



Tuscaloosa Commercial Opportunity on University Blvd.

0.48 +/- Acres | Tuscaloosa County, AL | \$399,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Commercial opportunity in Tuscaloosa on University Blvd. Not only is Tuscaloosa known for the home of the Crimson Tide, but also has a strong economy backed with tremendous growth and diverse demographics.

This parcel is situated on a .48 +/- acre vacant lot on University Blvd., only one mile from McFarland Blvd, providing easy and direct access to the interstate, hospital, campus, and all major retail and restaurant amenities within minutes.

Zoned MX-5 provides favorable zoning for an array of commercial opportunities. This lot also lies in the 'Opportunity Zone,' providing additional incentives for developers and investors!

Call Adam Aderholt for more information.



ADDRESS

2523 University Blvd E
Tuscaloosa, AL 35404

LOCATION

From the intersection of McFarland Blvd & University Blvd: Travel east on University Blvd for 1.1 miles and the property is on the right (vacant lot in-between Church's Chicken & Domino's Pizza).

ACREAGE BREAKDOWN

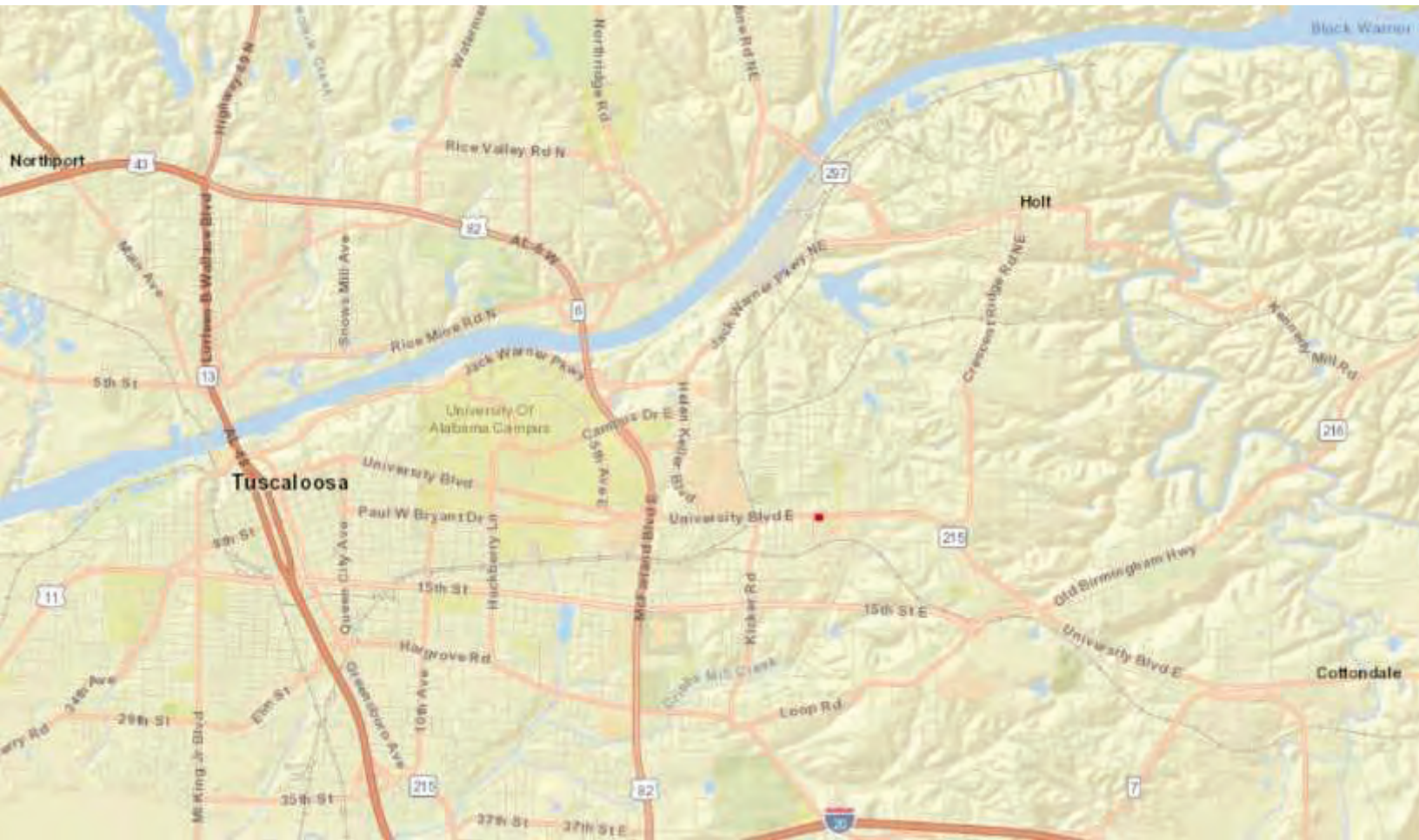
.48 +/- Cleared Lot

TAXES

\$476/year (2022)

PROPERTY HIGHLIGHTS

- Commercial Lot w/ High Traffic Count
- Opportunity Zone!
- 168' on University Blvd.
- High Growth Area
- Zoned MX-5



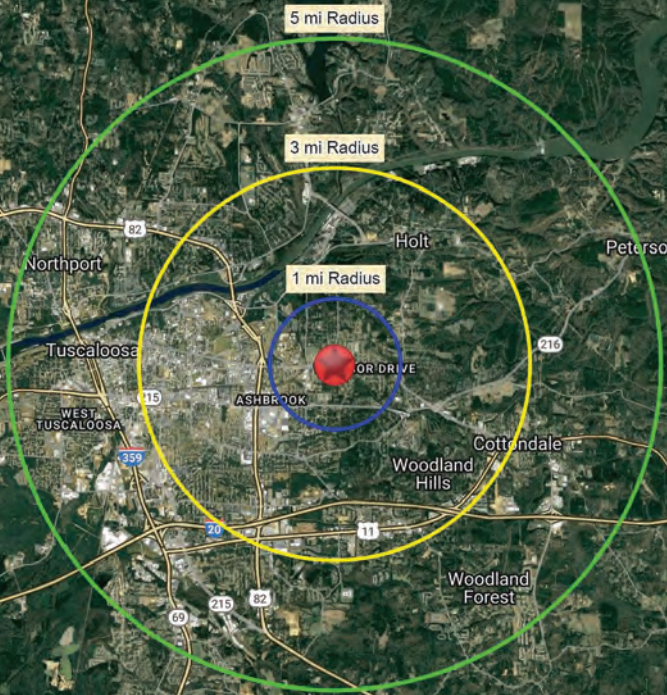


10 m
40 ft

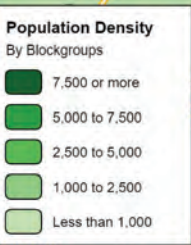
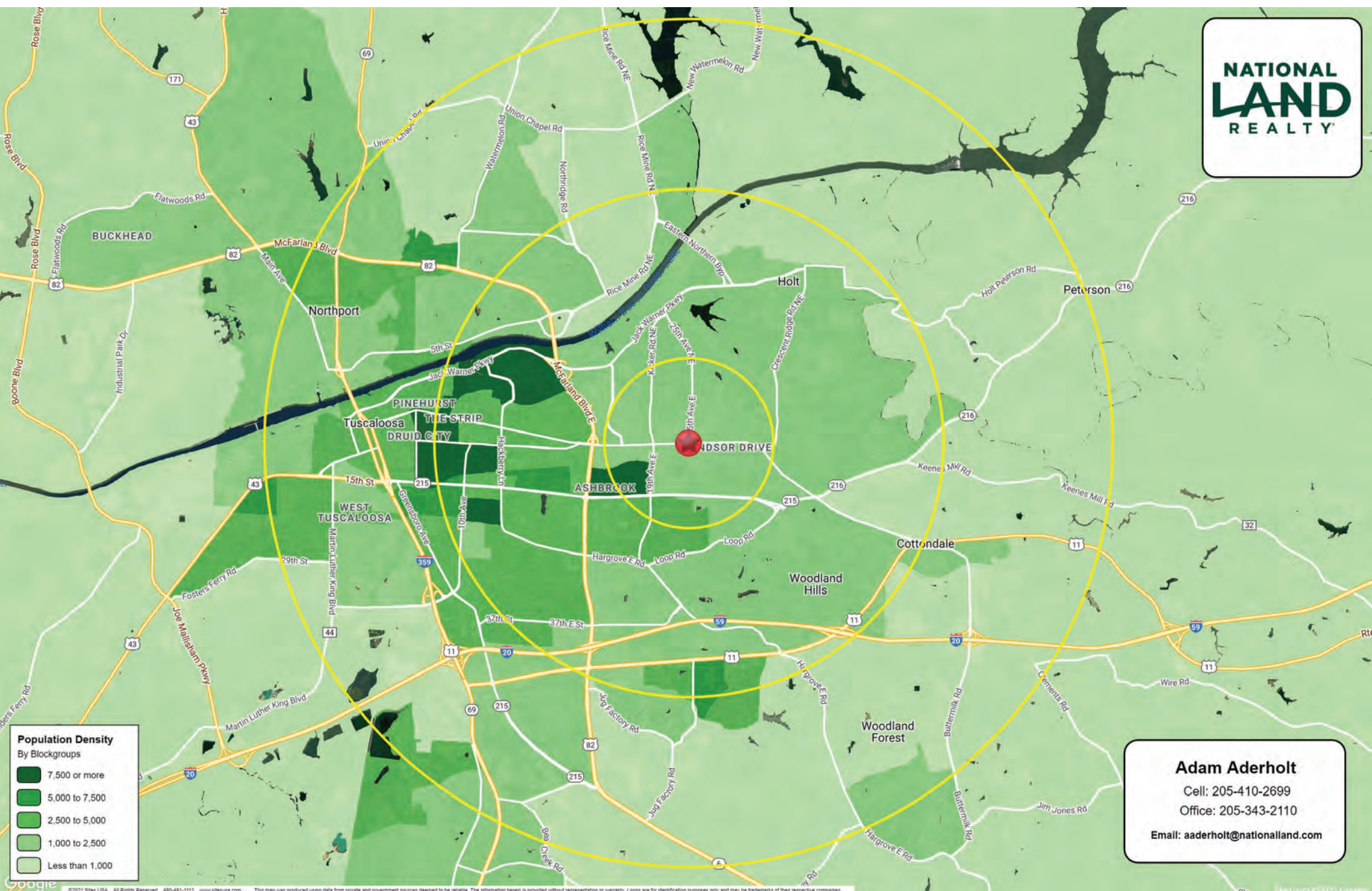
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



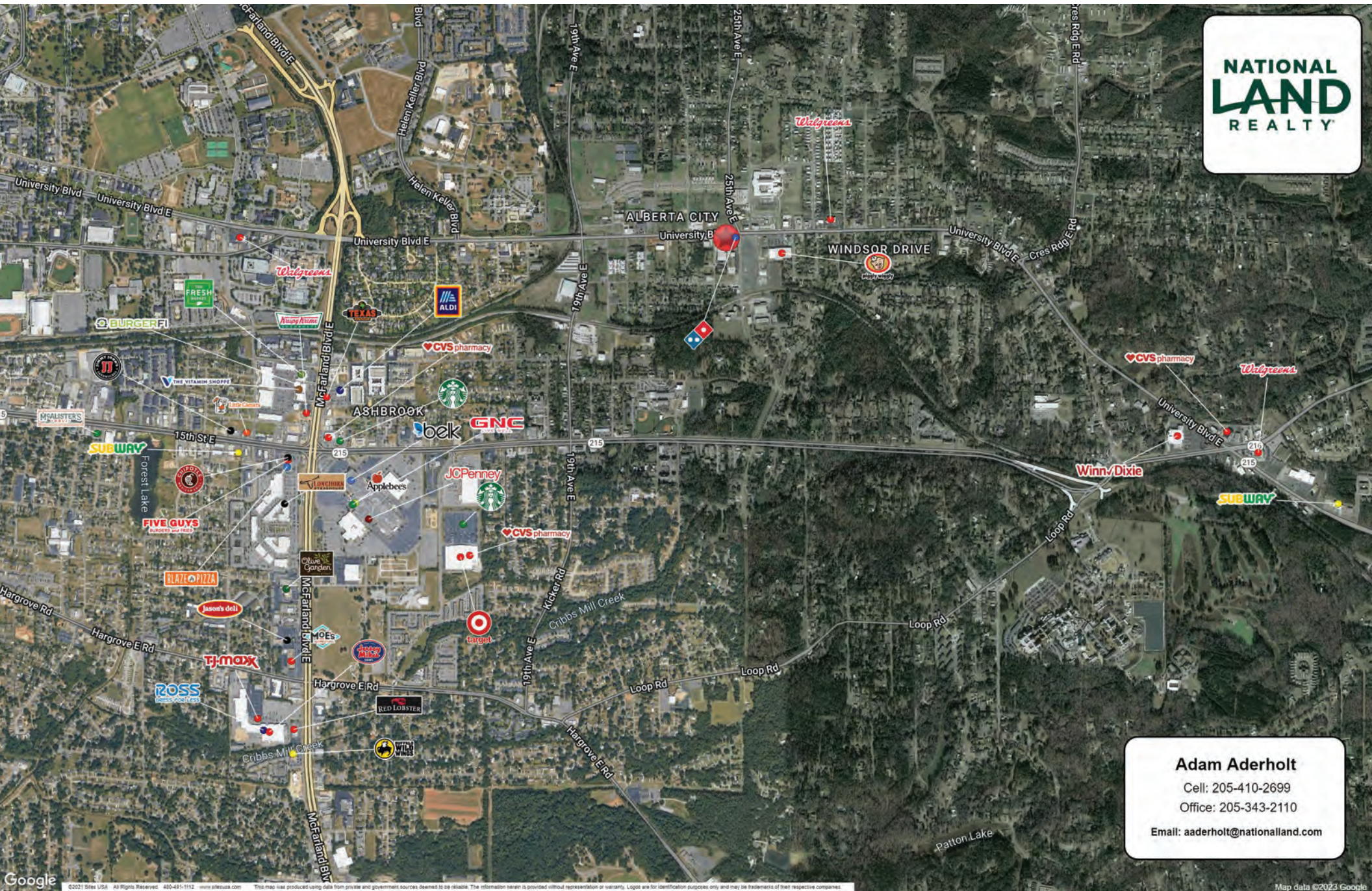
Demographics Card	1 mi Radius	3 mi Radius	5 mi Radius
Population	8,102	62,635	117,694
Population Median Age	29.5	28.5	31.8
Average HH Income	\$63,768	\$63,108	\$72,995
Households	3,353	24,694	49,162
Median Home Value	217,513	230,014	234,426



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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups
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Tuscaloosa Commercial Opportunity			
Listing: 2426700	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,102	62,635	117,694
2028 Projected Population	8,144	63,161	121,271
2020 Census Population	8,375	61,992	115,831
2010 Census Population	8,835	58,658	106,621
Projected Annual Growth 2023 to 2028	0.1%	0.2%	0.6%
Historical Annual Growth 2010 to 2023	-0.6%	0.5%	0.8%
Households			
2023 Estimated Households	3,353	24,694	49,162
2028 Projected Households	3,362	24,881	50,845
2020 Census Households	3,417	24,205	47,708
2010 Census Households	3,518	22,640	43,057
Projected Annual Growth 2023 to 2028	-	0.2%	0.7%
Historical Annual Growth 2010 to 2023	-0.4%	0.7%	1.1%
Age			
2023 Est. Population Under 10 Years	12.6%	9.8%	10.7%
2023 Est. Population 10 to 19 Years	13.7%	18.8%	15.7%
2023 Est. Population 20 to 29 Years	24.4%	28.8%	24.2%
2023 Est. Population 30 to 44 Years	17.7%	14.6%	16.1%
2023 Est. Population 45 to 59 Years	14.8%	12.5%	14.4%
2023 Est. Population 60 to 74 Years	11.6%	10.8%	13.2%
2023 Est. Population 75 Years or Over	5.1%	4.8%	5.8%
2023 Est. Median Age	29.5	28.5	31.8
Marital Status & Gender			
2023 Est. Male Population	48.7%	48.3%	47.7%
2023 Est. Female Population	51.3%	51.7%	52.3%
2023 Est. Never Married	51.8%	57.7%	49.7%
2023 Est. Now Married	33.4%	26.7%	32.2%
2023 Est. Separated or Divorced	12.4%	12.0%	13.6%
2023 Est. Widowed	2.4%	3.5%	4.5%
Income			
2023 Est. HH Income \$200,000 or More	7.7%	5.9%	6.5%
2023 Est. HH Income \$150,000 to \$199,999	4.6%	4.5%	5.2%
2023 Est. HH Income \$100,000 to \$149,999	10.5%	9.9%	12.3%
2023 Est. HH Income \$75,000 to \$99,999	10.4%	8.5%	9.7%
2023 Est. HH Income \$50,000 to \$74,999	16.7%	15.0%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	18.9%	12.7%	11.4%
2023 Est. HH Income \$25,000 to \$34,999	9.3%	10.3%	10.1%
2023 Est. HH Income \$15,000 to \$24,999	6.9%	10.5%	10.4%
2023 Est. HH Income Under \$15,000	14.9%	22.8%	18.8%
2023 Est. Average Household Income	\$63,768	\$63,108	\$72,995
2023 Est. Median Household Income	\$54,181	\$48,571	\$56,691
2023 Est. Per Capita Income	\$26,558	\$25,596	\$31,007
2023 Est. Total Businesses	185	1,923	4,733
2023 Est. Total Employees	2,143	22,554	54,453

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Race			
2023 Est. White	47.9%	45.8%	48.2%
2023 Est. Black	44.4%	34.1%	37.6%
2023 Est. Asian or Pacific Islander	1.9%	15.6%	9.5%
2023 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2023 Est. Other Races	5.5%	4.4%	4.4%
Hispanic			
2023 Est. Hispanic Population	432	2,686	5,190
2023 Est. Hispanic Population	5.3%	4.3%	4.4%
2028 Proj. Hispanic Population	5.3%	4.3%	4.4%
2020 Hispanic Population	6.3%	8.2%	7.1%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	4,601	31,243	66,946
2023 Est. Elementary (Grade Level 0 to 8)	2.7%	4.0%	3.7%
2023 Est. Some High School (Grade Level 9 to 11)	6.6%	7.5%	7.6%
2023 Est. High School Graduate	37.3%	29.5%	28.8%
2023 Est. Some College	19.7%	19.0%	18.5%
2023 Est. Associate Degree Only	7.4%	6.9%	6.6%
2023 Est. Bachelor Degree Only	15.1%	18.1%	18.5%
2023 Est. Graduate Degree	11.1%	15.0%	16.2%
Housing			
2023 Est. Total Housing Units	3,882	29,125	57,126
2023 Est. Owner-Occupied	42.8%	32.6%	37.2%
2023 Est. Renter-Occupied	43.6%	52.2%	48.8%
2023 Est. Vacant Housing	13.6%	15.2%	13.9%
Homes Built by Year			
2023 Homes Built 2010 or later	13.6%	16.8%	16.1%
2023 Homes Built 2000 to 2009	13.4%	10.1%	10.1%
2023 Homes Built 1990 to 1999	10.8%	10.0%	10.7%
2023 Homes Built 1980 to 1989	7.9%	12.4%	13.5%
2023 Homes Built 1970 to 1979	7.6%	10.8%	12.3%
2023 Homes Built 1960 to 1969	8.2%	7.8%	7.6%
2023 Homes Built 1950 to 1959	10.3%	8.0%	7.5%
2023 Homes Built Before 1949	14.6%	9.1%	8.1%
Home Values			
2023 Home Value \$1,000,000 or More	1.7%	1.0%	0.8%
2023 Home Value \$500,000 to \$999,999	7.2%	10.2%	9.4%
2023 Home Value \$400,000 to \$499,999	6.9%	8.1%	8.7%
2023 Home Value \$300,000 to \$399,999	5.7%	10.4%	12.1%
2023 Home Value \$200,000 to \$299,999	29.9%	23.3%	22.8%
2023 Home Value \$150,000 to \$199,999	14.3%	17.0%	18.2%
2023 Home Value \$100,000 to \$149,999	21.3%	16.4%	14.4%
2023 Home Value \$50,000 to \$99,999	5.9%	5.4%	5.5%
2023 Home Value \$25,000 to \$49,999	4.0%	4.6%	4.3%
2023 Home Value Under \$25,000	3.0%	3.7%	3.9%
2023 Median Home Value	\$217,513	\$230,014	\$234,426
2023 Median Rent	\$709	\$755	\$740

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Tuscaloosa Commercial Opportunity		1 mi radius	3 mi radius	5 mi radius
Listing: 2426700				
Labor Force				
2023 Est. Labor Population Age 16 Years or Over		6,472	52,989	97,611
2023 Est. Civilian Employed		64.5%	55.2%	58.2%
2023 Est. Civilian Unemployed		1.4%	2.0%	1.7%
2023 Est. in Armed Forces		0.1%	-	-
2023 Est. not in Labor Force		34.0%	42.8%	40.0%
2023 Labor Force Males		48.3%	47.8%	47.1%
2023 Labor Force Females		51.7%	52.2%	52.9%
Occupation				
2023 Occupation: Population Age 16 Years or Over		4,176	29,261	56,822
2023 Mgmt, Business, & Financial Operations		11.2%	12.2%	13.7%
2023 Professional, Related		20.0%	24.9%	25.7%
2023 Service		22.5%	20.8%	19.4%
2023 Sales, Office		24.3%	20.5%	19.5%
2023 Farming, Fishing, Forestry		0.1%	0.3%	0.2%
2023 Construction, Extraction, Maintenance		8.5%	6.7%	6.8%
2023 Production, Transport, Material Moving		13.3%	14.6%	14.8%
2023 White Collar Workers		55.5%	57.5%	58.8%
2023 Blue Collar Workers		44.5%	42.5%	41.2%
Transportation to Work				
2023 Drive to Work Alone		80.7%	77.5%	79.1%
2023 Drive to Work in Carpool		11.3%	8.8%	9.4%
2023 Travel to Work by Public Transportation		1.2%	1.9%	1.3%
2023 Drive to Work on Motorcycle		0.1%	-	-
2023 Walk or Bicycle to Work		0.5%	2.5%	1.8%
2023 Other Means		0.5%	0.5%	0.5%
2023 Work at Home		5.6%	8.8%	7.8%
Travel Time				
2023 Travel to Work in 14 Minutes or Less		38.6%	38.8%	34.3%
2023 Travel to Work in 15 to 29 Minutes		47.0%	45.7%	49.2%
2023 Travel to Work in 30 to 59 Minutes		10.5%	11.0%	11.6%
2023 Travel to Work in 60 Minutes or More		3.8%	4.4%	4.9%
2023 Average Travel Time to Work		15.0	15.9	16.6
Consumer Expenditure				
2023 Est. Total Household Expenditure		\$171.31 M	\$1.24 B	\$2.72 B
2023 Est. Apparel		\$6.03 M	\$43.48 M	\$95.75 M
2023 Est. Contributions, Gifts		\$9.69 M	\$69.92 M	\$155.48 M
2023 Est. Education, Reading		\$5.53 M	\$40.5 M	\$89.53 M
2023 Est. Entertainment		\$9.54 M	\$68.62 M	\$151.99 M
2023 Est. Food, Beverages, Tobacco		\$26.45 M	\$191.11 M	\$418.25 M
2023 Est. Furnishings, Equipment		\$5.94 M	\$42.62 M	\$94.36 M
2023 Est. Health Care, Insurance		\$15.57 M	\$112.01 M	\$246.48 M
2023 Est. Household Operations, Shelter, Utilities		\$55.99 M	\$406.07 M	\$888.51 M
2023 Est. Miscellaneous Expenses		\$3.22 M	\$23.21 M	\$51.22 M
2023 Est. Personal Care		\$2.29 M	\$16.54 M	\$36.42 M
2023 Est. Transportation		\$31.06 M	\$222.48 M	\$489.92 M

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Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections
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Tuscaloosa Commercial Opportunity on University Blvd Listing 2426700						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$3.67 M / \$8.41 M	-56	\$26.44 M / \$64.35 M	-59	\$58.27 M / \$87.81 M	-34
Men's Clothing Stores	\$129.62 K / \$321.62 K	-60	\$935.34 K / \$1.2 M	-22	\$2.06 M / \$2.23 M	-7
Women's Clothing Stores	\$560.52 K / \$1.33 M	-58	\$4.05 M / \$10.21 M	-60	\$8.94 M / \$16.67 M	-46
Children's, Infants' Clothing Stores	\$242.64 K / -	100	\$1.73 M / \$365.34 K	79	\$3.81 M / \$3.23 M	15
Family Clothing Stores	\$1.5 M / \$2.34 M	-36	\$10.79 M / \$30.43 M	-65	\$23.79 M / \$32.46 M	-27
Clothing Accessory Stores	\$120.41 K / \$311.23 K	-61	\$869.21 K / \$1.15 M	-25	\$1.92 M / \$1.32 M	31
Other Apparel Stores	\$182.57 K / \$682.61 K	-73	\$1.32 M / \$3.49 M	-62	\$2.91 M / \$5.2 M	-44
Shoe Stores	\$614.52 K / \$2.16 M	-72	\$4.44 M / \$13.47 M	-67	\$9.76 M / \$20.21 M	-52
Jewelry Stores	\$294.68 K / \$1.27 M	-77	\$2.13 M / \$4.03 M	-47	\$4.71 M / \$6.5 M	-28
Luggage Stores	\$23.53 K / -	100	\$167.33 K / -	100	\$366.56 K / -	100
Furniture, Home Furnishings Stores	\$1.77 M / \$3.54 M	-50	\$12.73 M / \$14.9 M	-15	\$28.21 M / \$33.53 M	-16
Furniture Stores	\$1.09 M / \$3.54 M	-69	\$7.87 M / \$12.92 M	-39	\$17.45 M / \$24.17 M	-28
Floor Covering Stores	\$181.15 K / -	100	\$1.3 M / \$1.98 M	-34	\$2.9 M / \$4.6 M	-37
Other Home Furnishing Stores	\$494.63 K / -	100	\$3.56 M / -	100	\$7.86 M / \$4.76 M	39
Electronics, Appliance Stores	\$1.34 M / -	100	\$9.66 M / \$6.15 M	36	\$21.32 M / \$13.95 M	35
Building Material, Garden Equipment, Supplies Dealers	\$4.29 M / \$5.04 M	-15	\$30.8 M / \$24.19 M	21	\$68.24 M / \$105.67 M	-35
Home Centers	\$2.02 M / \$5.04 M	-60	\$14.5 M / \$21.24 M	-32	\$32.13 M / \$55.2 M	-42
Paint, Wallpaper Stores	\$145.83 K / -	100	\$1.04 M / \$900.43 K	14	\$2.32 M / \$1.09 M	53
Hardware Stores	\$186.36 K / -	100	\$1.34 M / -	100	\$2.96 M / \$868.83 K	71
Other Building Materials Stores	\$1.42 M / -	100	\$10.22 M / \$639.45 K	94	\$22.64 M / \$40.73 M	-44
Outdoor Power Equipment Stores	\$69.02 K / -	100	\$493.06 K / -	100	\$1.09 M / \$2.07 M	-47
Nursery, Garden Stores	\$446.51 K / -	100	\$3.21 M / \$1.41 M	56	\$7.09 M / \$5.7 M	20
Food, Beverage Stores	\$11.88 M / \$7.61 M	36	\$85.94 M / \$187.51 M	-54	\$187.73 M / \$317.84 M	-41
Grocery Stores	\$10.61 M / \$7.36 M	31	\$76.75 M / \$179.26 M	-57	\$167.59 M / \$303.04 M	-45
Convenience Stores	\$413.98 K / \$204.42 K	51	\$2.99 M / \$4.37 M	-31	\$6.52 M / \$8.31 M	-22
Meat Markets	\$122.02 K / -	100	\$881.72 K / \$1 M	-12	\$1.92 M / \$1.5 M	22
Fish, Seafood Markets	\$43.95 K / -	100	\$319.03 K / -	100	\$698.39 K / \$34.11 K	95
Fruit, Vegetable Markets	\$74.3 K / -	100	\$536.12 K / -	100	\$1.17 M / -	100
Other Specialty Food Markets	\$127.46 K / \$39.96 K	69	\$922.52 K / \$1.68 M	-45	\$2.01 M / \$2.22 M	-10
Liquor Stores	\$489.59 K / -	100	\$3.54 M / \$1.2 M	66	\$7.81 M / \$2.73 M	65

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Health, Personal Care Stores	\$2.9 M / \$4.74 M	-39	\$20.98 M / \$40.69 M	-48	\$46.06 M / \$77.13 M	-40
Pharmacy, Drug Stores	\$2.43 M / \$4.34 M	-44	\$17.59 M / \$33.02 M	-47	\$38.59 M / \$63.67 M	-39
Cosmetics, Beauty Stores	\$142.72 K / \$114.96 K	19	\$1.03 M / \$4.19 M	-75	\$2.26 M / \$6.11 M	-63
Optical Goods Stores	\$161.23 K / \$291.02 K	-45	\$1.17 M / \$2.94 M	-60	\$2.57 M / \$5.22 M	-51
Other Health, Personal Care Stores	\$166.52 K / -	100	\$1.2 M / \$544.35 K	55	\$2.64 M / \$2.13 M	20
Sporting Goods, Hobby, Book, Music Stores	\$1.36 M / \$215.76 K	84	\$9.78 M / \$15.71 M	-38	\$21.71 M / \$31.11 M	-30
Sporting Goods Stores	\$737.11 K / \$98.53 K	87	\$5.28 M / \$3.65 M	31	\$11.78 M / \$14.47 M	-19
Hobby, Toy, Game Stores	\$216.72 K / \$117.23 K	46	\$1.55 M / \$4.37 M	-64	\$3.43 M / \$5.08 M	-32
Sewing, Needlecraft Stores	\$69.43 K / -	100	\$502.34 K / \$105.6 K	79	\$1.11 M / \$501.62 K	55
Musical Instrument Stores	\$61.71 K / -	100	\$451.31 K / \$605.8 K	-26	\$987.54 K / \$1.91 M	-48
Book Stores	\$274.28 K / -	100	\$2 M / \$6.98 M	-71	\$4.4 M / \$9.15 M	-52
General Merchandise Stores	\$11.6 M / \$9.26 M	20	\$83.71 M / \$83.83 M	0	\$183.75 M / \$167.51 M	9
Department Stores	\$3 M / \$9.26 M	-68	\$21.59 M / \$75.05 M	-71	\$47.57 M / \$147.11 M	-68
Warehouse Superstores	\$7.47 M / -	100	\$53.95 M / \$3.42 M	94	\$118.23 M / \$10.59 M	91
Other General Merchandise Stores	\$1.13 M / -	100	\$8.17 M / \$5.37 M	34	\$17.96 M / \$9.81 M	45
Miscellaneous Store Retailers	\$1.57 M / \$225.12 K	86	\$11.32 M / \$18.09 M	-37	\$24.93 M / \$136.58 M	-82
Florists	\$55.19 K / \$20.19 K	63	\$397.51 K / \$279.58 K	30	\$880.33 K / \$1.43 M	-38
Office, Stationary Stores	\$155.87 K / -	100	\$1.12 M / \$1.1 M	2	\$2.49 M / \$4.93 M	-50
Gift, Souvenir Stores	\$189.87 K / \$59.9 K	68	\$1.37 M / \$5.71 M	-76	\$3.01 M / \$39.65 M	-92
Used Merchandise Stores	\$108.88 K / -	100	\$787.58 K / \$2.7 M	-71	\$1.74 M / \$8.7 M	-80
Pet, Pet Supply Stores	\$630.93 K / -	100	\$4.53 M / \$6.64 M	-32	\$10.02 M / \$75.58 M	-87
Art Dealers	\$51.4 K / -	100	\$371.51 K / \$121.05 K	67	\$821.6 K / \$325.01 K	60
Mobile Home Dealers	\$92.47 K / -	100	\$661.09 K / -	100	\$1.46 M / \$285.19 K	81
Other Miscellaneous Retail Stores	\$284.89 K / \$145.04 K	49	\$2.07 M / \$1.52 M	26	\$4.5 M / \$5.68 M	-21
Non-Store Retailers	\$5.31 M / \$667.54 K	87	\$38.27 M / \$8.85 M	77	\$84.37 M / \$13.08 M	84
Mail Order, Catalog Stores	\$4.42 M / -	100	\$31.83 M / \$1.03 M	97	\$70.23 M / \$2.76 M	96
Vending Machines	\$122.41 K / -	100	\$884.55 K / \$53.63 K	94	\$1.93 M / \$252.18 K	87
Fuel Dealers	\$430.1 K / -	100	\$3.1 M / -	100	\$6.82 M / \$1.55 M	77
Other Direct Selling Establishments	\$339.44 K / \$667.54 K	-49	\$2.45 M / \$7.77 M	-68	\$5.39 M / \$8.52 M	-37

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Adam Aderholt

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Lat/Lon: 33.2061/-87.5047



Tuscaloosa Commercial Opportunity on University Blvd Listing 2426700

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$10.26 M / \$12.87 M	-20	\$73.9 M / \$117.31 M	-37	\$162.95 M / \$228.78 M	-29
Hotels, Other Travel Accommodations	\$564.93 K / \$224.99 K	60	\$4.07 M / \$4.3 M	-5	\$8.98 M / \$8.6 M	4
RV Parks	\$5.62 K / -	100	\$40.44 K / \$21	100	\$85.18 K / \$20.62 K	76
Rooming, Boarding Houses	\$3.95 K / -	100	\$29.57 K / \$56.86 K	-48	\$63.88 K / \$98.37 K	-35
Full Service Restaurants	\$6.01 M / \$9.94 M	-40	\$43.25 M / \$76.6 M	-44	\$95.38 M / \$136.94 M	-30
Limited Service Restaurants	\$2.79 M / \$1.99 M	29	\$20.09 M / \$34.86 M	-42	\$44.31 M / \$77.88 M	-43
Special Food Services, Catering	\$891.33 K / \$940.9 K	-5	\$6.42 M / \$1.62 M	75	\$14.15 M / \$4.12 M	71
Drinking Places	\$256.69 K / \$34.36 K	87	\$1.85 M / \$1.72 M	7	\$4.1 M / \$5.22 M	-21
Gasoline Stations	\$8.66 M / \$2.54 M	71	\$62.14 M / \$105.33 M	-41	\$135.55 M / \$143.38 M	-5
Motor Vehicle, Parts Dealers	\$15.77 M / \$4.05 M	74	\$112.71 M / \$246.47 M	-54	\$249 M / \$570.92 M	-56
New Car Dealers	\$12.1 M / \$1.38 M	89	\$86.4 M / \$200.33 M	-57	\$190.81 M / \$472.69 M	-60
Used Car Dealers	\$1.25 M / -	100	\$8.91 M / \$20.42 M	-56	\$19.68 M / \$31.85 M	-38
Recreational Vehicle Dealers	\$249.35 K / -	100	\$1.78 M / \$2.42 M	-26	\$4 M / \$10.27 M	-61
Motorcycle, Boat Dealers	\$544.24 K / -	100	\$3.89 M / \$2.79 M	28	\$8.67 M / \$5.65 M	35
Auto Parts, Accessories	\$977.26 K / \$2.67 M	-63	\$7.03 M / \$11.34 M	-38	\$15.49 M / \$29.39 M	-47
Tire Dealers	\$652.99 K / -	100	\$4.7 M / \$9.17 M	-49	\$10.35 M / \$21.07 M	-51
2023 Population		8,102		62,635		117,694
2028 Population		8,144		63,161		121,271
% Population Change 2023-2028		0.5%		0.8%		3.0%
2023 Adult Population Age 18+		6,258		51,765		95,107
2023 Population Male		3,949		30,238		56,189
2023 Population Female		4,153		32,397		61,505
2023 Households		3,353		24,694		49,162
2023 Median Household Income		54,181		48,571		56,691
2023 Average Household Income		63,768		63,108		72,995

REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**