

LAND FOR SALE

6560, 6595, 6585 Husky Parkway • Trussville, AL 35173



LAND for sale

Property Information

- ▶ Total acreage: 27± acres raw land
- ▶ Approximately 4 acres of pad-ready-site - 3 lots
- ▶ 15 ± acres over-looking I-59
- ▶ 10.19± acres raw land
- ▶ Zoning: A-1 currently proposed commercial
- ▶ Owner will consider subdividing
- ▶ All utilities available
- ▶ Excellent location for medical office, office, retail, and/or senior living

Demographics

	1 miles	3 miles	5 miles
Population	717	12,534	50,071
Average HHI	\$117,976	\$121,520	\$96,830
Daytime Pop	768	11,955	43,822

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.

Call for Pricing



Contact:

Steve Mordecai, CCIM
 smordecai@southpace.com
 205.271.7221

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Executive Summary

6560 Husky Pkwy, Trussville, Alabama, 35173
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.66445
Longitude: -86.58288

	1 mile	3 miles	5 miles
Population			
2000 Population	569	8,995	40,017
2010 Population	688	11,500	48,068
2020 Population	717	12,534	50,071
2025 Population	728	12,807	50,861
2000-2010 Annual Rate	1.92%	2.49%	1.85%
2010-2020 Annual Rate	0.40%	0.84%	0.40%
2020-2025 Annual Rate	0.30%	0.43%	0.31%
2020 Male Population	48.4%	48.3%	47.9%
2020 Female Population	51.6%	51.7%	52.1%
2020 Median Age	46.9	43.7	39.9

In the identified area, the current year population is 50,071. In 2010, the Census count in the area was 48,068. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 50,861 representing a change of 0.31% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 46.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	90.8%	86.4%	76.7%
2020 Black Alone	5.7%	9.9%	19.2%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2020 Asian Alone	1.3%	1.4%	1.4%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	0.4%	0.4%	0.9%
2020 Two or More Races	1.5%	1.6%	1.6%
2020 Hispanic Origin (Any Race)	1.5%	1.4%	2.1%

Persons of Hispanic origin represent 2.1% of the population in the identified area compared to 18.8% 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 40.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	179	181	121
2000 Households	186	3,140	14,288
2010 Households	236	4,248	17,824
2020 Total Households	248	4,650	18,704
2025 Total Households	252	4,749	18,992
2000-2010 Annual Rate	2.41%	3.07%	2.24%
2010-2020 Annual Rate	0.49%	0.89%	0.47%
2020-2025 Annual Rate	0.32%	0.42%	0.31%
2020 Average Household Size	2.89	2.69	2.67

The household count in this area has changed from 17,824 in 2010 to 18,704 in the current year, a change of 0.47% annually. The five-year projection of households is 18,992, a change of 0.31% annually from the current year total. Average household size is currently 2.67, compared to 2.69 in the year 2010. The number of families in the current year is 14,206 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income			
2020 Percent of Income for Mortgage	10.5%	11.5%	10.9%
Median Household Income			
2020 Median Household Income	\$100,206	\$96,874	\$78,305
2025 Median Household Income	\$107,358	\$106,078	\$83,431
2020-2025 Annual Rate	1.39%	1.83%	1.28%
Average Household Income			
2020 Average Household Income	\$117,976	\$121,520	\$96,830
2025 Average Household Income	\$134,835	\$139,625	\$108,928
2020-2025 Annual Rate	2.71%	2.82%	2.38%
Per Capita Income			
2020 Per Capita Income	\$44,749	\$44,841	\$36,101
2025 Per Capita Income	\$51,183	\$51,506	\$40,594
2020-2025 Annual Rate	2.72%	2.81%	2.37%

Households by Income

Current median household income is \$78,305 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$83,431 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$96,830 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$108,928 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$36,101 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,594 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	234	214	226
2000 Total Housing Units	193	3,219	14,830
2000 Owner Occupied Housing Units	173	2,887	12,773
2000 Renter Occupied Housing Units	13	253	1,515
2000 Vacant Housing Units	7	79	542
2010 Total Housing Units	247	4,430	18,949
2010 Owner Occupied Housing Units	214	3,830	15,296
2010 Renter Occupied Housing Units	22	418	2,528
2010 Vacant Housing Units	11	182	1,125
2020 Total Housing Units	255	4,806	19,867
2020 Owner Occupied Housing Units	222	4,165	15,690
2020 Renter Occupied Housing Units	26	484	3,014
2020 Vacant Housing Units	7	156	1,163
2025 Total Housing Units	257	4,889	20,183
2025 Owner Occupied Housing Units	226	4,251	15,899
2025 Renter Occupied Housing Units	27	498	3,093
2025 Vacant Housing Units	5	140	1,191

Currently, 79.0% of the 19,867 housing units in the area are owner occupied; 15.2%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 18,949 housing units in the area - 80.7% owner occupied, 13.3% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 2.12%. Median home value in the area is \$204,943, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.20% annually to \$217,549.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.