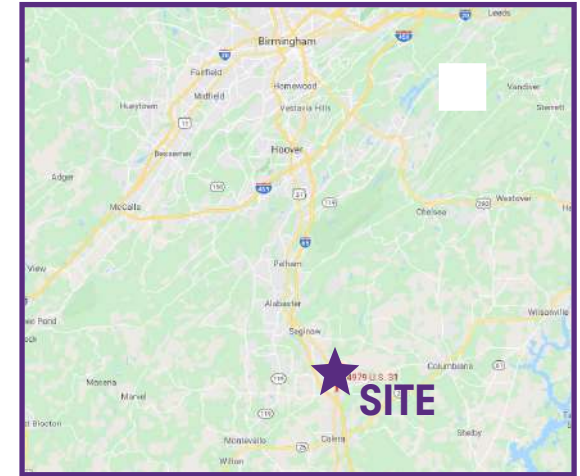




RESTAURANT/ EVENT CENTER

800 Highway 87
Calera, AL 35040



RETAIL FOR SALE

SALE PRICE: \$1,295,000

- ▶ 4.54 +/- Acres
- ▶ 3,600 square foot building
- ▶ Facility set up for indoor/outdoor event venue
- ▶ Restaurant and Bar
- ▶ Excellent access to I-65 and Shelby County Airport
- ▶ Near densely populated residential communities

Demographics	3 Miles	5 Miles	7 Miles
Population	11,371	21,730	37,755
Daytime Pop.	9,259	19,332	33,084
Average HHI	\$73,976	\$75,312	\$78,292



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OVERVIEW

AERIAL

PHOTOS

DEMOS



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.



Executive Summary

4979 Highway 31, Calera, Alabama, 35040
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.14986
Longitude: -86.74904

	3 miles	5 miles	7 miles
Population			
2000 Population	4,319	9,562	19,959
2010 Population	9,677	18,493	33,070
2019 Population	11,371	21,730	37,755
2024 Population	12,323	23,621	40,672
2000-2010 Annual Rate	8.40%	6.82%	5.18%
2010-2019 Annual Rate	1.76%	1.76%	1.44%
2019-2024 Annual Rate	1.62%	1.68%	1.50%
2019 Male Population	48.9%	48.9%	49.1%
2019 Female Population	51.1%	51.1%	50.9%
2019 Median Age	36.0	36.6	36.3

In the identified area, the current year population is 37,755. In 2010, the Census count in the area was 33,070. The rate of change since 2010 was 1.44% annually. The five-year projection for the population in the area is 40,672 representing a change of 1.50% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	71.8%	73.0%	73.8%
2019 Black Alone	21.4%	20.7%	19.1%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	0.7%	0.6%	0.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	3.7%	3.4%	4.2%
2019 Two or More Races	2.1%	1.9%	1.9%
2019 Hispanic Origin (Any Race)	7.0%	6.3%	8.2%

Persons of Hispanic origin represent 8.2% 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 50.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	67	69	76
2000 Households	1,632	3,554	7,532
2010 Households	3,841	7,109	12,532
2019 Total Households	4,488	8,312	14,223
2024 Total Households	4,861	9,022	15,301
2000-2010 Annual Rate	8.94%	7.18%	5.22%
2010-2019 Annual Rate	1.70%	1.70%	1.38%
2019-2024 Annual Rate	1.61%	1.65%	1.47%
2019 Average Household Size	2.53	2.61	2.62

The household count in this area has changed from 12,532 in 2010 to 14,223 in the current year, a change of 1.38% annually. The five-year projection of households is 15,301, a change of 1.47% annually from the current year total. Average household size is currently 2.62, compared to 2.60 in the year 2010. The number of families in the current year is 10,191 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.

November 15, 2019



Executive Summary

4979 Highway 31, Calera, Alabama, 35040
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.14986
Longitude: -86.74904

	3 miles	5 miles	7 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.5%	13.0%	13.7%
Median Household Income			
2019 Median Household Income	\$60,948	\$62,063	\$63,001
2024 Median Household Income	\$68,548	\$70,386	\$71,966
2019-2024 Annual Rate	2.389%	2.555%	2.70%
Average Household Income			
2019 Average Household Income	\$73,976	\$75,312	\$78,292
2024 Average Household Income	\$84,537	\$86,253	\$89,915
2019-2024 Annual Rate	2.70%	2.75%	2.81%
Per Capita Income			
2019 Per Capita Income	\$28,222	\$28,679	\$29,143
2024 Per Capita Income	\$32,233	\$32,794	\$33,426
2019-2024 Annual Rate	2.69%	2.72%	2.78%
Households by Income			
Current median household income is \$63,001 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$71,966 in five years, compared to \$69,180 for all U.S. households			
Current average household income is \$78,292 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,915 in five years, compared to \$99,638 for all U.S. households			
Current per capita income is \$29,143 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,426 in five years, compared to \$36,530 for all U.S. households			

Housing	2019	2024	% Change
Housing Affordability Index			
2019 Housing Affordability Index	202	194	-3.96%
2024 Total Housing Units	1,809	3,884	115.48%
2000 Owner Occupied Housing Units	1,429	2,985	108.40%
2000 Renter Occupied Housing Units	203	569	181.77%
2000 Vacant Housing Units	177	330	86.44%
2010 Total Housing Units	4,198	7,755	84.80%
2010 Owner Occupied Housing Units	3,208	5,841	82.32%
2010 Renter Occupied Housing Units	633	1,268	99.37%
2010 Vacant Housing Units	357	646	80.67%
2019 Total Housing Units	4,947	9,140	84.92%
2019 Owner Occupied Housing Units	3,711	6,771	82.75%
2019 Renter Occupied Housing Units	777	1,540	97.81%
2019 Vacant Housing Units	459	828	82.13%
2024 Total Housing Units	5,379	9,959	86.45%
2024 Owner Occupied Housing Units	4,040	7,393	81.66%
2024 Renter Occupied Housing Units	821	1,630	97.33%
2024 Vacant Housing Units	518	937	80.50%

Currently, 71.7% of the 15,680 housing units in the area are owner occupied; 19.0% renter occupied; and 9.3% 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 13,720 housing units in the area - 72.8% owner occupied, 18.6% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 6.11%. Median home value in the area is \$175,756, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.17% annually to \$186,299.

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.

November 15, 2019