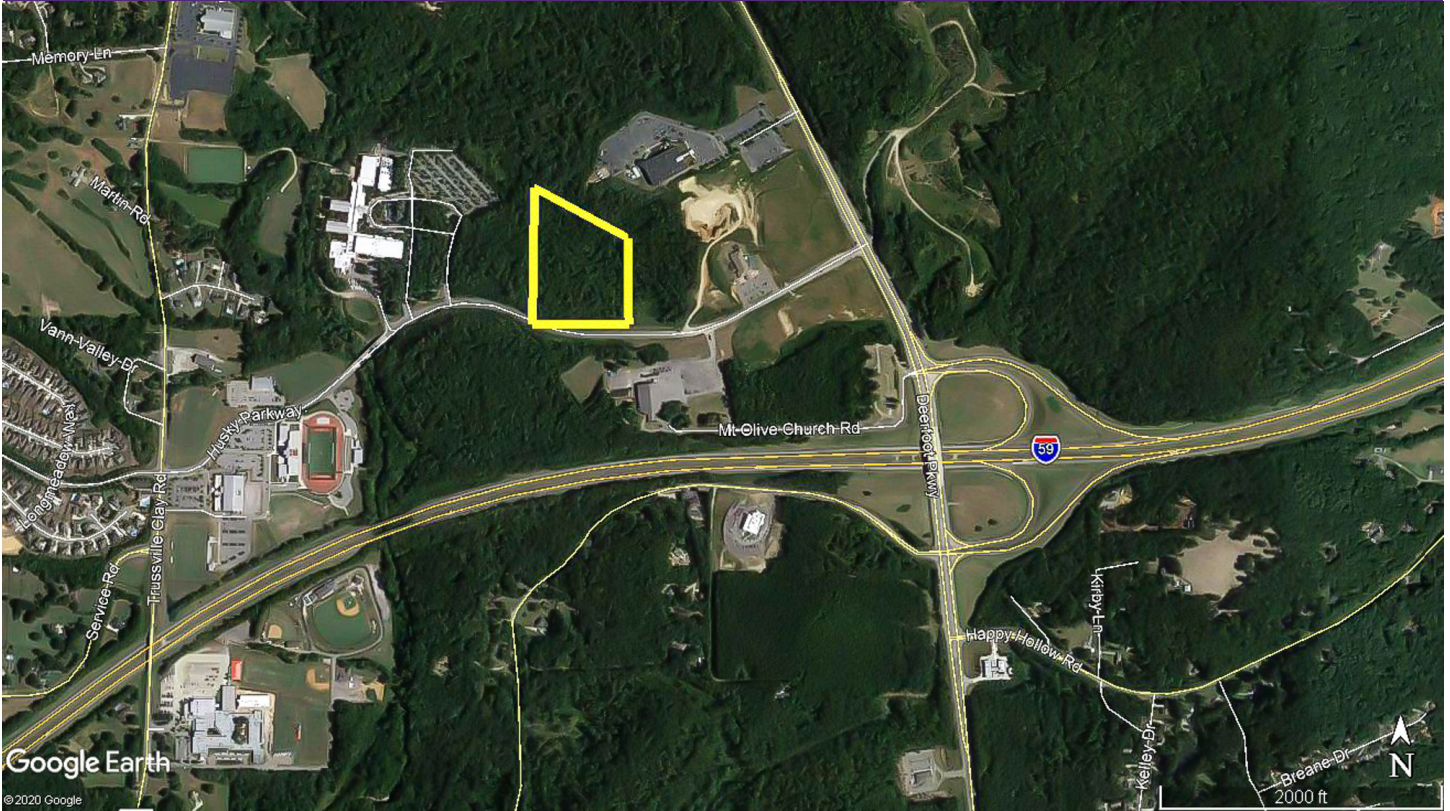


# LAND FOR SALE

## 6530 Husky Parkway • Trussville, AL 35173



**LAND** for sale

### Property Information

- ▶ Total acreage: 12± Acres
- ▶ Husky Pkwy frontage

#### Demographics

	1 miles	3 miles	5 miles
<b>Population</b>	696	11,376	47,617
<b>Average HHI</b>	\$112,098	\$118,508	\$93,455
<b>Daytime Pop</b>	739	10,795	37,472

### Traffic Counts:

INTERSTATE-59	45,259 VPD
DEERFOOT PKWY	13,757 VPD



All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

## SALE PRICE: \$75,000/ACRE



Commercial Real Estate Specialists

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# LAND FOR SALE

## 6530 Husky Parkway • Trussville, AL 35173



### Executive Summary

Husky Pkwy, Trussville, Alabama, 35173  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.66484  
Longitude: -86.57951

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	565	8,082	38,042
2010 Population	677	10,499	45,771
2019 Population	696	11,376	47,617
2024 Population	707	11,646	48,490
2000-2010 Annual Rate	1.82%	2.65%	1.87%
2010-2019 Annual Rate	0.30%	0.87%	0.43%
2019-2024 Annual Rate	0.31%	0.47%	0.36%
2019 Male Population	48.4%	48.4%	48.0%
2019 Female Population	51.6%	51.6%	52.0%
2019 Median Age	46.7	43.9	40.1

In the identified area, the current year population is 47,617. In 2010, the Census count in the area was 45,771. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 48,490 representing a change of 0.36% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

#### Median Age

The median age in this area is 46.7, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2019 White Alone	91.2%	87.8%	78.8%
2019 Black Alone	5.3%	8.6%	17.2%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2019 Asian Alone	1.1%	1.4%	1.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	0.4%	0.4%	0.8%
2019 Two or More Races	1.6%	1.5%	1.5%
2019 Hispanic Origin (Any Race)	1.4%	1.3%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.6% 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 37.4 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

2019 Wealth Index	174	182	119
2000 Households	185	2,776	13,607
2010 Households	232	3,781	17,021
2019 Total Households	240	4,116	17,809
2024 Total Households	244	4,215	18,141
2000-2010 Annual Rate	2.29%	3.14%	2.26%
2010-2019 Annual Rate	0.37%	0.92%	0.49%
2019-2024 Annual Rate	0.33%	0.48%	0.37%
2019 Average Household Size	2.90	2.76	2.66

The household count in this area has changed from 17,021 in 2010 to 17,809 in the current year, a change of 0.49% annually. The five-year projection of households is 18,141, a change of 0.37% annually from the current year total. Average household size is currently 2.66, compared to 2.68 in the year 2010. The number of families in the current year is 13,553 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

# LAND FOR SALE

## 6530 Husky Parkway • Trussville, AL 35173



### Executive Summary

Husky Pkwy, Trussville, Alabama, 35173  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.0%	14.3%	13.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$92,198	\$95,509	\$75,228
2024 Median Household Income	\$105,047	\$106,223	\$81,750
2019-2024 Annual Rate	2.64%	2.15%	1.68%
<b>Average Household Income</b>			
2019 Average Household Income	\$112,098	\$118,508	\$93,455
2024 Average Household Income	\$131,842	\$137,548	\$106,873
2019-2024 Annual Rate	3.30%	3.02%	2.72%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$42,530	\$43,433	\$34,859
2024 Per Capita Income	\$50,141	\$50,443	\$39,870
2019-2024 Annual Rate	3.35%	3.04%	2.72%

#### Households by Income

Current median household income is \$75,228 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$81,750 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$93,455 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$106,873 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$34,859 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,870 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	180	176	190
2000 Total Housing Units	192	2,853	14,132
2000 Owner Occupied Housing Units	172	2,564	12,238
2000 Renter Occupied Housing Units	13	212	1,369
2000 Vacant Housing Units	7	77	525
2010 Total Housing Units	243	3,941	18,080
2010 Owner Occupied Housing Units	211	3,442	14,734
2010 Renter Occupied Housing Units	21	339	2,287
2010 Vacant Housing Units	11	160	1,059
2019 Total Housing Units	247	4,242	18,878
2019 Owner Occupied Housing Units	212	3,683	14,844
2019 Renter Occupied Housing Units	28	433	2,965
2019 Vacant Housing Units	7	126	1,069
2024 Total Housing Units	249	4,336	19,242
2024 Owner Occupied Housing Units	216	3,772	15,104
2024 Renter Occupied Housing Units	28	443	3,037
2024 Vacant Housing Units	5	121	1,101

Currently, 78.6% of the 18,878 housing units in the area are owner occupied; 15.7%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 18,080 housing units in the area - 81.5% owner occupied, 12.6% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 1.94%. Median home value in the area is \$204,680, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.45% annually to \$219,947.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.