

1.23 ACRES FOR SALE

9115 PARKWAY EAST

9115 PARKWAY EAST BIRMINGHAM, AL 35206

PROPERTY FOR SALE
GROUND LEASE, BTS



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOR SALE: \$499,000

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	5,491	41,718	108,870
2020 Population	5,546	40,606	106,902
2024 Population	5,435	39,469	105,341
2029 Population	5,339	38,667	103,721
2010-2020 Annual Rate	0.10%	-0.27%	-0.18%
2020-2024 Annual Rate	-0.47%	-0.67%	-0.35%
2024-2029 Annual Rate	-0.36%	-0.41%	-0.31%
2020 Male Population	47.4%	45.9%	46.2%
2020 Female Population	52.6%	54.1%	53.8%
2020 Median Age	39.4	38.0	37.3
2024 Male Population	48.5%	46.6%	47.0%
2024 Female Population	51.5%	53.4%	53.0%
2024 Median Age	39.9	38.7	38.2

In the identified area, the current year population is 105,341. In 2020, the Census count in the area was 106,902. The rate of change since 2020 was -0.35% annually. The five-year projection for the population in the area is 103,721 representing a change of -0.31% annually from 2024 to 2029. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	26.4%	16.4%	27.1%
2024 Black Alone	63.8%	75.0%	63.2%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2024 Asian Alone	0.6%	0.4%	0.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	4.8%	4.1%	4.5%
2024 Two or More Races	3.9%	3.5%	3.9%
2024 Hispanic Origin (Any Race)	7.3%	6.6%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 19.6% 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 59.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	69	47	55
2010 Households	2,308	16,168	42,859
2020 Households	2,286	15,734	42,741
2024 Households	2,229	15,309	41,999
2029 Households	2,192	15,057	41,507
2010-2020 Annual Rate	-0.10%	-0.27%	-0.03%
2020-2024 Annual Rate	-0.59%	-0.64%	-0.41%
2024-2029 Annual Rate	-0.33%	-0.33%	-0.24%
2024 Average Household Size	2.41	2.51	2.44

The household count in this area has changed from 42,741 in 2020 to 41,999 in the current year, a change of -0.41% annually. The five-year projection of households is 41,507, a change of -0.24% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2020. The number of families in the current year is 25,922 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	21.2%	20.4%	23.1%
Median Household Income			
2024 Median Household Income	\$55,272	\$45,727	\$50,627
2029 Median Household Income	\$64,550	\$52,601	\$57,091
2024-2029 Annual Rate	3.15%	2.84%	2.43%
Average Household Income			
2024 Average Household Income	\$79,024	\$66,075	\$73,396
2029 Average Household Income	\$93,422	\$77,238	\$85,189
2024-2029 Annual Rate	3.40%	3.17%	3.02%
Per Capita Income			
2024 Per Capita Income	\$32,166	\$25,626	\$29,408
2029 Per Capita Income	\$38,051	\$30,056	\$34,228
2024-2029 Annual Rate	3.42%	3.24%	3.08%
GINI Index			
2024 Gini Index	42.5	44.3	44.8
Households by Income			
Current median household income is \$50,627 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$57,091 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$73,396 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$85,189 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$29,408 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$34,228 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	121	126	111
2010 Total Housing Units	2,593	19,079	50,270
2010 Owner Occupied Housing Units	1,689	10,629	26,768
2010 Renter Occupied Housing Units	619	5,539	16,091
2010 Vacant Housing Units	285	2,911	7,411
2020 Total Housing Units	2,511	18,342	49,187
2020 Owner Occupied Housing Units	1,431	8,613	23,518
2020 Renter Occupied Housing Units	855	7,121	19,223
2020 Vacant Housing Units	255	2,587	6,359
2024 Total Housing Units	2,461	18,026	48,769
2024 Owner Occupied Housing Units	1,409	8,480	23,306
2024 Renter Occupied Housing Units	820	6,829	18,693
2024 Vacant Housing Units	232	2,717	6,770
2029 Total Housing Units	2,461	18,030	48,842
2029 Owner Occupied Housing Units	1,404	8,432	23,206
2029 Renter Occupied Housing Units	788	6,625	18,301
2029 Vacant Housing Units	269	2,973	7,335
Socioeconomic Status Index			
2024 Socioeconomic Status Index	48.7	41.6	43.6

Currently, 47.8% of the 48,769 housing units in the area are owner occupied; 38.3%, renter occupied; and 13.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 49,187 housing units in the area and 12.9% vacant housing units. The annual rate of change in housing units since 2020 is -0.20%. Median home value in the area is \$187,201, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 11.44% annually to \$321,736.

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