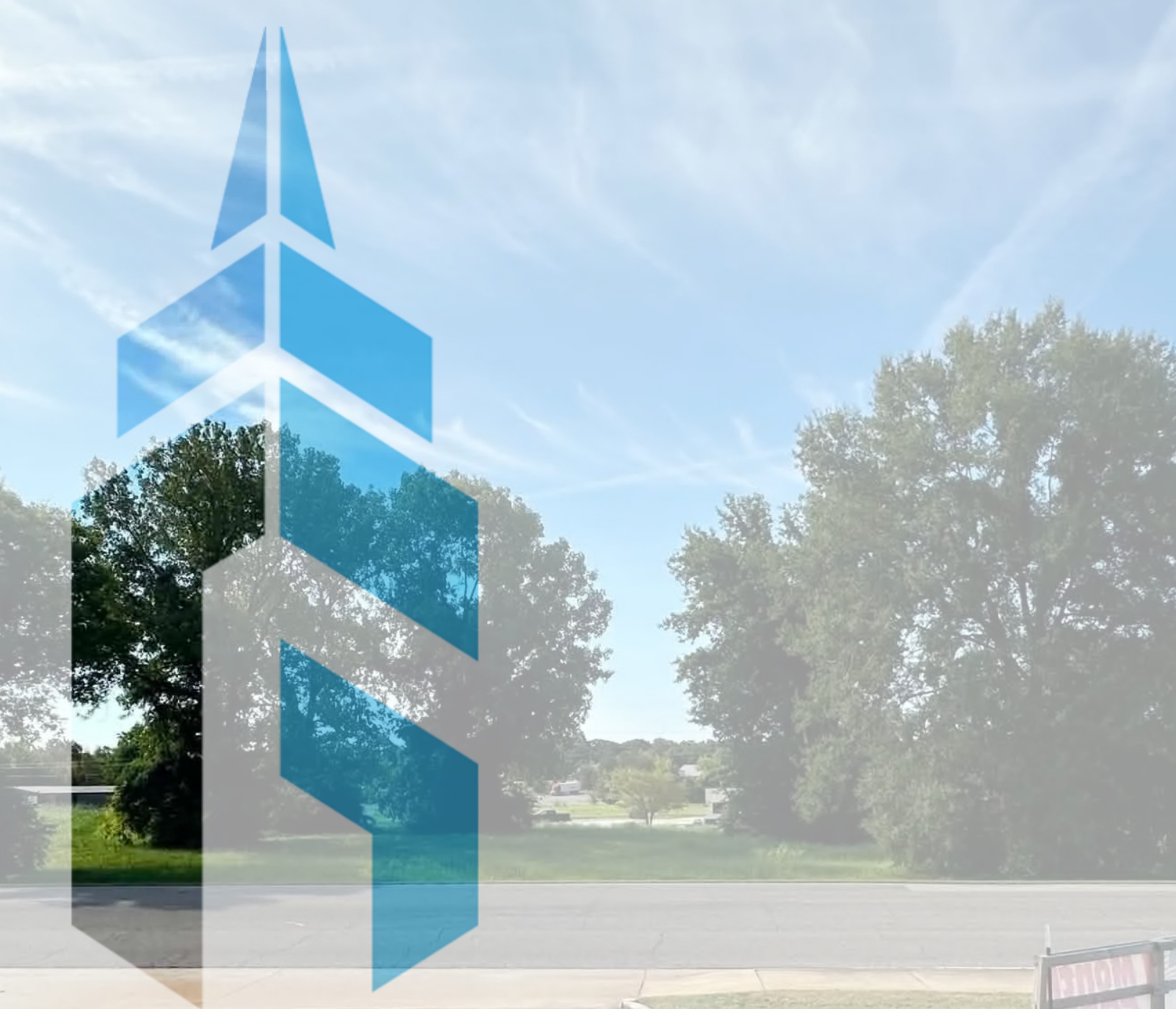




DEVELOPMENT LAND ON COURT STREET

15112 COURT STREET, MOULTON, AL 35650



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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Confidentiality & Disclaimer

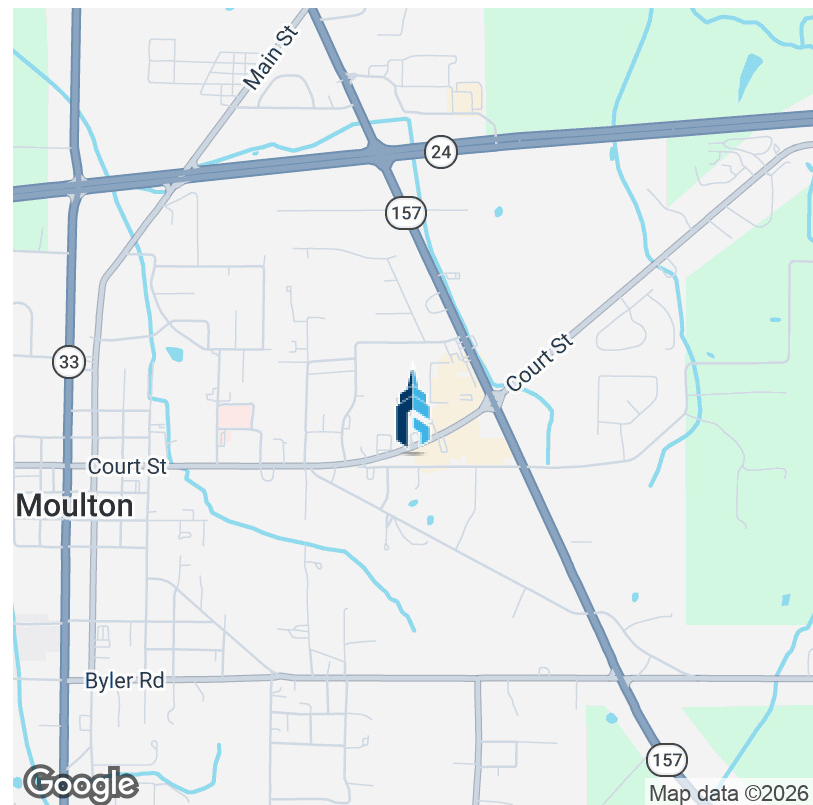
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	1.2 Acres
Price / Acre:	\$104,167

PROPERTY OVERVIEW

This land offering at 15112 Court Street, Moulton, AL 35650 presents a compelling opportunity for investors seeking a flexible site with long-term upside. The property offers a clean slate for future development, with the versatility to accommodate a range of land uses subject to buyer verification and approvals. Ideal for those looking to secure raw land in a desirable address, this parcel provides the freedom to plan, hold, or develop according to your investment strategy. A strong option for buyers prioritizing control, flexibility, and potential value creation.

PROPERTY HIGHLIGHTS

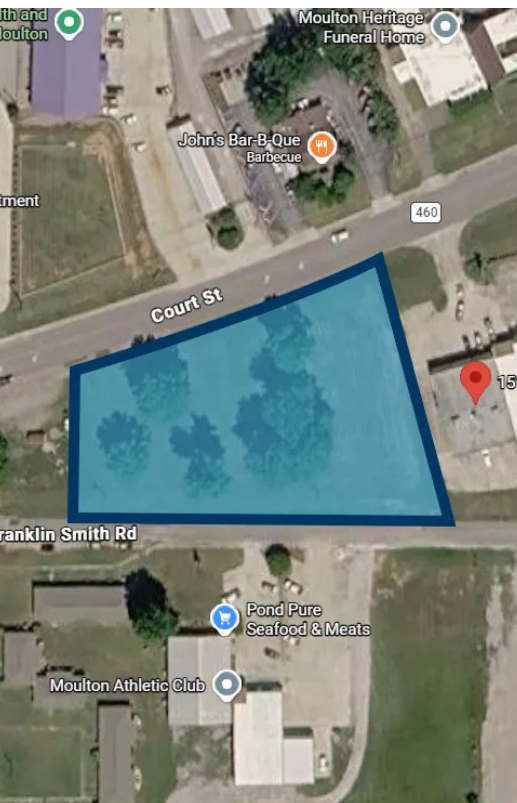
- Excellent opportunity for investors and developers
- Flexible site suitable for multiple future uses
- Ideal for hold, develop, or long-term investment strategies
- Clean slate for custom planning and design
- Potential for value creation through development



PROPERTY INFORMATION

15112 Court Street, Moulton, AL 35650

ADDITIONAL PHOTOS



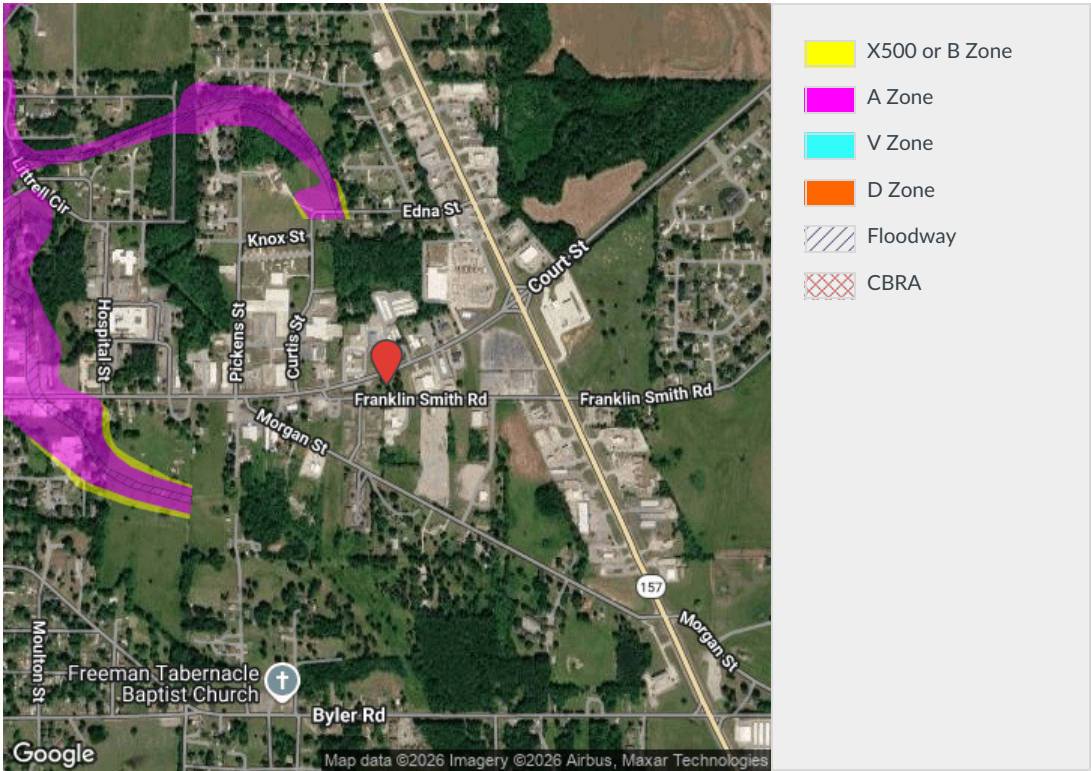
COURT ST MOULTON, AL 35650-1101

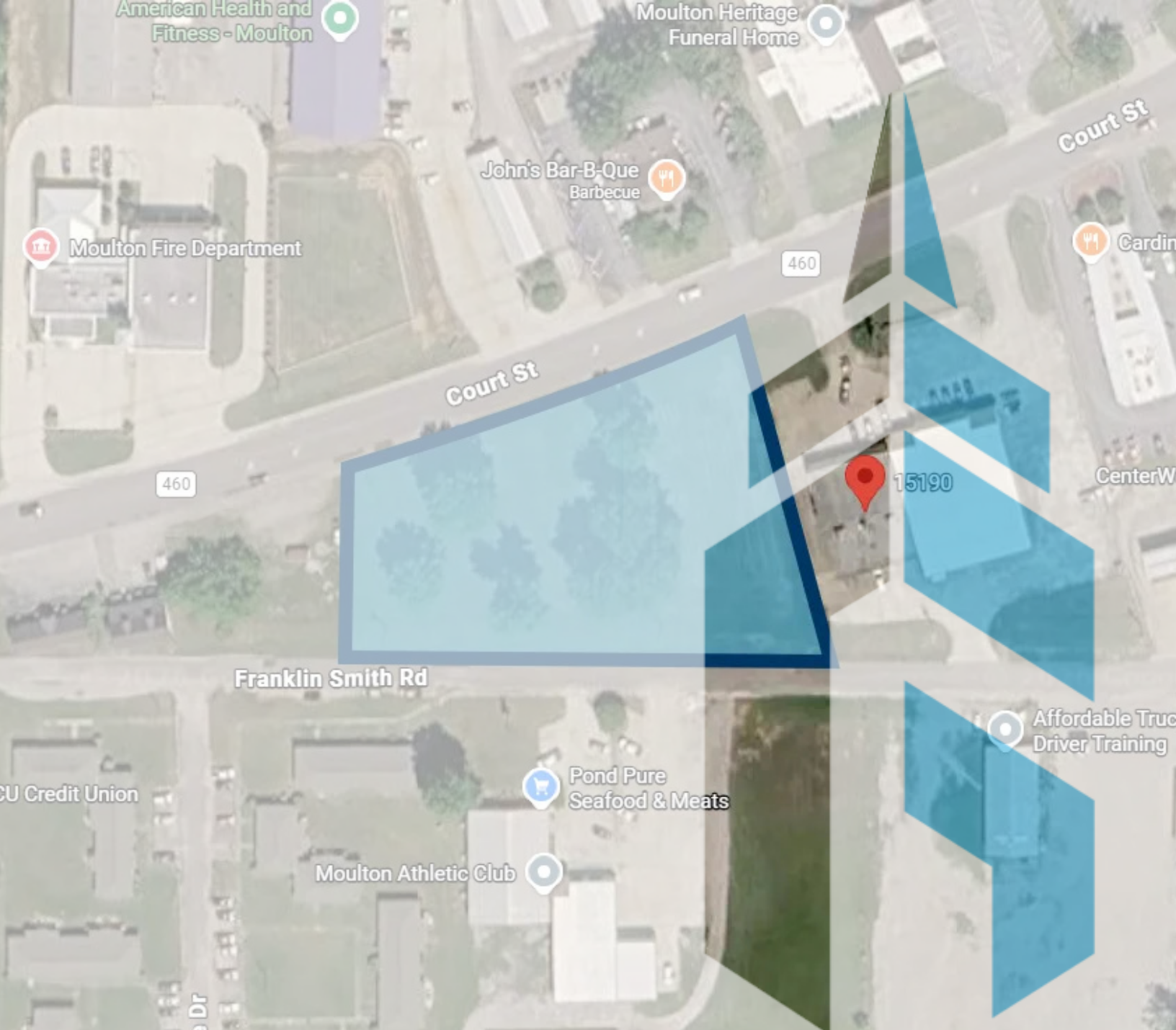
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010142	PANEL	0357C
PANEL DATE	September 11, 2009	MAP NUMBER	01079C0357C

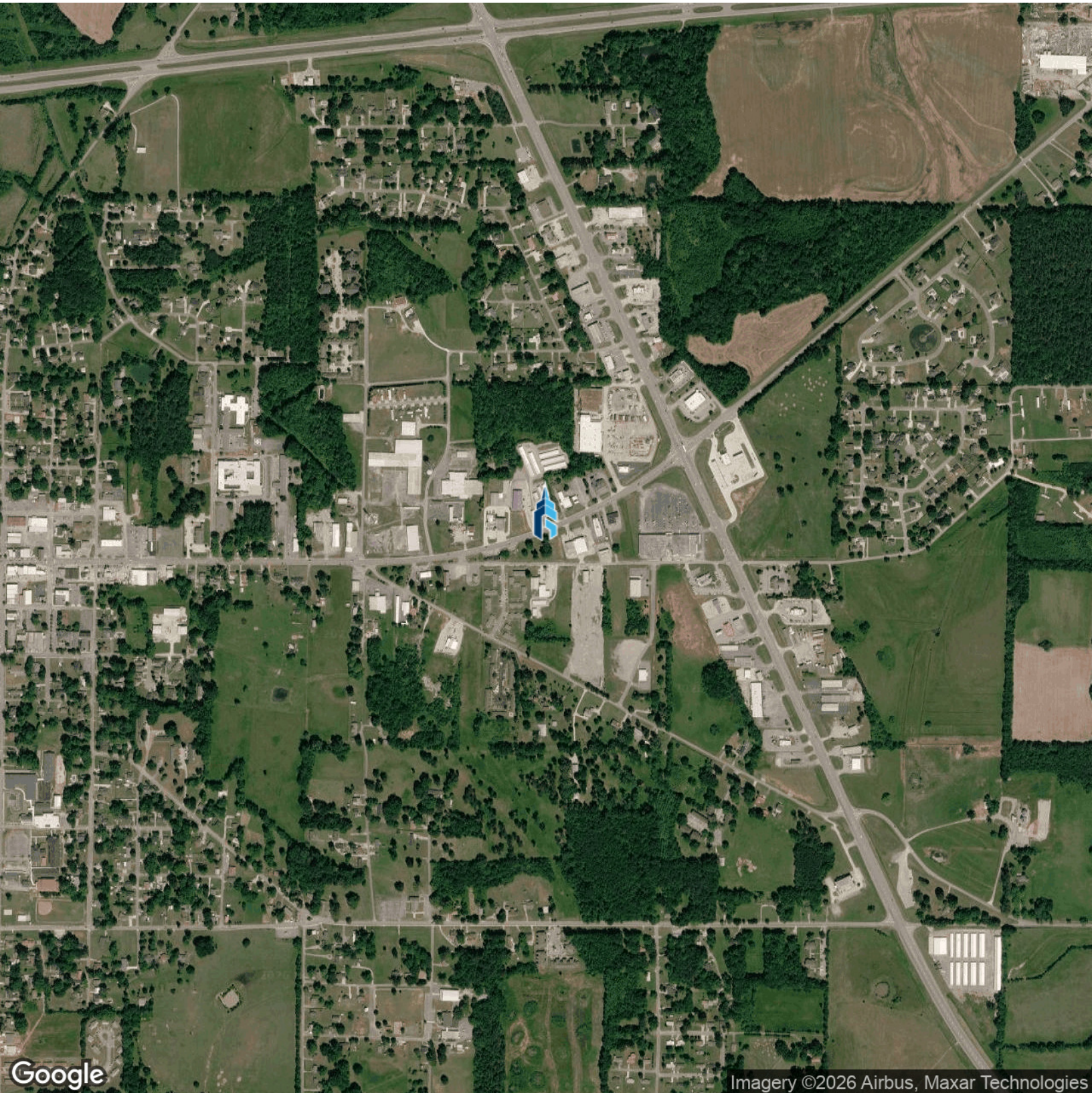




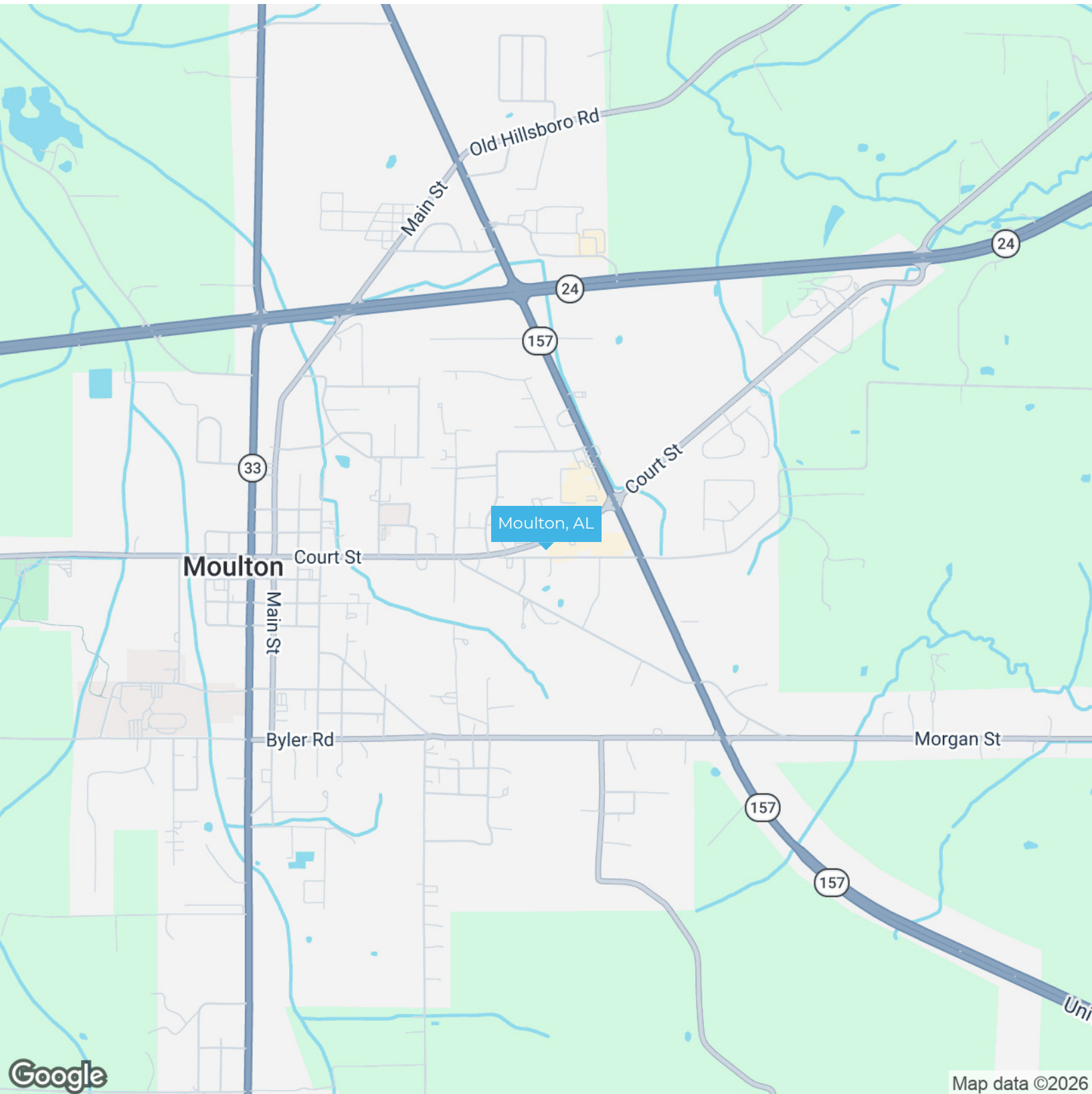
LOCATION INFORMATION

15112 Court Street, Moulton, AL 35650

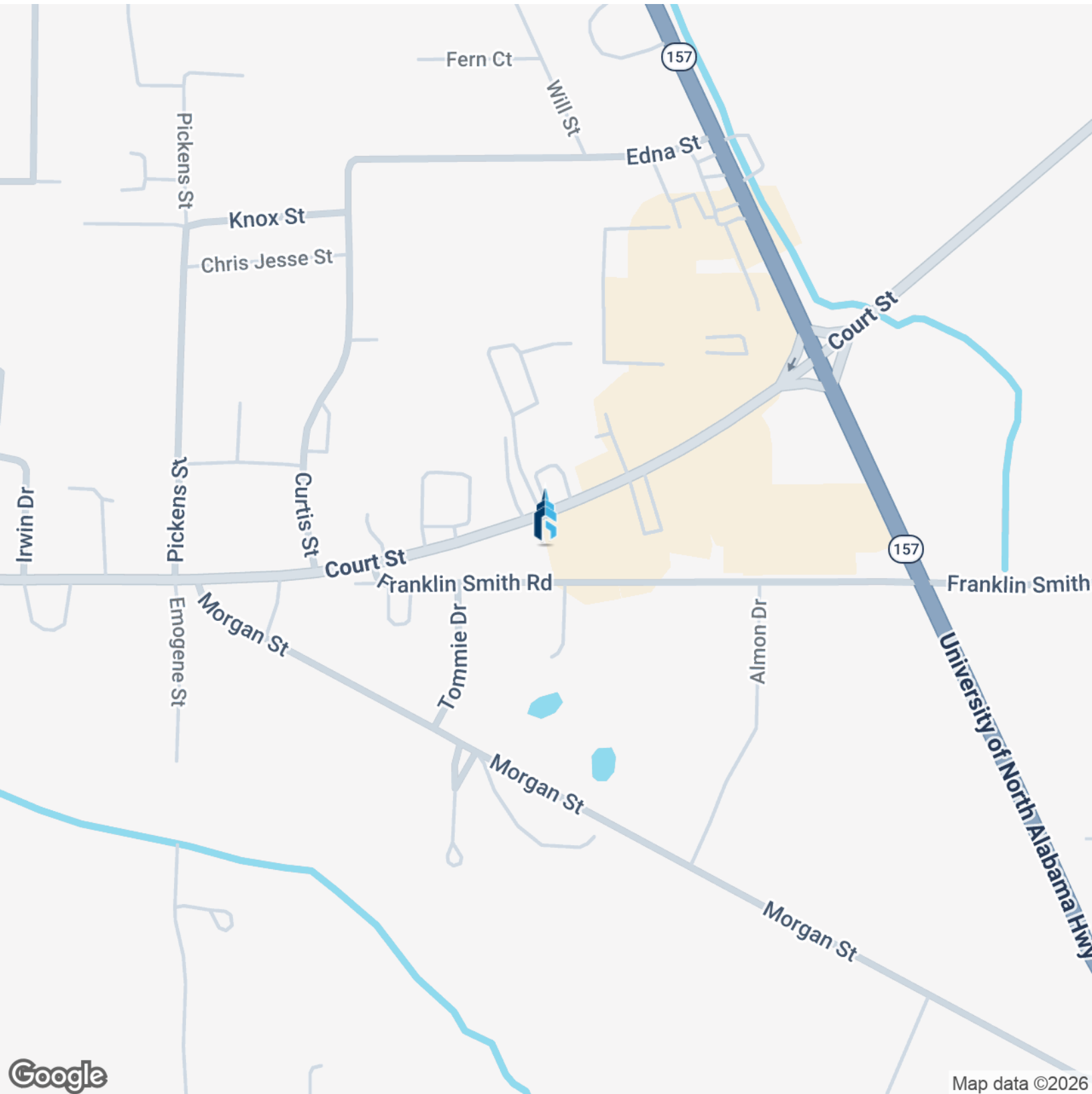
AERIAL MAP



REGIONAL MAP



LOCATION MAP

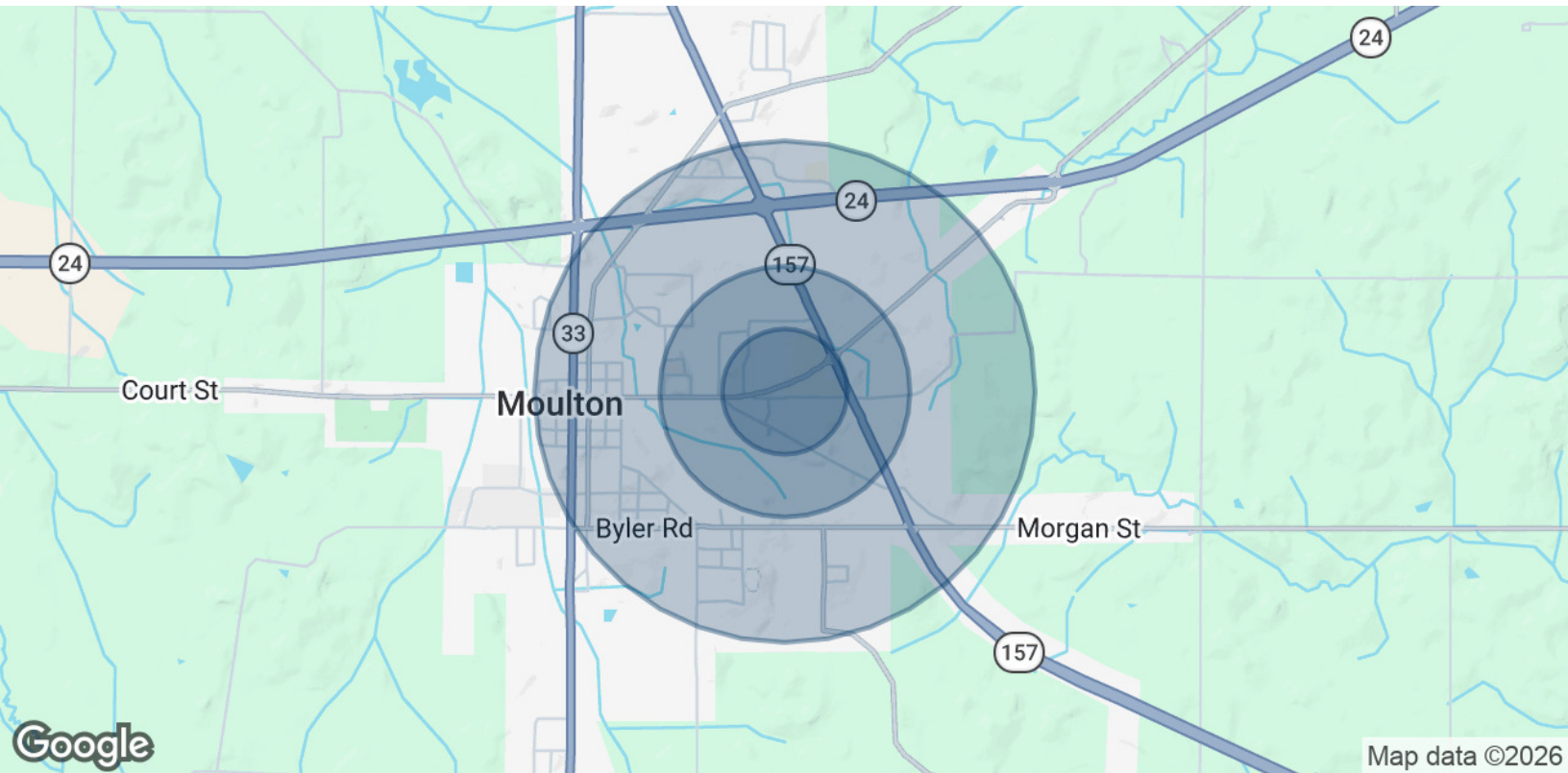




DEMOGRAPHICS

15112 Court Street, Moulton, AL 35650

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	75	273	887
Average Age	47.7	47.1	47.6
Average Age (Male)	43.0	42.9	43.8
Average Age (Female)	54.7	53.1	52.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	125	403
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,772	\$50,172	\$49,857
Average House Value	\$101,826	\$104,219	\$113,525

2023 American Community Survey (ACS)

Executive Summary

15099-15243 Court St
15099-15243 Court St, Moulton, Alabama, 35650
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	2,185	4,764	7,989
2020 Male Population	46.5%	47.4%	48.1%
2020 Female Population	53.5%	52.6%	51.9%
2026 Population	2,174	4,737	7,964
2026 Male Population	47.7%	48.4%	49.1%
2026 Female Population	52.3%	51.6%	50.9%
2031 Population	2,166	4,739	7,967
2031 Male Population	47.9%	48.5%	49.2%
2031 Female Population	52.1%	51.5%	50.8%
2010-2020 Annual Rate	-0.26%	-0.07%	-0.11%
2020-2026 Annual Rate	-0.08%	-0.09%	-0.05%
2026-2031 Annual Rate	-0.07%	0.01%	0.01%

In the identified area, the current year population is **7,964**. In 2020, the Census count in the area was **7,989**. The rate of change since 2020 was **-0.05%** annually. The five-year projection for the population in the area is **7,967** representing a change of **0.01%** annually from 2026 to 2031. Currently, the population is **49.1%** male and **50.9%** female.

Median Age

2026 Median Age	45.1	44.3	44.0
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The median age in this area is **44.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	72.4%	75.5%	77.8%
2026 Black Alone	12.1%	8.3%	6.1%
2026 American Indian Alone	2.4%	3.5%	4.2%
2026 Asian Alone	0.7%	0.6%	0.4%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	0.7%	1.0%	1.1%
2026 Two or More Races	11.6%	11.1%	10.4%
2026 Hispanic Origin	6.5%	5.6%	4.5%
2026 Diversity Index	51.4	47.2	43.2

Persons of Hispanic origin represent **4.5%** of the population in the identified area compared to **19.9%** 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 **43.2** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	36	59	63
2010 Total Households	1,022	2,008	3,302
2020 Total Households	1,014	2,014	3,319
2026 Total Households	1,022	2,055	3,380
2031 Total Households	1,032	2,081	3,424
2010-2020 Annual Rate	-0.08%	0.03%	0.05%
2020-2026 Annual Rate	0.13%	0.32%	0.29%
2026-2031 Annual Rate	0.19%	0.25%	0.26%
2026 Average Household Size	1.98	2.19	2.29

The household count in this area has changed from **3,319** in 2020 to **3,380** in the current year, a change of **0.29%** annually. The five-year projection of households is **3,424**, a change of **0.26%** annually from the current year total. Average household size is currently **2.29**, compared to **2.34** in the year 2020. The number of families in the current year is **2,213** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	17.0%	22.3%	19.4%

Median Household Income			
2026 Median Household Income	US\$42,216	US\$49,559	US\$58,748
2031 Median Household Income	US\$46,732	US\$61,660	US\$70,034
2026-2031 Annual Rate	2.05%	4.47%	3.58%

Average Household Income			
2026 Average Household Income	US\$55,868	US\$72,169	US\$77,592
2031 Average Household Income	US\$62,550	US\$81,903	US\$88,158
2026-2031 Annual Rate	2.29%	2.56%	2.59%

Per Capita Income			
2026 Per Capita Income	US\$25,470	US\$30,985	US\$33,032
2031 Per Capita Income	US\$28,771	US\$35,560	US\$37,980
2026-2031 Annual Rate	2.47%	2.79%	2.83%

Income Equality			
2026 Gini Index	44.8	47.4	45.7

Households by Income

Current median household income is **US\$58,748** in the area, compared to **US\$85,893** for all U.S. households. Median household income is projected to be **US\$70,034** in five years, compared to **US\$100,053** all U.S. households.

Current average household income is **US\$77,592** in this area, compared to **US\$122,692** for all U.S. households. Average household income is projected to be **US\$88,158** in five years, compared to **US\$138,579** for all U.S. households.

Current per capita income is **US\$33,032** in the area, compared to the U.S. per capita income of **US\$48,241**. The per capita income is projected to be **US\$37,980** in five years, compared to **US\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	137	106	121
2010 Total Housing Units	1,106	2,173	3,618
2010 Owner Occupied	570	1,330	2,412
2010 Renter Occupied	451	678	890
2010 Vacant	84	165	316
2020 Housing Units	1,106	2,188	3,637
2020 Owner Occupied	581	1,345	2,431
2020 Renter Occupied	433	669	888
2020 Vacant	102	193	326
2026 Housing Units	1,112	2,220	3,693
2026 Owner Occupied	615	1,423	2,547
2026 Renter Occupied	407	632	833
2026 Vacant	90	165	313
2031 Total Housing Units	1,118	2,239	3,726
2031 Owner Occupied	618	1,438	2,575
2031 Renter Occupied	414	643	849
2031 Vacant	86	158	302

Socioeconomic Status

2026 Socioeconomic Status Index	46.8	50.2	50.9
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Currently, **55.3%** of the **3,693** housing units in the area are owner occupied; **36.6%** renter occupied; and **8.1%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **3,637** housing units in the area and **102** vacant housing units. The annual rate of change in housing units since 2020 is **0.24%**. Median home value in the area is **US\$193,800**, compared to a median home value of **US\$376,272** for the U.S. In five years, median home value is projected to change by **10.75%** annually to **US\$203,485**.

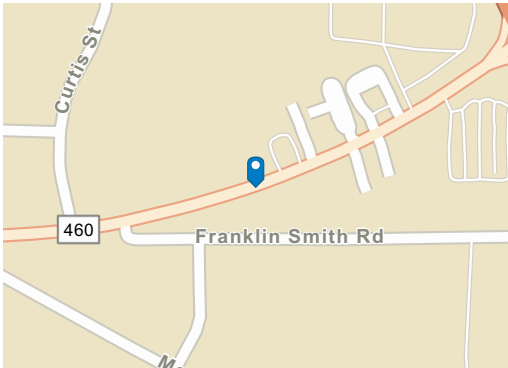
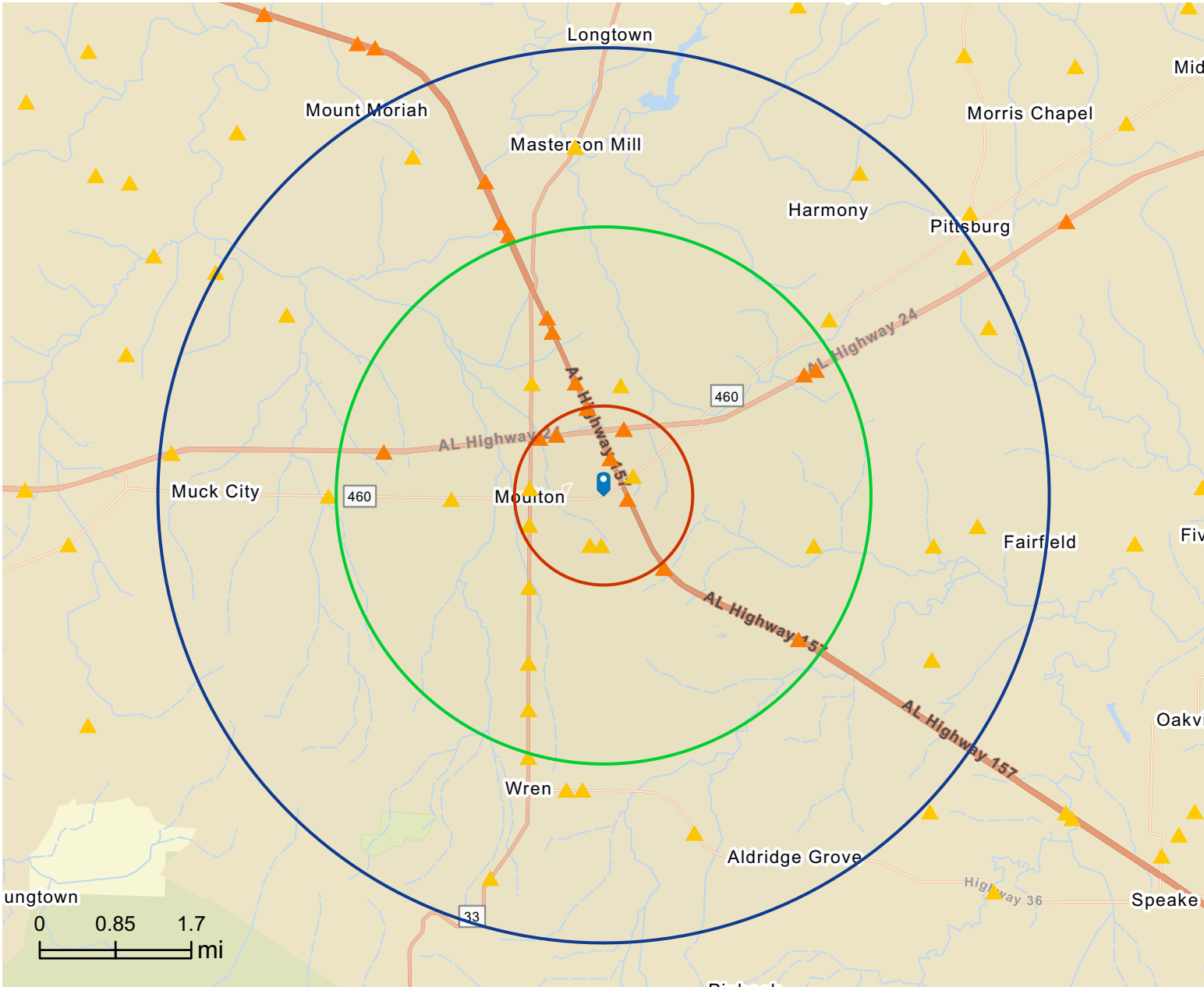


TRAFFIC DATA

15112 Court Street, Moulton, AL 35650

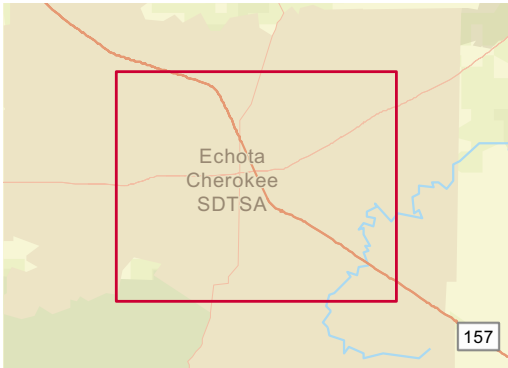
Traffic Count Map

15099-15243 Court St
15099-15243 Court St, Moulton, Alabama, 35650
Rings: 1, 3, 5 mile radii



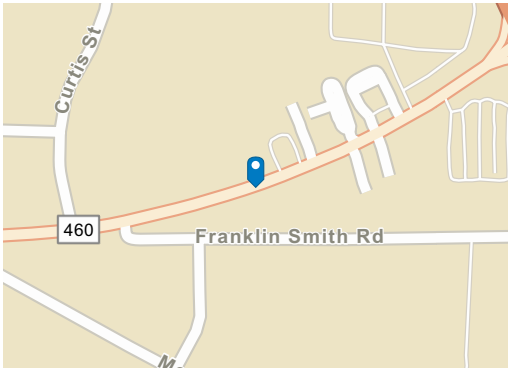
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



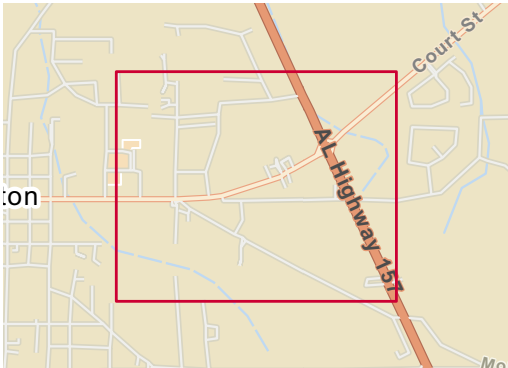
Traffic Count Map - Close Up

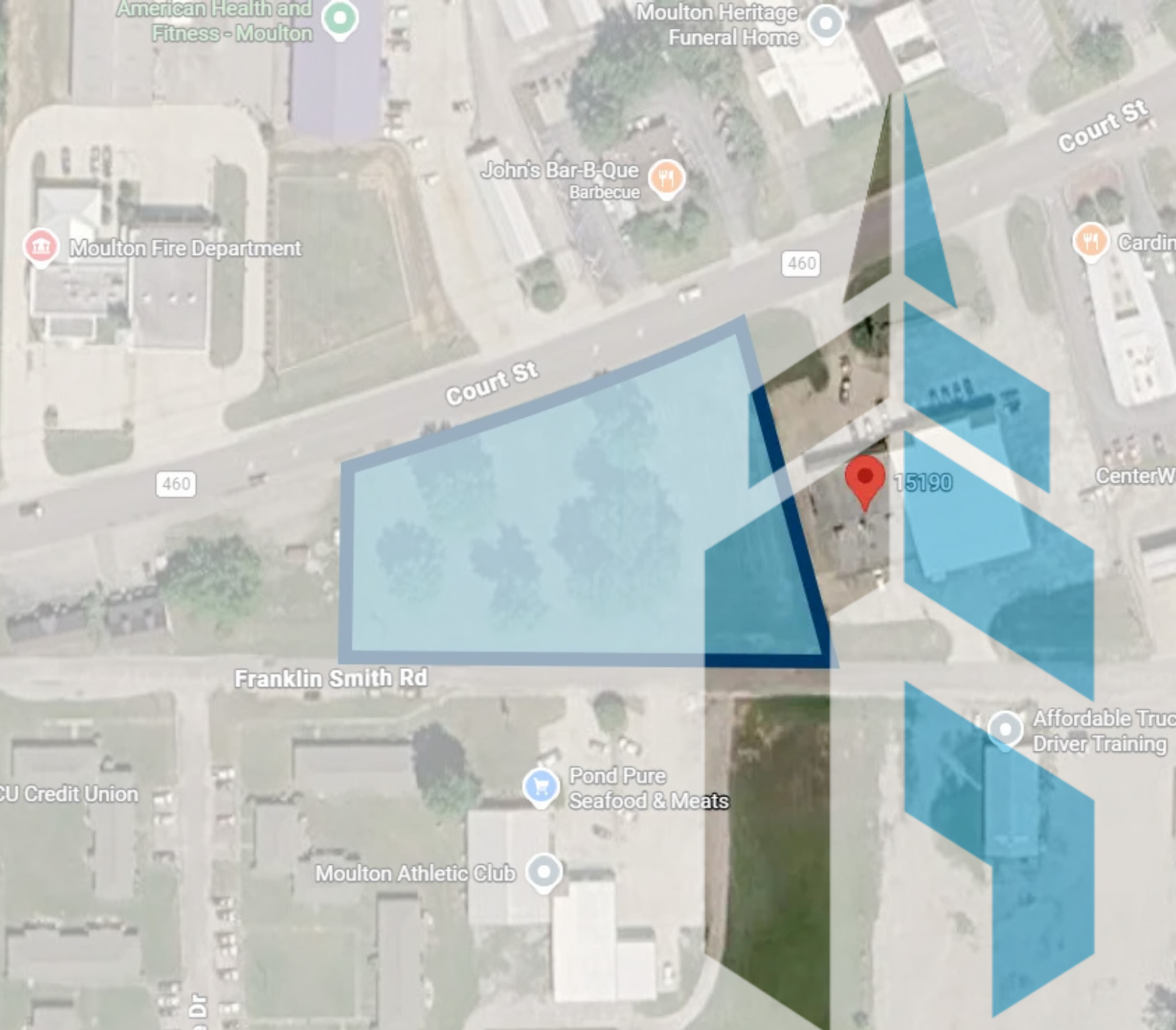
15099-15243 Court St
15099-15243 Court St, Moulton, Alabama, 35650
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

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- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





ADVISOR BIO

15112 Court Street, Moulton, AL 35650

**WILL SWANN**

Commercial Agent

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.

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