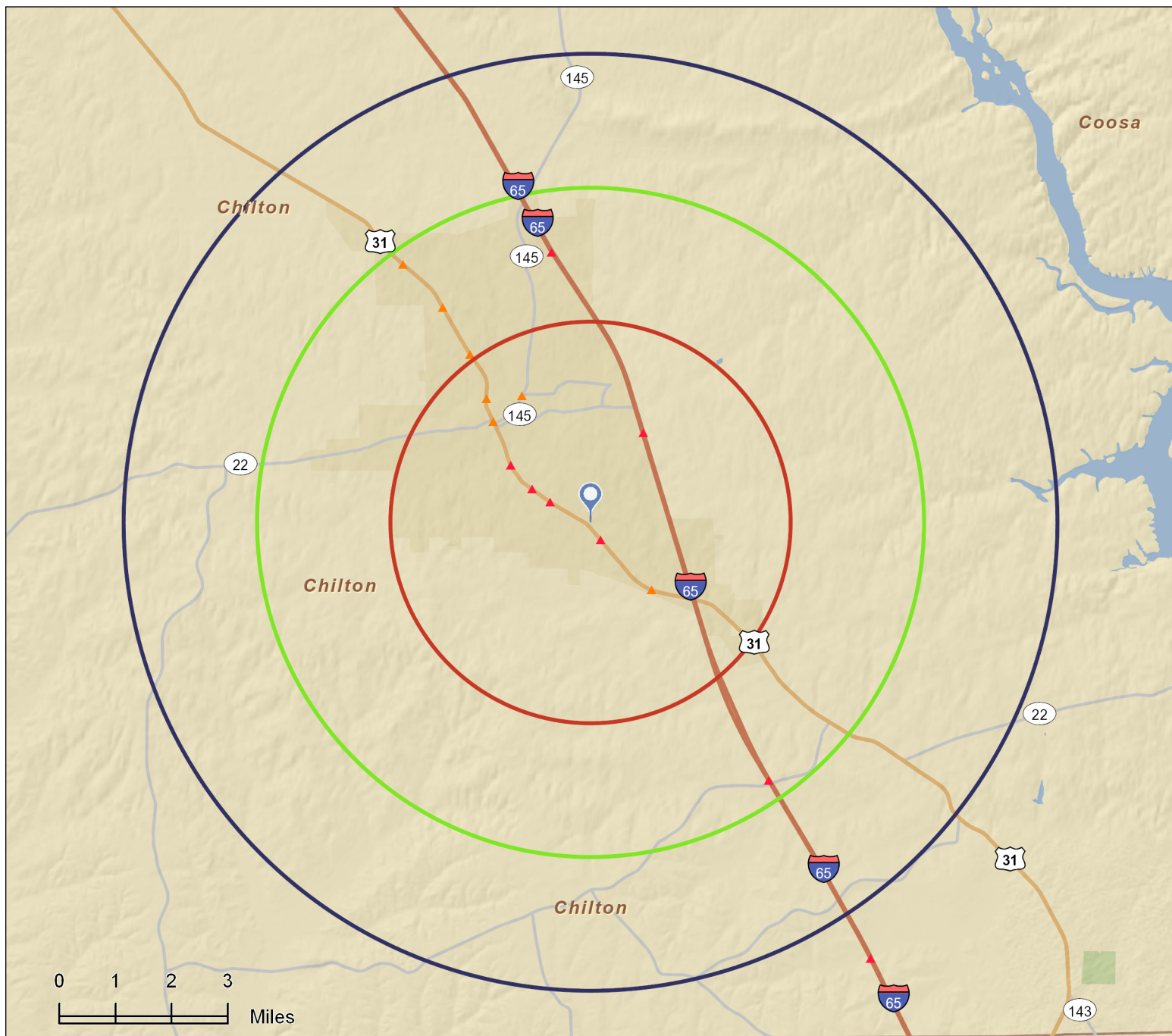


SEC US Highway 31 & Poplar Springs Road, Clanton, AL– Looking East



SEC US Highway 31 & Poplar Springs Road, Clanton, 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	7,727	7,762	7,820
Households	3,008	3,015	3,031
Families	2,017	2,006	1,998
Average Household Size	2.46	2.47	2.47
Owner Occupied Housing Units	2,049	2,032	2,058
Renter Occupied Housing Units	959	982	973
Median Age	38.5	39.0	39.7
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.15%	0.57%	0.71%
Households	0.11%	0.61%	0.74%
Families	-0.08%	0.43%	0.63%
Owner HHs	0.25%	0.70%	0.94%
Median Household Income	3.76%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	867	28.8%	813	26.8%
\$15,000 - \$24,999	341	11.3%	246	8.1%
\$25,000 - \$34,999	361	12.0%	304	10.0%
\$35,000 - \$49,999	403	13.4%	406	13.4%
\$50,000 - \$74,999	518	17.2%	633	20.9%
\$75,000 - \$99,999	252	8.4%	301	9.9%
\$100,000 - \$149,999	166	5.5%	187	6.2%
\$150,000 - \$199,999	91	3.0%	120	4.0%
\$200,000+	18	0.6%	21	0.7%
Median Household Income	\$32,900		\$39,565	
Average Household Income	\$45,955		\$52,173	
Per Capita Income	\$18,262		\$20,628	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	546	7.1%	534	6.9%	538	6.9%
5 - 9	499	6.5%	527	6.8%	526	6.7%
10 - 14	463	6.0%	476	6.1%	517	6.6%
15 - 19	485	6.3%	432	5.6%	437	5.6%
20 - 24	459	5.9%	460	5.9%	404	5.2%
25 - 34	1,059	13.7%	1,050	13.5%	981	12.5%
35 - 44	972	12.6%	1,000	12.9%	1,039	13.3%
45 - 54	1,041	13.5%	978	12.6%	948	12.1%
55 - 64	927	12.0%	1,007	13.0%	998	12.8%
65 - 74	648	8.4%	681	8.8%	798	10.2%
75 - 84	419	5.4%	408	5.3%	425	5.4%
85+	208	2.7%	208	2.7%	209	2.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,841	75.6%	5,687	73.3%	5,462	69.9%
Black Alone	1,401	18.1%	1,494	19.3%	1,585	20.3%
American Indian Alone	16	0.2%	17	0.2%	19	0.2%
Asian Alone	34	0.4%	38	0.5%	43	0.5%
Pacific Islander Alone	6	0.1%	6	0.1%	7	0.1%
Some Other Race Alone	323	4.2%	402	5.2%	567	7.3%
Two or More Races	107	1.4%	117	1.5%	136	1.7%
Hispanic Origin (Any Race)	522	6.8%	645	8.3%	907	11.6%

Data Note: Income is expressed in current dollars.

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

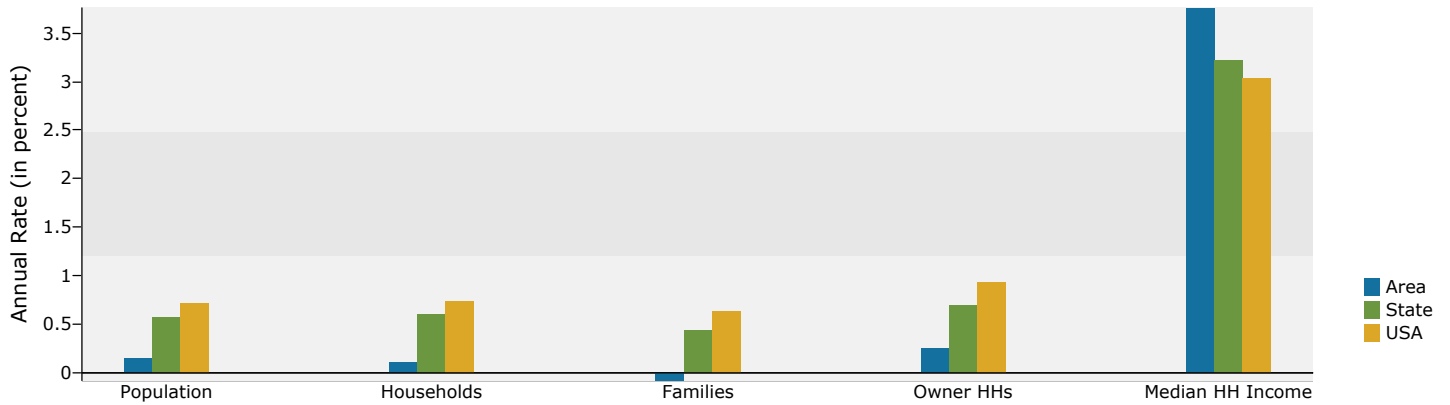


Demographic and Income Profile

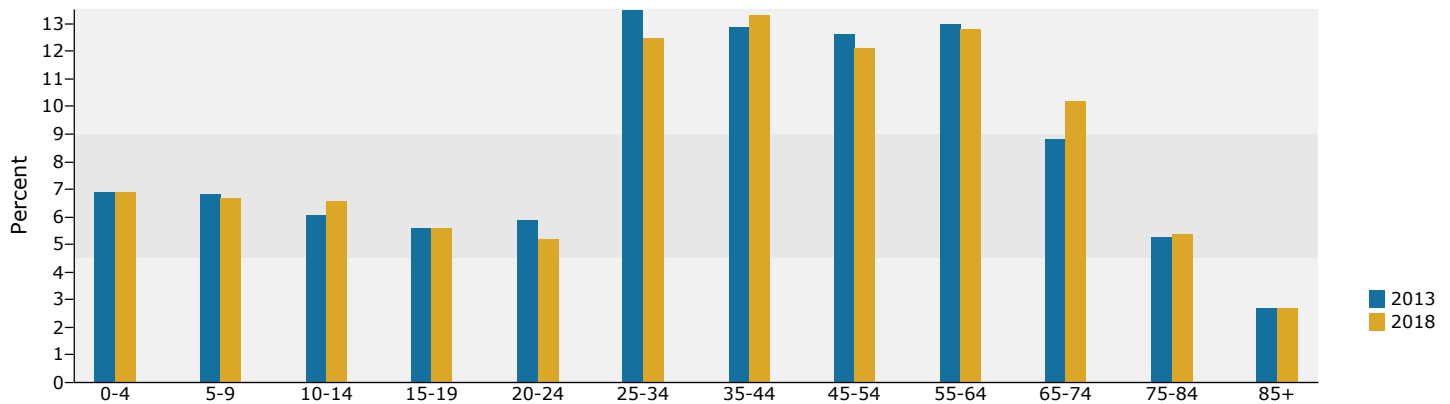
Clanton 3-5-7
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 32.818654
Longitude: -86.606825

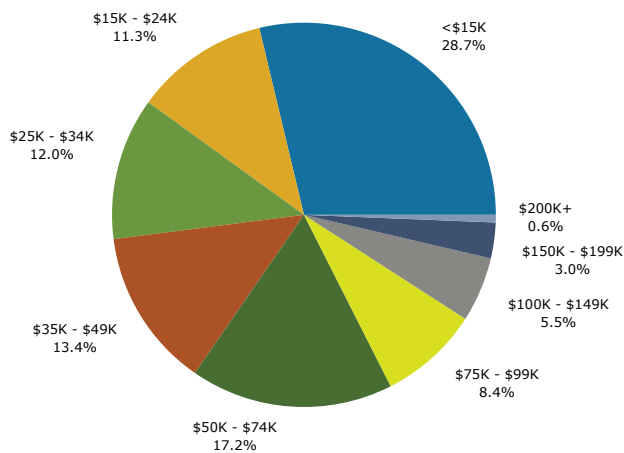
Trends 2013-2018



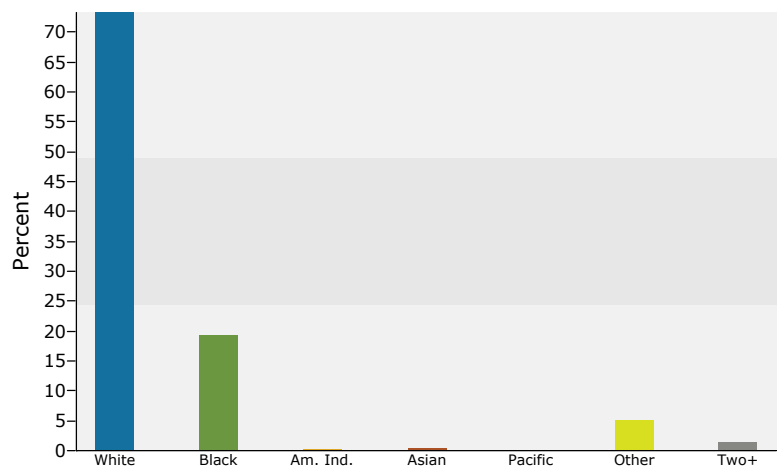
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 8.3%

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

Clanton 3-5-7
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 32.818654
Longitude: -86.606825

Summary	Census 2010	2013	2018
Population	13,526	13,704	13,929
Households	5,290	5,345	5,417
Families	3,652	3,665	3,684
Average Household Size	2.49	2.50	2.51
Owner Occupied Housing Units	3,723	3,727	3,799
Renter Occupied Housing Units	1,567	1,618	1,618
Median Age	38.2	38.6	39.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.33%	0.57%	0.71%
Households	0.27%	0.61%	0.74%
Families	0.10%	0.43%	0.63%
Owner HHs	0.38%	0.70%	0.94%
Median Household Income	3.62%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,449	27.1%	1,374	25.4%
\$15,000 - \$24,999	632	11.8%	463	8.5%
\$25,000 - \$34,999	679	12.7%	573	10.6%
\$35,000 - \$49,999	733	13.7%	749	13.8%
\$50,000 - \$74,999	860	16.1%	1,058	19.5%
\$75,000 - \$99,999	430	8.0%	520	9.6%
\$100,000 - \$149,999	352	6.6%	404	7.5%
\$150,000 - \$199,999	175	3.3%	231	4.3%
\$200,000+	36	0.7%	44	0.8%
Median Household Income	\$33,368		\$39,857	
Average Household Income	\$47,459		\$54,080	
Per Capita Income	\$18,679		\$21,181	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	969	7.2%	964	7.0%	977	7.0%
5 - 9	911	6.7%	956	7.0%	969	7.0%
10 - 14	856	6.3%	882	6.4%	953	6.8%
15 - 19	871	6.4%	785	5.7%	805	5.8%
20 - 24	809	6.0%	807	5.9%	699	5.0%
25 - 34	1,780	13.2%	1,806	13.2%	1,727	12.4%
35 - 44	1,751	12.9%	1,802	13.1%	1,852	13.3%
45 - 54	1,853	13.7%	1,767	12.9%	1,740	12.5%
55 - 64	1,625	12.0%	1,763	12.9%	1,791	12.9%
65 - 74	1,123	8.3%	1,211	8.8%	1,418	10.2%
75 - 84	690	5.1%	673	4.9%	703	5.0%
85+	289	2.1%	289	2.1%	296	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,809	79.9%	10,665	77.8%	10,388	74.6%
Black Alone	1,901	14.1%	2,051	15.0%	2,203	15.8%
American Indian Alone	33	0.2%	36	0.3%	40	0.3%
Asian Alone	56	0.4%	63	0.5%	75	0.5%
Pacific Islander Alone	8	0.1%	9	0.1%	11	0.1%
Some Other Race Alone	548	4.1%	692	5.0%	992	7.1%
Two or More Races	170	1.3%	188	1.4%	220	1.6%
Hispanic Origin (Any Race)	850	6.3%	1,073	7.8%	1,532	11.0%

Data Note: Income is expressed in current dollars.

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

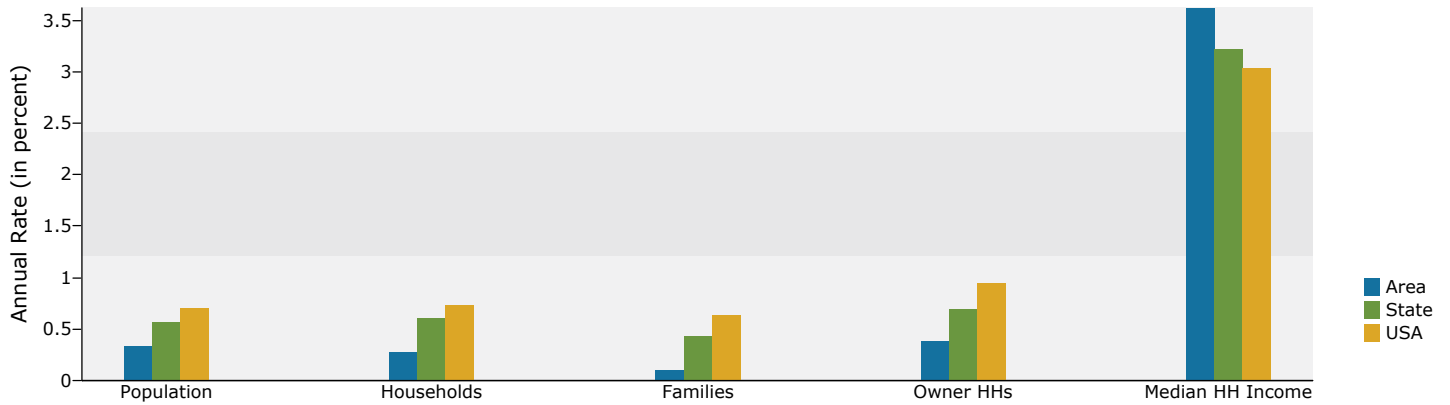


Demographic and Income Profile

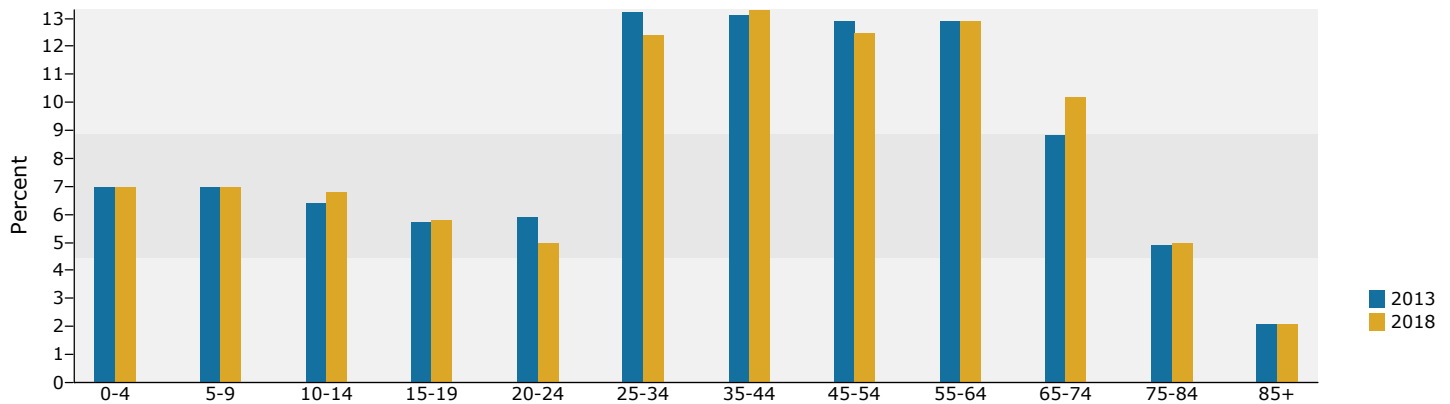
Clanton 3-5-7
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 32.818654
Longitude: -86.606825

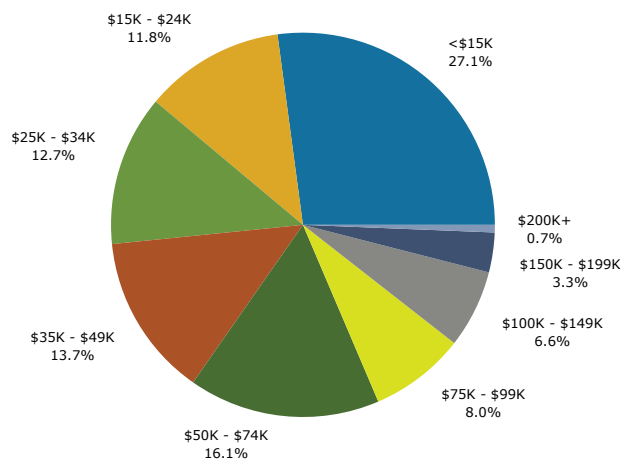
Trends 2013-2018



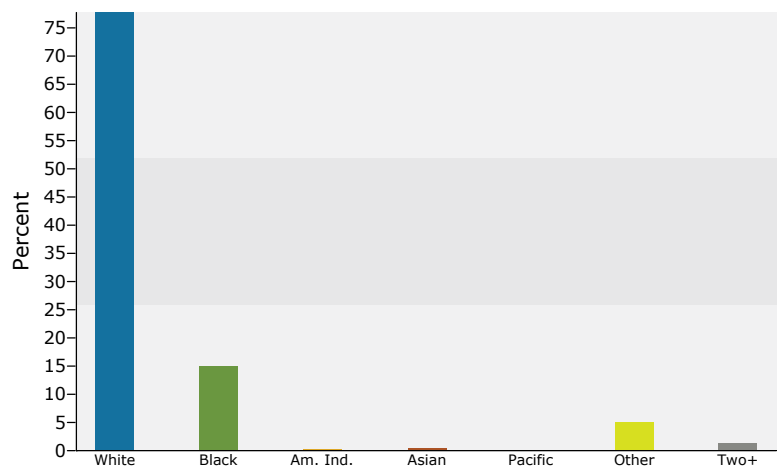
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 7.8%

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	18,099	18,393	18,757
Households	6,964	7,054	7,171
Families	4,904	4,937	4,979
Average Household Size	2.55	2.56	2.57
Owner Occupied Housing Units	5,030	5,051	5,164
Renter Occupied Housing Units	1,934	2,004	2,006
Median Age	37.9	38.4	39.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.39%	0.57%	0.71%
Households	0.33%	0.61%	0.74%
Families	0.17%	0.43%	0.63%
Owner HHs	0.44%	0.70%	0.94%
Median Household Income	3.55%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,854	26.3%	1,756	24.5%
\$15,000 - \$24,999	853	12.1%	626	8.7%
\$25,000 - \$34,999	856	12.1%	724	10.1%
\$35,000 - \$49,999	973	13.8%	998	13.9%
\$50,000 - \$74,999	1,114	15.8%	1,364	19.0%
\$75,000 - \$99,999	585	8.3%	709	9.9%
\$100,000 - \$149,999	519	7.4%	600	8.4%
\$150,000 - \$199,999	242	3.4%	320	4.5%
\$200,000+	58	0.8%	73	1.0%
Median Household Income	\$34,453		\$41,021	
Average Household Income	\$49,148		\$56,356	
Per Capita Income	\$19,105		\$21,809	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,289	7.1%	1,291	7.0%	1,315	7.0%
5 - 9	1,248	6.9%	1,292	7.0%	1,307	7.0%
10 - 14	1,184	6.5%	1,215	6.6%	1,293	6.9%
15 - 19	1,193	6.6%	1,081	5.9%	1,108	5.9%
20 - 24	1,074	5.9%	1,087	5.9%	946	5.0%
25 - 34	2,363	13.1%	2,400	13.0%	2,315	12.3%
35 - 44	2,365	13.1%	2,442	13.3%	2,510	13.4%
45 - 54	2,522	13.9%	2,407	13.1%	2,366	12.6%
55 - 64	2,159	11.9%	2,362	12.8%	2,438	13.0%
65 - 74	1,480	8.2%	1,610	8.8%	1,892	10.1%
75 - 84	878	4.9%	861	4.7%	910	4.9%
85+	343	1.9%	344	1.9%	357	1.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,764	81.6%	14,619	79.5%	14,284	76.2%
Black Alone	2,197	12.1%	2,383	13.0%	2,568	13.7%
American Indian Alone	57	0.3%	64	0.3%	76	0.4%
Asian Alone	71	0.4%	80	0.4%	95	0.5%
Pacific Islander Alone	14	0.1%	17	0.1%	22	0.1%
Some Other Race Alone	775	4.3%	986	5.4%	1,423	7.6%
Two or More Races	220	1.2%	244	1.3%	289	1.5%
Hispanic Origin (Any Race)	1,214	6.7%	1,541	8.4%	2,211	11.8%

Data Note: Income is expressed in current dollars.

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

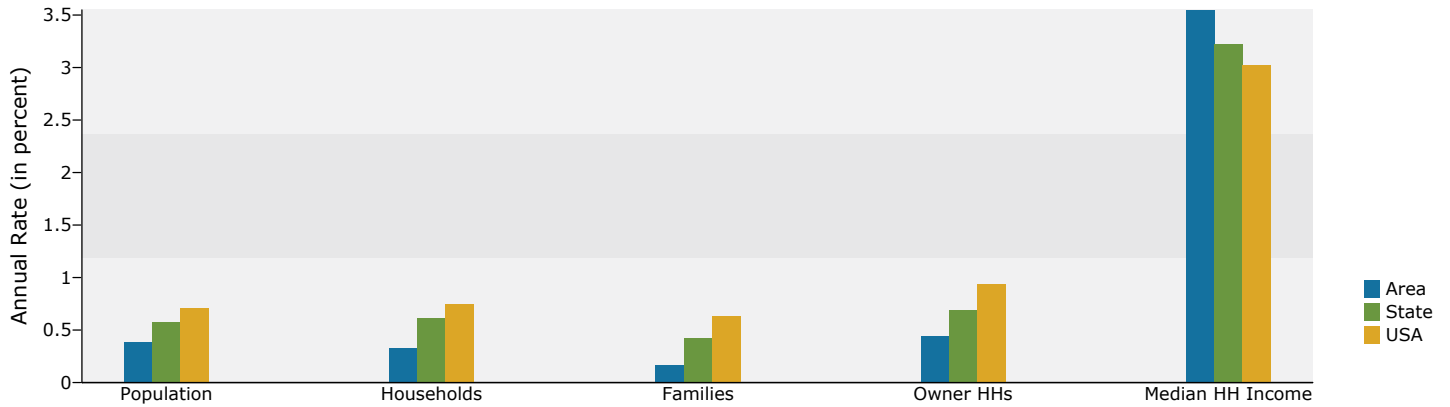


Demographic and Income Profile

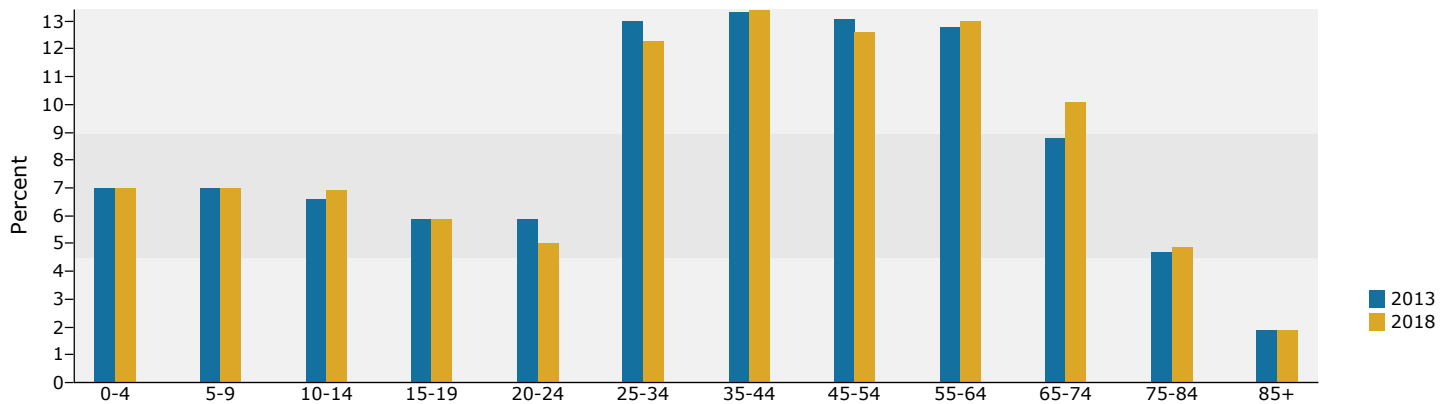
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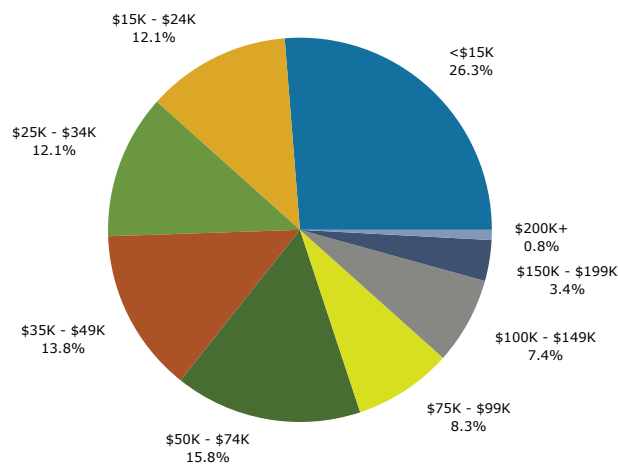
Trends 2013-2018



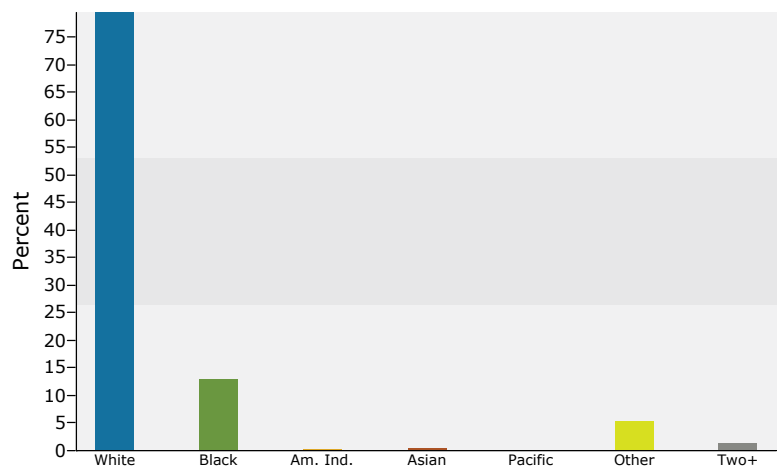
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 8.4%

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

May 28, 2014