



AL 24 & GHOST HILL RD LAND

ALABAMA 24, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE



Contents

OFFERING INFORMATION

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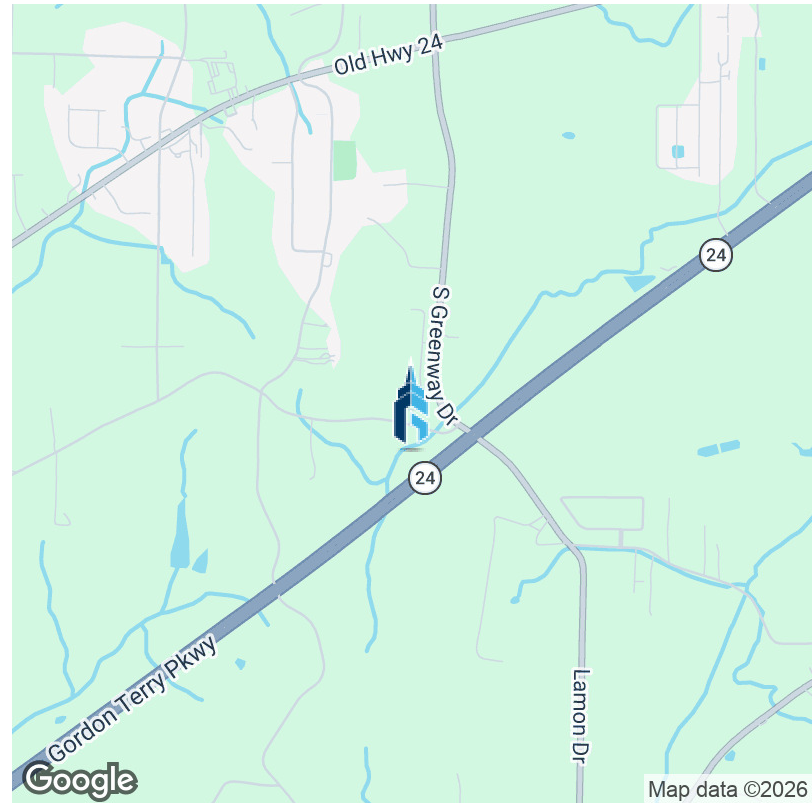
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$175,000
Lot Size:	3.55 Acres
Price / Acre:	\$49,296
Zoning:	Unzoned
Market:	Decatur
Submarket:	Trinity
Traffic Count:	16,968

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Decatur, AL. This prime property, with no zoning would be a great location for a coffee shop or a convenience store. With its strategic positioning and versatile zoning, the property offers endless potential for a variety of development opportunities. Investors will appreciate the promising prospects this land presents, whether for residential, commercial, or mixed-use projects. Take advantage of the dynamic market and explore the possibilities this property affords. Don't miss the chance to secure a valuable asset in this thriving location.

PROPERTY HIGHLIGHTS

- Zoned None
- Prime Decatur location
- Owner financing available



OFFERING INFORMATION

Alabama 24, Decatur, AL 35603

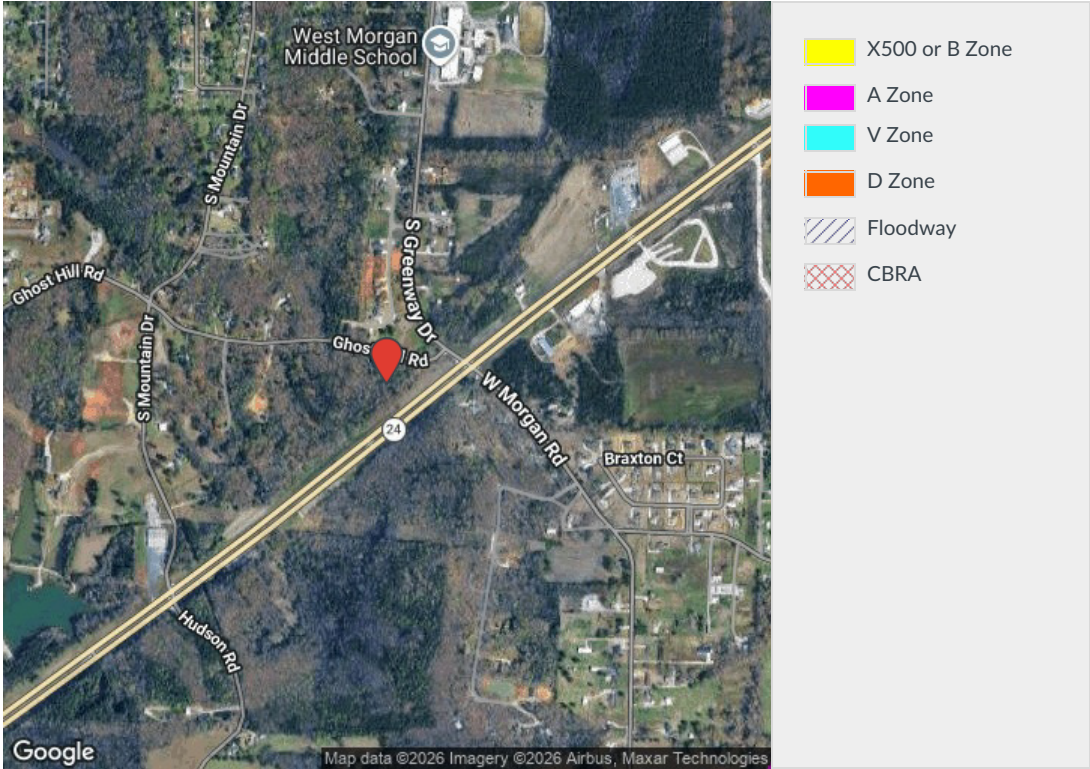
AL-24 DECATUR, AL 35601-3674

LOCATION ACCURACY: *User-defined location*

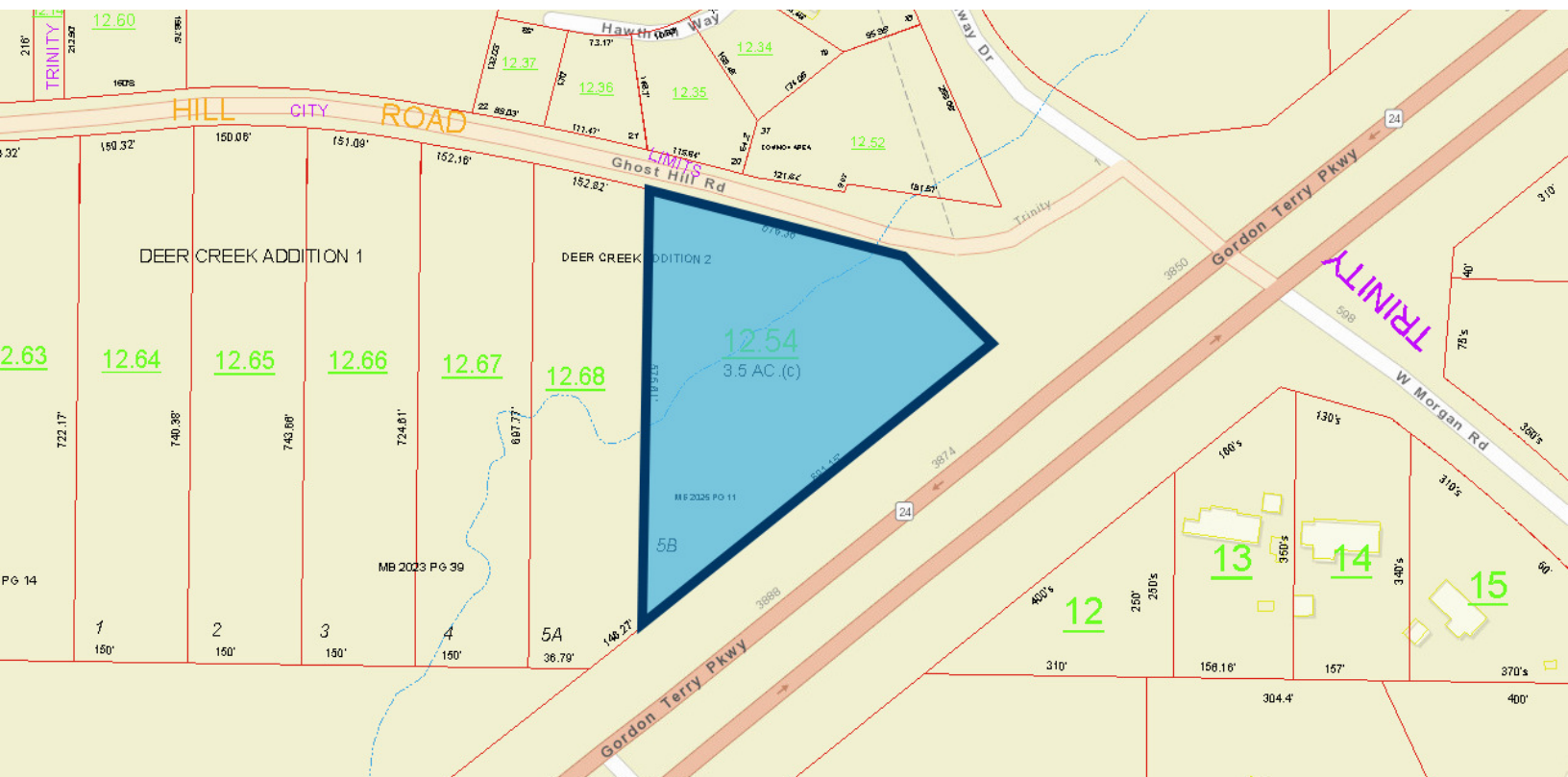
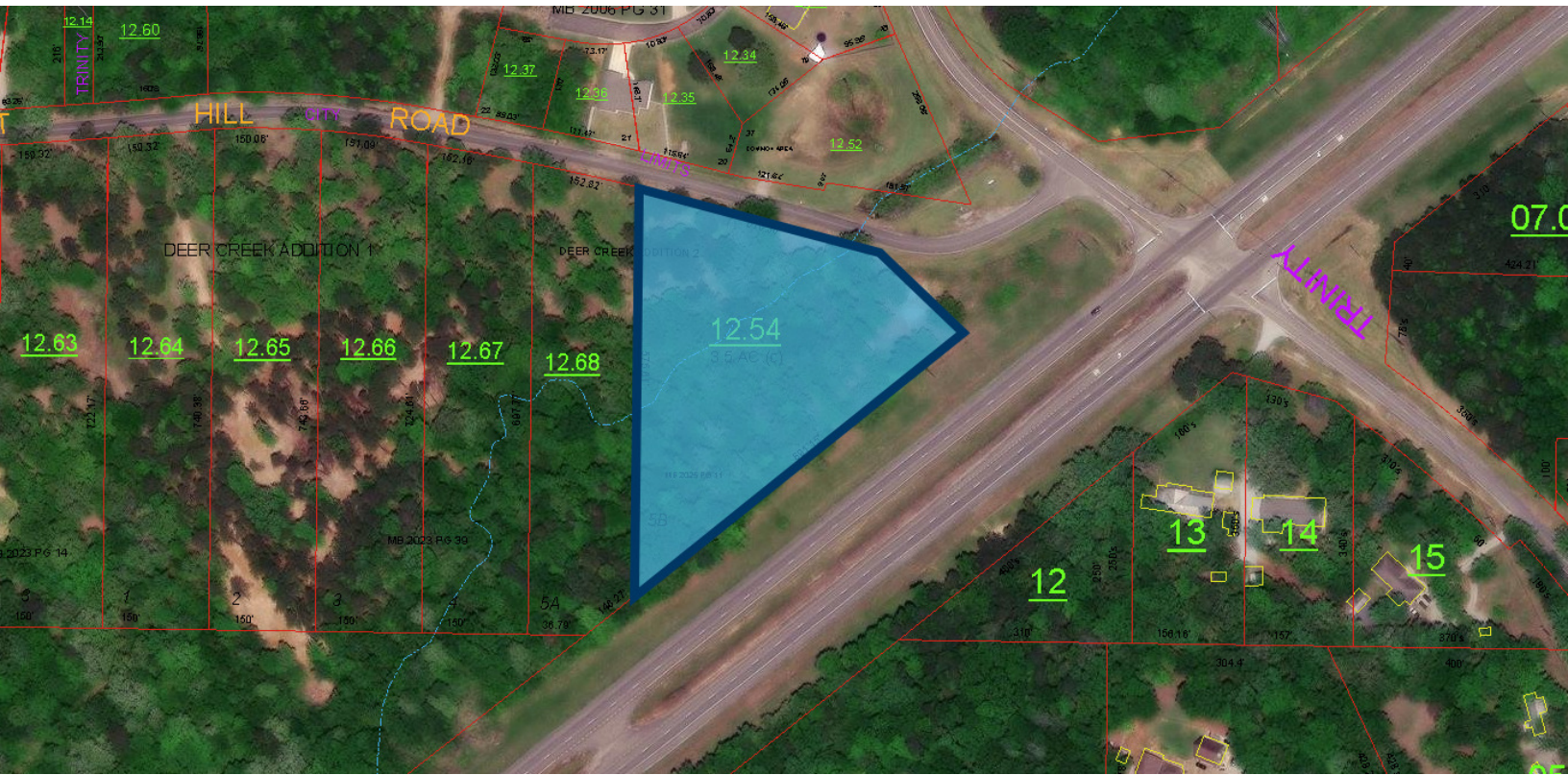
Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010175	PANEL	0054F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0054F



ADDITIONAL PHOTOS





DEER CREEK (PLAT BOOK 2023, PAGE 14)

TRACT	ACRES
TRACT 1	2.49
TRACT 2	2.49
TRACT 3	2.49
TRACT 4	2.49
TRACT 5A	2.23
TRACT 5B	3.55

DEER CREEK ADDN No. 1 (PLAT BOOK 2023, PAGE 39)

TRACT 1 2.52 ACRES
 TRACT 2 2.56 ACRES
 TRACT 3 2.53 ACRES
 TRACT 4 2.45 ACRES
 TRACT 5A 2.23 ACRES
 TRACT 5B 3.55 ACRES

ADJACENT PROPERTY OWNERS (FROM MORGAN COUNTY PARCEL VIEWER - 3/17/2025)

Parcel Number	Owner Name	Address
APD-01 020928000012937	GREENWAY DEVELOPMENT COMPANY L.L.C.	2781 COMMERCIAL DRIVE NW, DECATUR, AL 35603
APD-02 020928000012036	70990 JIMPHON RACHEL & FOREST MC CALVIN	112 HAWTHORNSHAW WAY, TRINITY, AL 35677
APD-03 020928000012035	70990 GREENWAY DEVELOPMENT COMPANY L.L.C.	2781 COMMERCIAL DRIVE NW, DECATUR, AL 35603
APD-04 020928000012032	70990 GREENWAY DEVELOPMENT COMPANY L.L.C.	2781 COMMERCIAL DRIVE NW, DECATUR, AL 35603
APD-05 020913000000100	8441 COTTELL VIRGINIA S.	P.O. BOX 906, TRAVESVILLE, AL 35773
APD-06 020913000000000	7212 COTTELL VIRGINIA S.	P.O. BOX 906, TRAVESVILLE, AL 35773
APD-07 020913000000012	73451 TURNER STEVE	239 MEA VIKING ROAD SW, DECATUR, AL 35603
APD-08 020928000012047	DOUGLAS/TURNER STEVE	239 MEA VIKING ROAD SW, DECATUR, AL 35603

CERTIFICATION OF OWNERSHIP AND ACQUISITION

I, STEVE TURNER, THE OWNER OF THIS PROPERTY HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED AND THE SURVEY PLAT TO BE PREPARED AND FILED AND PLATED TO BE PUBLIC AS DEER CREEK ADDITION No. 1, A PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND THAT THE RIGHTS AND EASEMENTS OF SAID PLAT HAVE BEEN DECEDED TO THE USE OF THE PUBLIC, WITNESSE MY HAND AND SEAL OF OFFICE ON THIS 27th DAY OF MARCH, 2025.

Steve Turner
 STEVE TURNER, OWNER

ACKNOWLEDGEMENT

I, Steve Turner, a Notary Public in and for Morgan County, Alabama, hereby certify that I have duly certified that I am duly qualified and my commission expires on 03/18/2027.

Steve Turner
 Notary Public
 My Commission Expires: 03/18/2027

ACKNOWLEDGEMENT

I, Dorena D. Perciasepe, a Notary Public in and for Morgan County, Alabama, hereby certify that I have duly certified that I am duly qualified and my commission expires on 03/18/2027.

Dorena D. Perciasepe
 Notary Public
 My Commission Expires: 03/18/2027

LEGEND

OFF: DARNED BORN PIN SET
 OFF: DARNED BORN PIN FOUND
 OFF: DARNED BORN PIN MISSING
 DASH: DARNED BORN TELECOMMUNICATIONS TOWER
 DASH: DARNED BORN TELECOMMUNICATIONS TOWER

PLAT NOTICE

IF A COLLISION IS REQUIRED FOR TRACT 5A WITHIN THE RIGHT-OF-WAY FOR GHOST HILL ROAD OR THE ADJACENT EASEMENT, CLEARANCE SHALL BE A MINIMUM NUMBER OF 24 INCHES. ADDITIONAL BRIDGE CLEARANCE FOR TRACT 5B, IF REQUIRED, SHALL BE DONE BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY MORGAN COUNTY ENGINEERING PRIOR TO INSTALLATION.

MORGAN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR OBJECTION BY THE MORGAN COUNTY HEALTH DEPARTMENT. IF AN APPLICATION IS SUBMITTED FOR THE INSTALLATION OF AN ONDIE TREATMENT SYSTEM (DSS), THE APPROVAL OF A DSS FOR MULTIBUILDING (COMMERCIAL) TREATMENT AND DISPOSAL SHALL BE OBTAINED WHEN THE APPLICATION IS SUBMITTED. THE DSS APPROVAL MAY CONSIDER CONDOEMNATION WHICH RESPECTS THE USE OF THE USE OR DISPOSED UNDER TO OBTAIN MAINTENANCE AND REPAIR REQUIREMENTS AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS SET FORTH ON:

BY: *[Signature]* DATE: **4-3-25**

CERTIFICATE OF APPROVAL BY WEST MORGAN EAST LAWRENCE WATER AND SEWER AUTHORITY

THE UNDERSIGNED, AS AUTHORIZED BY WEST MORGAN EAST LAWRENCE WATER AND SEWER AUTHORITY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE 27th DAY OF March, 2025.

BY: *[Signature]*
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY JOE WHEELER, EMC

THE UNDERSIGNED, AS AUTHORIZED BY JOE WHEELER ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE 27th DAY OF March, 2025.

BY: *[Signature]*
 AUTHORIZED REPRESENTATIVE

WHEELER BASIN NATURAL GAS

UNDERSIGNED, AS AUTHORIZED BY WHEELER BASIN NATURAL GAS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE 27th DAY OF March, 2025.

BY: *[Signature]*
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF MORGAN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF MORGAN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF MORGAN COUNTY, ALABAMA, THIS THE 27th DAY OF March, 2025.

[Signature]
 MORGAN COUNTY, ALABAMA

CERTIFICATE OF RECORDING

I HEREBY CERTIFY THAT THE PLAT OR MAP HAS BEEN FILED IN THIS OFFICE FOR RECORD IN THIS COUNTY, ALABAMA, THIS THE 27th DAY OF March, 2025, AT 10:00 AM AND RECORDED IN BOOK 515-25, PAGE 1 AND INDEX PAGE 1 OF 1 RECORDING PLAT (IND.)

BY: *[Signature]*
 CLERK OF MORGAN COUNTY, ALABAMA

REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 03/28/2025
Drawn By: MSB/CP
Approved By: RWH
Scale: 1"=60'

515-25
Sheet Number: 1 OF 1

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	28	114	595
Average Age	49.9	49.1	44.8
Average Age (Male)	53.0	52.1	48.1
Average Age (Female)	44.8	44.0	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	40	216
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$81,946	\$81,946	\$90,402
Average House Value	\$261,487	\$246,105	\$285,405

2023 American Community Survey (ACS)

Executive Summary

2-218 Ghost Hill Rd
 2-218 Ghost Hill Rd, Trinity, Alabama, 35673
 Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	710	10,909	35,200
2020 Population	770	11,180	35,428
2025 Population	814	11,176	35,439
2030 Population	825	11,152	35,401
2010-2020 Annual Rate	0.81%	0.25%	0.06%
2020-2025 Annual Rate	1.06%	-0.01%	0.01%
2025-2030 Annual Rate	0.27%	-0.04%	-0.02%


Age	1 mile	3 miles	5 miles
2025 Median Age	41.7	42.1	41.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.4%	68.5%	58.8%
Black Alone	7.6%	16.3%	21.3%
American Indian Alone	1.7%	1.0%	1.0%
Asian Alone	0.3%	1.0%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	9.8%	5.3%	9.6%
Two or More Races	8.1%	7.9%	8.3%
Hispanic Origin	14.4%	9.1%	14.8%
Diversity Index	58.8	57.9	69.5

Households	1 mile	3 miles	5 miles
2010 Total Households	296	4,365	13,851
2020 Total Households	318	4,566	14,348
2025 Total Households	336	4,686	14,731
2030 Total Households	347	4,755	14,960
2010-2020 Annual Rate	0.72%	0.45%	0.35%
2020-2025 Annual Rate	1.05%	0.50%	0.50%
2025-2030 Annual Rate	0.65%	0.29%	0.31%
2025 Average Household Size	2.42	2.38	2.38
Wealth Index	97	88	78

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	20.4%	18.1%	17.9%
Median Household Income			
2025 Median Household Income	\$92,749	\$85,936	\$75,419
2030 Median Household Income	\$105,732	\$98,368	\$82,091
2025-2030 Annual Rate	2.65%	2.74%	1.71%
Average Household Income			
2025 Average Household Income	\$111,465	\$104,738	\$93,771
2030 Average Household Income	\$124,306	\$114,063	\$101,802
Per Capita Income			
2025 Per Capita Income	\$43,170	\$44,276	\$38,924
2030 Per Capita Income	\$49,067	\$49,032	\$42,959
2025-2030 Annual Rate	2.59%	2.06%	1.99%
Income Equality			
2025 Gini Index	42.0	38.4	41.8
Socioeconomic Status			
2025 Socioeconomic Status Index	52.4	51.9	47.1
Housing Unit Summary			
Housing Affordability Index	120	134	133
2010 Total Housing Units	317	4,650	14,809
2010 Owner Occupied Hus (%)	87.5%	73.5%	70.8%
2010 Renter Occupied Hus (%)	12.5%	26.5%	29.1%
2010 Vacant Housing Units (%)	6.6%	6.1%	6.5%
2020 Housing Units	343	4,845	15,301
2020 Owner Occupied HUs (%)	84.6%	72.0%	68.3%
2020 Renter Occupied HUs (%)	15.4%	28.0%	31.6%
Vacant Housing Units	6.7%	5.3%	6.3%
2025 Housing Units	364	4,964	15,637
Owner Occupied Housing Units	85.4%	72.9%	69.1%
Renter Occupied Housing Units	14.6%	27.1%	30.9%
Vacant Housing Units	7.7%	5.6%	5.8%
2030 Total Housing Units	374	5,024	15,835
2030 Owner Occupied Housing Units	297	3,488	10,394
2030 Renter Occupied Housing Units	49	1,268	4,566
2030 Vacant Housing Units	27	269	875

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



PAULA PRESTWOOD

Commercial Agent

pprestwood@aol.com

Direct: **256.227.1524** | Cell: **256.227.1524**

AL #000043492-0

PROFESSIONAL BACKGROUND

Paula Prestwood brings more than three decades of experience in commercial real estate to Gateway Commercial Brokerage, where she has been a dedicated member of the team since 1994. Based in Decatur, Alabama, Paula has built a reputation for integrity, market insight, and an unwavering commitment to helping businesses find the right space to grow and succeed.

Over the course of her career, she has had the privilege of working with a diverse portfolio of well-known clients, including Lowe's, Archer-Daniels Midland, McDonald's, Burger King, Russell Corporation, Dutch Quality House, Solutia, Clark Properties, Decatur Lamp Company, Holladay Antiques, Maaco, and many others. Her ability to understand client needs—paired with her in-depth knowledge of the North Alabama market—has made her a trusted partner to local, regional, and national brands.

Paula is a graduate of the University of Alabama in Huntsville, where she earned a Bachelor of Science in Business Administration with a cognate in Marketing and a minor in Political Science. She continued to strengthen her professional foundation through the PRO Real Estate Academy.

Deeply rooted in her community, Paula has previously served on the Board of Directors for Habitat for Humanity, reflecting her belief in giving back and supporting organizations that help strengthen the lives of local families.

Known for her personable approach, strong negotiation skills, and commitment to client success, Paula remains passionate about contributing to the growth and vibrancy of Decatur and the surrounding region. When working with Paula, clients can expect professionalism, persistence, and a genuine dedication to helping them reach their goals.

Gateway Commercial Brokerage, Inc.

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