

# LAND FOR SALE

## 6530 Husky Parkway • Trussville, AL 35173



**LAND** for sale

### Property Information

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

### Traffic Counts:

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

### Demographics

	1 miles	3 miles	5 miles
<b>Population</b>	1,277	16,230	55,394
<b>Average HHI</b>	\$115,797	\$110,927	\$94,364
<b>Daytime Pop</b>	1,205	15,026	47,850



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

### Contact:

**Steve Mordecai, CCIM**  
 smordecai@southpace.com  
 205.271.7221

# 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: 33.66357  
Longitude: -86.58965

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	922	12,534	45,369
2010 Population	1,256	15,114	53,293
2020 Population	1,277	16,230	55,394
2025 Population	1,287	16,508	56,146
2000-2010 Annual Rate	3.14%	1.89%	1.62%
2010-2020 Annual Rate	0.16%	0.70%	0.38%
2020-2025 Annual Rate	0.16%	0.34%	0.27%
2020 Male Population	47.5%	48.0%	47.7%
2020 Female Population	52.5%	52.0%	52.3%
2020 Median Age	44.4	42.4	39.3

In the identified area, the current year population is 55,394. In 2010, the Census count in the area was 53,293. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 56,146 representing a change of 0.27% annually from 2020 to 2025. Currently, the population is 47.7% male and 52.3% female.

#### Median Age

The median age in this area is 44.4, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2020 White Alone	84.7%	84.1%	72.1%
2020 Black Alone	10.9%	12.1%	23.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	1.6%	1.3%	1.3%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	0.5%	0.5%	1.0%
2020 Two or More Races	2.0%	1.7%	1.6%
2020 Hispanic Origin (Any Race)	1.5%	1.6%	2.3%

Persons of Hispanic origin represent 2.3% 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 44.9 in the identified area, compared to 65.1 for the U.S. as a whole.

#### Households

2020 Wealth Index	171	157	115
2000 Households	292	4,515	16,210
2010 Households	427	5,719	19,670
2020 Total Households	438	6,155	20,576
2025 Total Households	442	6,256	20,845
2000-2010 Annual Rate	3.87%	2.39%	1.95%
2010-2020 Annual Rate	0.25%	0.72%	0.44%
2020-2025 Annual Rate	0.18%	0.33%	0.26%
2020 Average Household Size	2.90	2.63	2.68

The household count in this area has changed from 19,670 in 2010 to 20,576 in the current year, a change of 0.44% annually. The five-year projection of households is 20,845, a change of 0.26% annually from the current year total. Average household size is currently 2.68, compared to 2.70 in the year 2010. The number of families in the current year is 15,469 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.

# 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: 33.66357  
Longitude: -86.58965

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	11.5%	12.0%	10.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$89,702	\$86,730	\$76,842
2025 Median Household Income	\$101,636	\$95,289	\$81,435
2020-2025 Annual Rate	2.53%	1.90%	1.17%
<b>Average Household Income</b>			
2020 Average Household Income	\$115,797	\$110,927	\$94,364
2025 Average Household Income	\$135,077	\$127,058	\$106,085
2020-2025 Annual Rate	3.13%	2.75%	2.37%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$44,794	\$41,760	\$35,238
2025 Per Capita Income	\$52,321	\$47,802	\$39,594
2020-2025 Annual Rate	3.16%	2.74%	2.36%

#### Households by Income

Current median household income is \$76,842 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$81,435 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$94,364 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,085 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,238 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,594 in five years, compared to \$37,691 for all U.S. households

#### Housing

2020 Housing Affordability Index	214	205	233
2000 Total Housing Units	296	4,654	16,838
2000 Owner Occupied Housing Units	269	4,106	14,142
2000 Renter Occupied Housing Units	24	409	2,068
2000 Vacant Housing Units	3	139	628
2010 Total Housing Units	439	6,023	21,012
2010 Owner Occupied Housing Units	380	5,016	16,552
2010 Renter Occupied Housing Units	47	703	3,118
2010 Vacant Housing Units	12	304	1,342
2020 Total Housing Units	444	6,441	22,006
2020 Owner Occupied Housing Units	384	5,350	16,857
2020 Renter Occupied Housing Units	54	805	3,719
2020 Vacant Housing Units	6	286	1,430
2025 Total Housing Units	446	6,529	22,319
2025 Owner Occupied Housing Units	386	5,432	17,050
2025 Renter Occupied Housing Units	55	824	3,795
2025 Vacant Housing Units	4	273	1,474

Currently, 76.6% of the 22,006 housing units in the area are owner occupied; 16.9%, renter occupied; and 6.5% 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 21,012 housing units in the area - 78.8% owner occupied, 14.8% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 2.08%. Median home value in the area is \$195,063, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.35% annually to \$208,566.

**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.