

Space Available!

Douglas Square

Community Shopping Center | Brewton, AL



Location

2041-2131 Douglas Avenue
Brewton, AL 36426

Property Highlights

- Well located in the retail hub of Brewton.
- Excellent Access.
- Strong existing tenant mix in the center.
- Anchor space can be subdivided.

Demographics

	3 miles	5 miles
2010 Population:	6,276	10,284
2010 Average HH Income:	\$55,277	\$49,693

Traffic Count

Location	Average Daily Traffic
Douglas Ave - North of center	6,670
Douglas Ave - South of center	12,190

Blue Ridge
| Capital

Shopping the Southeast

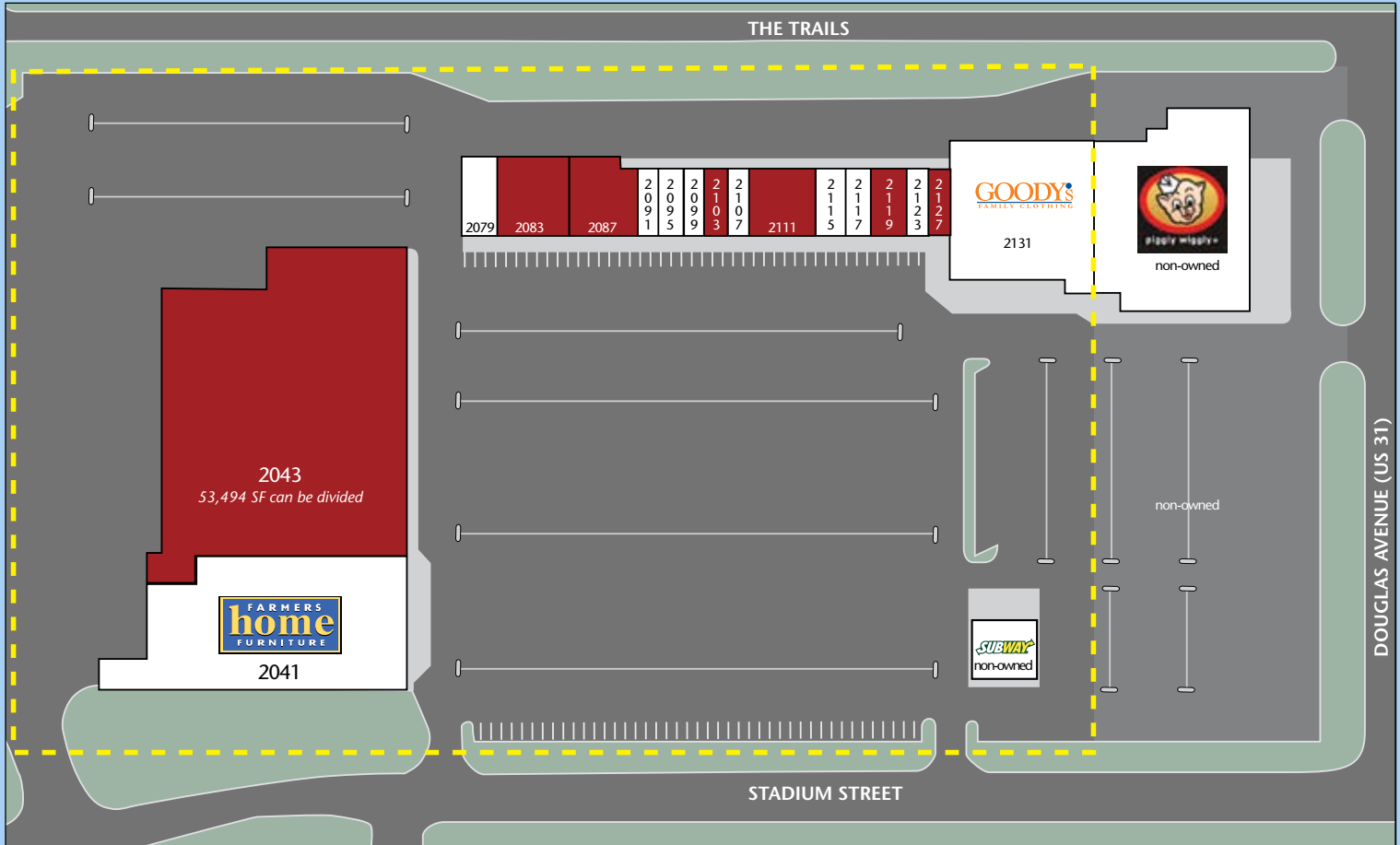
3715 Northside Parkway | Building 200, Suite 450 | Atlanta, GA 30327 | www.blueridgecapital.com

The information contained herein is believed to be accurate and obtained from reliable sources, no warranty or representation is made. All parties should perform the necessary due diligence to confirm any statistics to their own satisfaction or investigation.

Space Available!

Douglas Square

Community Shopping Center | Brewton, AL



Space	Tenant	SF
2041	Farmers Furniture	19,844 SF
2043	Available	53,494 SF
2079	Covington Credit	1,400 SF
2083	Available	4,200 SF
2087	Available	3,640 SF
2091	AT&T	1,200 SF
2095	Security Finance	1,200 SF
2099	AL One Weight Loss	1,200 SF
2103	Available	1,200 SF
2107	Tanz & Treasures	1,200 SF
2111	Available	3,600 SF
2115	Mexican Restaurant	1,800 SF
2117	Jackson Hewitt	1,200 SF
2119	Available	1,800 SF
2123	Kutn Up	1,200 SF
2127	Available	1,200 SF
2131	Goody's	16,777 SF
	GLA	116,155 SF



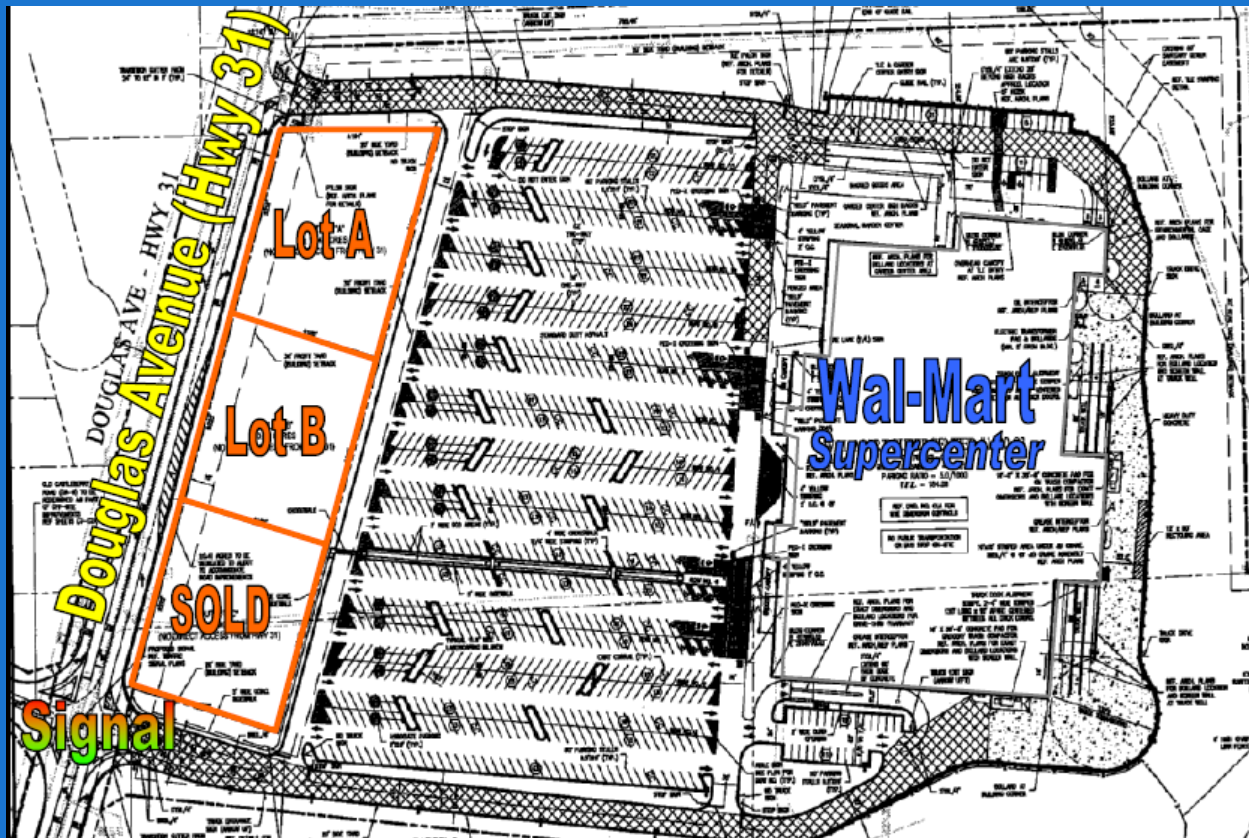
Leasing Info:

Curtis Reese
Leasing &
Management Assistant
Cell: 404.401.1854
curtis@blueridgecapital.com

Steve Patrick
VP Leasing &
Property Management
Cell: 404.358.2888
steve@blueridgecapital.com



LAND FOR SALE



Lot A – 1.04± Acres

\$400,000

Lot B – 0.96± Acres

\$360,000

For a complete list of available properties, visit our website: www.wal-martrealty.com

Contact: J.L O'Brien
Real Estate Broker

PO Box 70276
Mobile, AL
36670

Phone: (251) 661-8100
Fax: (251) 660-7668
jayobrien@bellsouth.net

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE

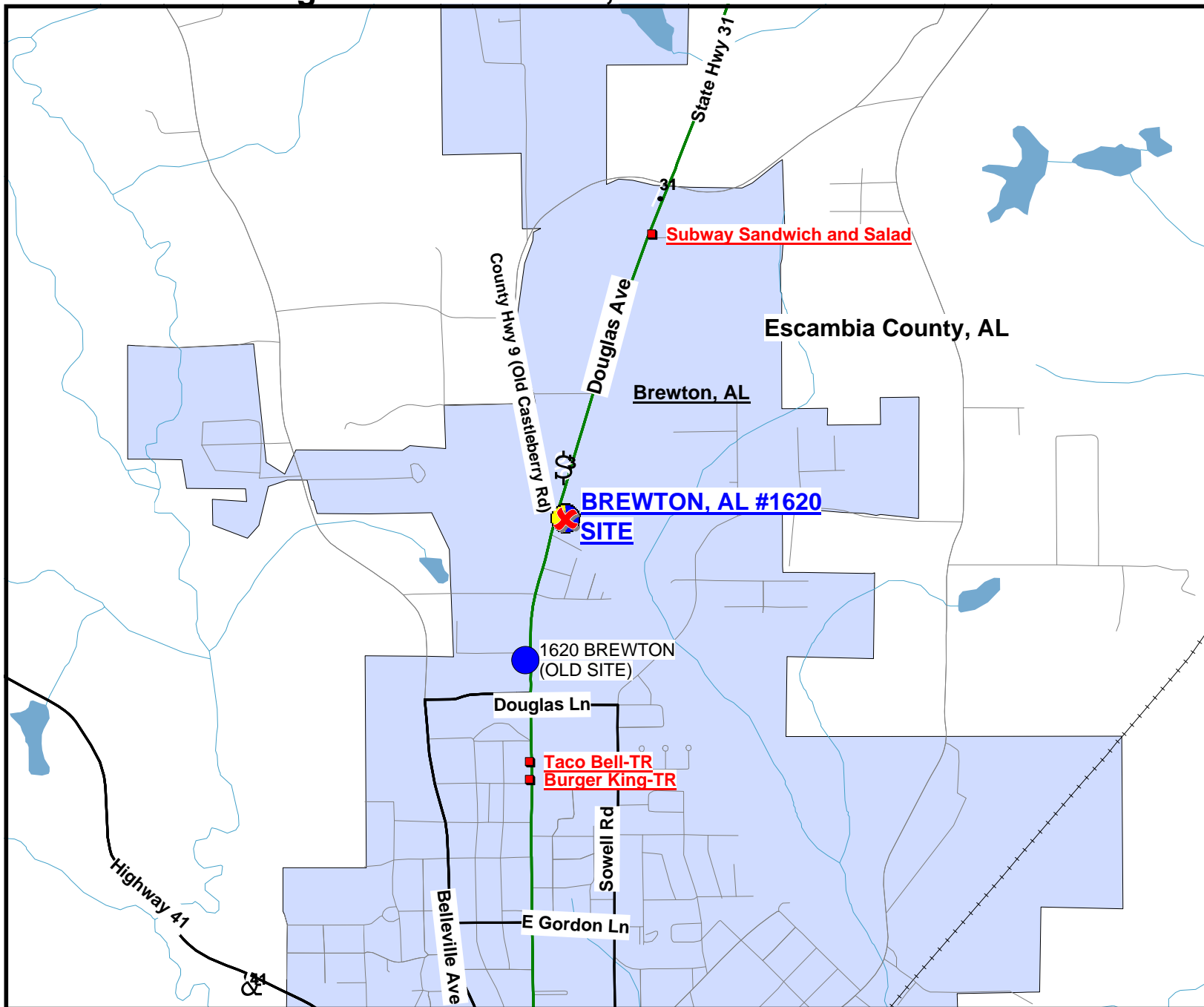
2578 Douglas Ave Brewton, AL 36426

Legend

- Wal-Marts
- Supercenters
- Neighborhood Mkts
- Sam's Clubs
- DC's
- SUP
- Restaurants
- County Boundaries
- Military Bases
- Airports
- State Boundaries

Site Coordinates
Longitude/X: -87.067003
Latitude/Y: 31.146487

Miles



AnySite®



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/03
2	ISSUED FOR BIDDING	10/15/03
3	ISSUED FOR CONSTRUCTION	10/15/03
4	ISSUED FOR AS-BUILT	10/15/03
5	ISSUED FOR RECORD	10/15/03

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WAL-MART SUPERCENTER #169-03
BENTONVILLE, ARKANSAS
WAL-MART STORES EAST, LP
BENTONVILLE, ARKANSAS
GRADING PLAN
C-2-R0

Sain Associates, Inc./Consulting Engineers/Surveyors
1000 North College Street, Suite 100
Bentonville, Arkansas 72716
Phone: (479) 251-1100
Fax: (479) 251-1101
www.sain.com



GRAPHIC SCALES
1" = 100' HORIZONTAL
1" = 10' VERTICAL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND ALL NECESSARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND ALL NECESSARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

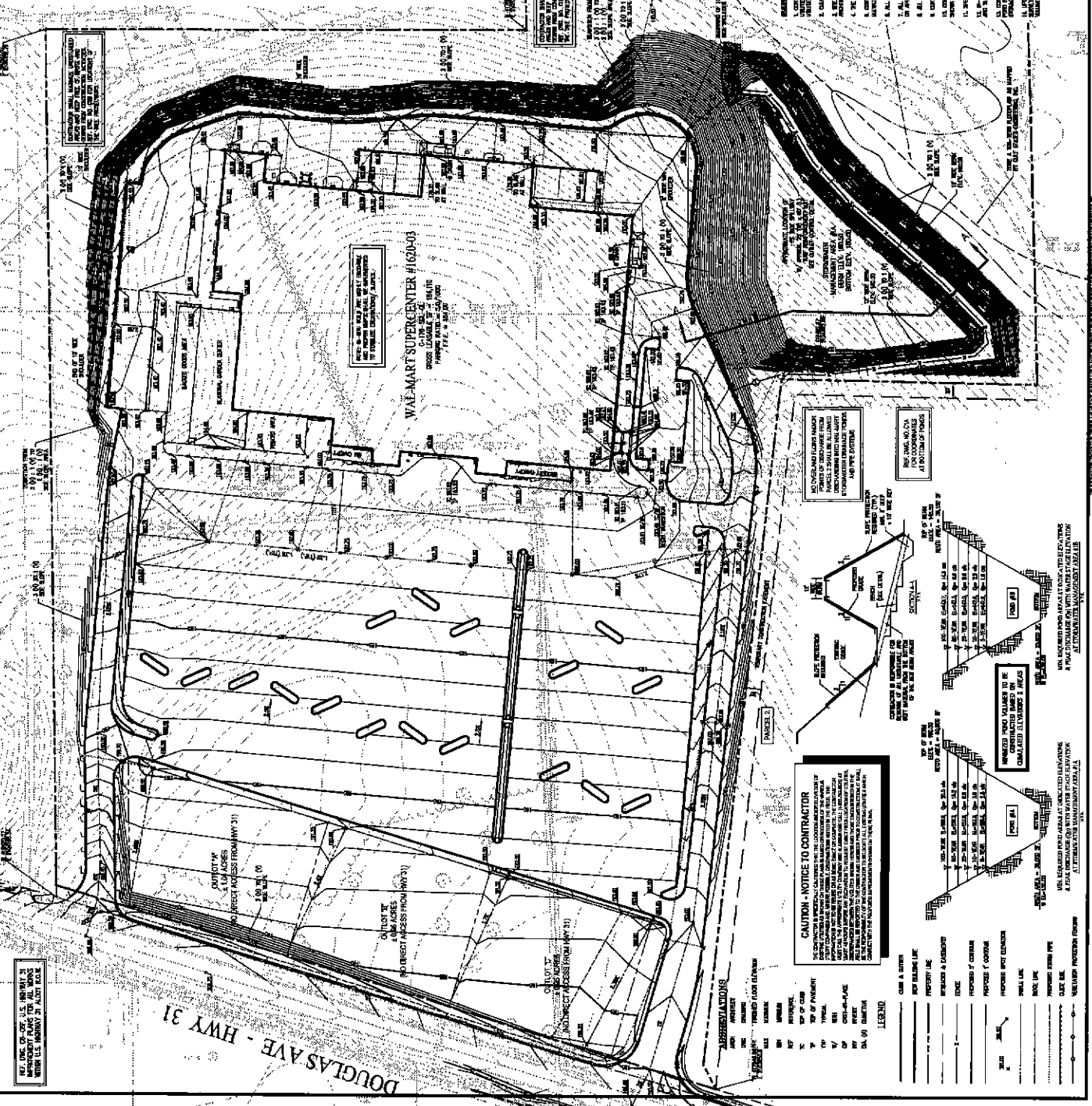
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FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION



REF. DING. OF CIV. U.S. DISTRICT IN
BENTONVILLE, ARKANSAS TO THE
FEDERAL BUREAU OF INVESTIGATION
AT BENTONVILLE, ARKANSAS

DOUGLAS AVE - HWY 31
ARRESTA/DONORS
PROPERTY LINE

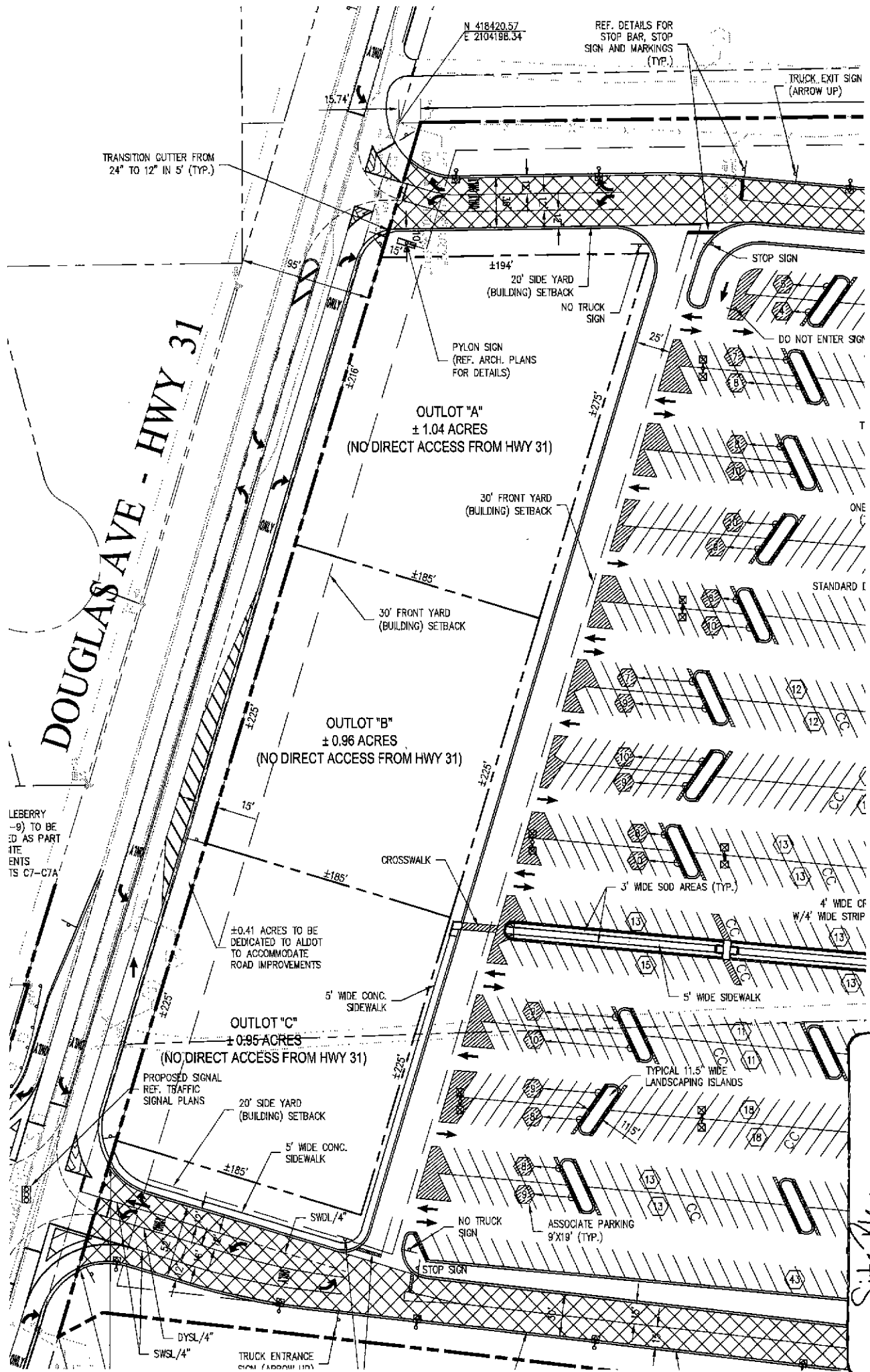
WAL-MART SUPERCENTER #169-03
BENTONVILLE, ARKANSAS

PROPERTY LINE
EXISTING GRADE
PROPOSED GRADE
FINISHED GRADE

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND ALL NECESSARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

LEGEND
CONCRETE
ASPHALT
GRAVEL
DRAINAGE
EROSION CONTROL
ELECTRICAL
MECHANICAL
PLUMBING
STRUCTURAL
LANDSCAPE
UTILITY

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION



DOUGLAS AVE - HWY 31

LEBERRY -9) TO BE ED AS PART ITE ENTS IS C7-C7A

Site Plan
Brewton, AL

SEE HOWE BLUE TO EXISTING POWER POLE

JACK AND BORE NEW 8" WATER MAIN UNDER EXISTING US HWY 31

EXISTING FIRE HYDRANT

WAY 31 OR OLD ITS.

DOUGLAS AVE - HWY 31

OUTLOT "A"
± 1.04 ACRES
(NO DIRECT ACCESS FROM HWY 31)

6" SANITARY SEWER LATERAL PIPE @ MIN. 1.0% SLOPE W/ DEAD END UTILITY SIGN

SANITARY SEWER M.H. #3
TOP = 190.70
INV. IN (6" NW) = 187.00
INV. OUT (8") = 186.80
N 418058.74
E 2104313.77

PROPOSED SANITARY SEWER EASEMENT (TYP.). WILL COORDINATE W/ CITY OF BREWTON.

OUTLOT "B"
± 0.96 ACRES
(NO DIRECT ACCESS FROM HWY 31)

8" SANITARY SEWER PIPE @ 0.53% SLOPE

6" SANITARY SEWER LATERAL PIPE @ MIN. 1.0% SLOPE W/ DEAD END UTILITY SIGN

PROPOSED 10' WIDE SANITARY SEWER EASEMENT (TYP.).

OUTLOT "C"
± 0.95 ACRES
(NO DIRECT ACCESS FROM HWY 31)

EXISTING UNDERGROUND TELEPHONE AND FIBER OPTIC SPLICE BOX TO BE RELOCATED APPROX. 52" BEHIND NEW BACK OF CURB. NEW SPLICES WILL BE REQUIRED AFTER RELOCATION OF BOX.

SANITARY SEWER M.H. #4
TOP = 192.50
INV. IN (6" NW) = 186.40
INV. IN (6" SW) = 186.40
INV. IN (8") = 185.60
INV. OUT (8") = 185.40
N 417844.39
E 2104248.60

8" SANITARY SEWER PIPE @ 1.30% SLOPE

SANITARY SEWER M.H. #5
TOP = 185.20
INV. IN (8") = 181.50
INV. OUT (8") = 179.50
N 417878.90
E 2104498.83

8" SANITARY SEWER PIPE @ 1.00% SLOPE

Utility Plan
Brewton, AL

Sain Associates, Inc.

244 West Valley Avenue, Suite 200
Birmingham, AL 35209

Les Kearley
(205) 940-6420
(205) 940-6433
lkearley@sain.com

ENGINEER'S FACT SHEET

Location of Project: **Brewton, AL**

Store Type: **Supercenter**

Store Size: **176 Proto** Store Number: **1620**

Date of this Report: **Thursday, October 02, 2008**

<u>OUTLOT / EXCESS PROPERTY</u>			<u>SETBACKS</u>				<u>ZONING</u>
<i>** Please do not include Gas lot **</i>			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot A	1.04 AC	45,403	30'	0'	0'	20'	B-3
Lot B	0.96 AC	41,625	30'	0'	0'	20'	B-3

ZONING

1. What is the zoning for the outlot(s)/excess property?

B-3

2. Is a restaurant permitted?

Yes

3. Is patio seating permitted?

Yes

4. Is a drive thru permitted?

Yes

5. What jurisdiction is the property in?

City of Brewton

6. Are any of the outlot properties in a Flood Plain?

No

7. If each outlot have a separate zoning please describe below or you may also add any additional notes on the zoning:

N/A

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
------------	------------

Retail	5 / 1,000
--------	-----------

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	
Retail	

SIGNAGE:

1. What type of signage is allowed for the outlots

Both

2. If other please define:

3. What is the maximum height allowed for the signage

21 ft. No portion of any projecting outdoor advertising sign shall be less than (8) feet above the level of a sidewalk or other pedestrian thoroughfare, nor shall be less than (15) feet above the level of a public driveway, alley or street.

4. What is the maximum square footage allowed for the signage?

75 sq. ft. - (1 sign per street frontage)

5. Explain how the square footage is calculated:

It is the area of the face of the sign.

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

N/A

7. Is roof signage permitted?

Yes

8. What is the maximum size?

75 sq.ft maximum face area

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

Yes

11. How long is the variance process for outlot signage and what is required?

1. Owner must request a hearing before the board of adjustment 2. Complete application form and file with zoning enforcement officer accompanied by site plan 3. Public Hearing 4. The board of adjustment will render a decision within (45) days from the date of the Public Hearing.

12. Describe all reviews, hearings, variances and general requirements known at this time:

Sign permit must be issued by Building Inspector. Sign permit shall be null and void if the sign is not completed and erect within a period of (6) months from issuance of the permit.

PLATTING

1. Is it required that the property be platted?

Yes

1a. If no please explain:

N/A

1b. If yes has the plat been recorded?

No

1c. What is the book, page or volume?

N/A

1d. What was the date it was recorded?

N/A

2. If the property has not been platted, please describe the process and who will be responsible for the cost of platting. Also indicate an approximate time line for this to be completed.

The plat has been approved, but has not yet been recorded. It has been submitted for signatures and will be recorded once all signatures are obtained.

STREET & HIGHWAY CUTS:

1. Who has jurisdiction on this site?

City

1a. If Other please define:

2. Is a permit required?

No

2a. If yes, is a bond required?

N/A

3. Will the D.O.T., City or County allow direct access and curb cuts from the main street or highway in front of the Wal-Mart/Sam's?

No

3a. If no, please explain:

Outlots must be accessed from the Wal-Mart parking lot. There can be no direct access from Highway 31.

4. If there is a median in front of the property, can it be cut?

No

4a. Please describe:

No access from Highway 31.

4b. At whose expense:

N/A

[Empty yellow box]

5. Are any future highway/street changes anticipated?

5a. If yes, please describe along with the time line and location:

Old Castleberry Rd (CR-9) will be realigned with the proposed southern Wal-Mart drive. Improvements to Hwy 31 include: new right turn deceleration lanes, left turn lanes, new traffic signal and widening of Hwy 31. Improvements begin at Milepost 72.3 and approximately span to Milepost 72.6.

6. Are sidewalks required?

6a. If so what type and size:

None other than already shown on plans

7. Was a traffic study made for Wal-Mart?

7a. If yes, were the outlot(s) included?

7b. What was the estimated traffic for each parcel?

Outlot 1: 261 daily trips Outlot 2: 439 daily trips Outlot 3: 188 daily trips

7c. Will an additional traffic study be required for each user?

7d. If yes, please explain why, and the timeline after submitted:

N/A

UTILITIES:

Water

1. Is a waterline stubbed to the outlot property line(s)?

2. If no, please explain where water is accessed.

Water can be accessed from an 8" water line that runs along Hwy 31 in front of the outlots

3. What is the jurisdiction of the water line?	City of Brewton Utilities
4. What is the size of the water main?	8"
5. What is the normal pressure?	54 psi
6. What is the Tap Fee?	\$100
7. What is the 1 1/2" meter fee?	Market Price
8. Can the hose bibs & irrigation be on a separate meter?	Yes
9. What is the size of the line required?	8"
10. Are backflow preventer valves required for fire sprinkler lines?	Yes
11. Is an easement required by the jurisdiction for the water line?	No

Sanitary Sewer

1. Is sanitary sewer available at the property line(s)?	Yes				
2. What is the size of the sewer line?	8"				
3. What is the Jurisdiction of the sewer line?	City of Brewton Utilities				
4. Nearest manhole:	Lot A	Rim El.	190.7	Inv.El.Out	186.8
	Lot B	Rim El.	192.5	Inv.El.Out	185.4
5. Is a grease trap required for a restaurant?	Yes				
6. Are tap fees based on water usage?	N/A				
7. Is the tap to be made by the city or a local plumber?	Sewer is stubbed to each outlot already				
8. What is the sewer tap fee?	N/A				
9. Are there any special assessments?	No				
10. Is there a current moratorium or a chance for one in the future?	No				

11. Is an easement required for sanitary sewer?	Yes
11a. Will it be platted?	Yes

12. If sanitary sewer is not available, can a septic system be used?	N/A
12a. What type?	N/A

12b. Remarks:

N/A

13. Can the septic field be paved over?	N/A
14. Has a percolation test been performed?	N/A
14a. When?	N/A

14b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

14c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

*Note: Purchaser is responsible for their own percolation test on the outlot(s) if septic system is required.

Storm Sewer:

1. Is storm sewer available or will surface drainage be used?

Yard inlets have been provided at each of the outlots.

2. Has Wal-Mart's detention facility been sized to accept the drainage? **Yes**

2a. Please state the criteria:

Reference "Storm Drainage Report" prepared by Sain Associates, Inc. on 03/22/07.

3. Is the Wal-Mart detention pond included in any of the outlots?

Yes

4. Has the storm sewer line been stubbed to the outlot(s)?

Yes

5. Who has jurisdiction of the storm sewer?

Wal-Mart

6. What is the size of the storm sewer?

(Lot A) 24" (Lot B) 30"

7. What is the depth?

(Lot A) approx. 3' (Lot B) approx.6'

8. What is the tap fee?

N/A

9. Are catch basins required?

No

10. Is an easement required for storm sewer?

No

*****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control of erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.- 1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.***

Electric

1. What is the location of the electric

Across Hwy 31

2. Is it overhead or underground?

Overhead

3. What is the voltage?

Contact Alabama Power

4. What is the phase?

Contact Alabama Power

5. What is the wire?

Contact Alabama Power

6. What is the jurisdiction of the electricity?

Alabama Power Company

7. Is underground service required?

No

7a. If yes, will the power company bring conduit and wire to the transformer and/or building?

(Empty response box)

7b. Is there a standard cost per L F for the utility installation?

To be determined upon plan submittal

7c. Transformer location:

Coordinate with Alabama Power

7d. Can the outlots be serviced with either a pole mounted or pad mounted transformer?

To be determined based on specific loadings

8. Is the primary service connected to the existing transformer? **N/A**
- 8a. Is there any service charges or connection fees? **Yes**
- 8b. What is the cost? **To be determined**
9. Is an additional utility easement required for electric service to the outlot(s)? **No**

Gas

1. What is the location of the gas line? **In the ROW along Hwy 31**
2. What is the maximum amount available?
3. What is the jurisdiction of the gas line? **City of Brewton Utilities**
4. What type of commitment will the gas company give?
5. Will the gas company bring the line to the building? **Yes**
- 5a. What is the estimated cost to do so? **To be determined based on load**
- 5b. What is the size of the gas line? **2"**
- 5c. What is the pressure of the gas line?
- 5d. What is the BTU/CF rating?
- 5e. What is the specific gravity?
- 5f. Is a meter fee required? **Yes**
- 5g. What is the cost? **To be determined based on load**
6. Is an easement required for gas? **No**

Telephone

1. What is the location of the telephone line? **In the ROW along Hwy 31**
2. Is under ground service required? **Yes**
3. Who is responsible for bringing telephone lines to the building?
Bell South/AT&T

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property? If so please describe in detail and attach a schedule if available. **No**
2. Explain:
None know at this time

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot(s)?
Southern Building Code

[Redacted]

1a. What is the date they were adopted:

1997

2. What is the building permit fee schedule?

Based on building square footage

[Redacted]

3. Are the parcels located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinances in place?

Yes

1a. What is the ordinance number:

[Redacted]

1b. What is the date it was adopted?

[Redacted]

2. What type of solid waste disposal is permitted?

2a. Compaction:

Yes

2b. Bulk pick up:

Yes

2c. Front loader:

Yes

2d. Side loader:

Yes

2e. Rear loader:

Yes

2f. Who are the service providers of solid waste?

City of Brewton & BFI

[Redacted]

****Wal-Mart requires minimum of concrete block screening for compactors and dumpsters.**

3. Is this requirement adequate for the jurisdiction?

Yes

4. Is a drain required in the trash area?

No

5. Are hot and cold water hose bibs required in the trash area?

No

SOILS / ENVIRONMENTAL:

1. Will the outlot/excess property be rough graded and the utilities brought to the propety line?

Yes

2. Are they compacted to Wal-Mart's specs?

Yes

- | | |
|--|------------|
| 3. Did the Phase 1 Environmental report indicate contamination? | No |
| 3a. Report prepared by: | S&ME, Inc. |
| 3b. Dated: | 1/5/2007 |
| 4. Is any portion of this property in a flood plain or wetland area? | No |

TRAFFIC:

1. What is the average daily traffic of the roads that connect to our site?
2. What is the volume of traffic per day on the roads that connect to our site?
3. What are the traffic counts per year on the roads that connect to our site?

The purpose of these "Fact Sheets" are to provide general information regarding the subject property. It shall be the prospective buyer's obligation to perform due diligence to insure that the property is capable of meeting the intended use.

Civil Consultant: Please add anything that you can think of that would effect the title to the parcels or the ability to develop these parcels.

PLEASE MAKE ANY ADDITIONAL NOTES THAT ARE IMPORTANT TO THIS PROJECT IN THE BOX BELOW:

CONTACTS:

You should attach a document to your e-mail with all the local contacts (from your cover sheet).

Pop Facts Summary -- Brief Report



SITE

2578 Douglas Ave Brewton AL 36426

10/2/2008

Coordinates Longitude: -87.067003

Latitude: 31.146487

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	7 MILE RING 153.91 SQ/MI
POPULATION				
2012 Population	1,057	5,967	10,426	12,117
2007 Population	1,052	6,086	10,672	12,335
2000 Population	1,052	6,289	11,060	12,674
1990 Population	978	6,385	11,093	12,534
1990-2000 % Population change	7.57%	-1.50%	-0.30%	1.12%
HOUSEHOLDS				
2012 Households	477	2,458	4,391	5,076
2007 Households	469	2,484	4,442	5,108
2000 Households	456	2,505	4,478	5,107
1990 Households	397	2,427	4,256	4,796
1990-2000 % HH Change	12.94%	3.11%	4.96%	6.09%
Postal Address Counts (Summer)	428	2,271	3,625	4,894
Postal Address Counts (Winter)	428	2,271	3,625	4,894
POPULATION BY RACE				
% 2007 White Alone	71.29%	59.58%	64.57%	67.64%
% 2007 Black or African American Alone	26.05%	37.89%	32.85%	29.70%
% 2007 American Indian/Alaska Alone	0.67%	0.61%	0.67%	0.81%
% 2007 Asian Alone	1.05%	0.74%	0.45%	0.41%
% 2007 Hawaiian/Pacific Alone	0.00%	0.00%	0.02%	0.02%
% 2007 Some Other Race Alone	0.19%	0.51%	0.74%	0.68%
% 2007 Two or More Races	0.76%	0.67%	0.70%	0.74%
% 2007 Hispanic Population	0.95%	1.20%	1.43%	1.37%
HOUSING				
2007 Housing Units	525	2,883	5,198	5,992
% 2007 Owner Occupied Housing Units	70.67%	65.21%	62.52%	63.99%
% 2007 Renter Occupied Housing Units	20.38%	20.81%	22.89%	21.30%
2007 Avg HH Size (no GQ)	2.1	2.3	2.3	2.3
HOUSEHOLDS BY INCOME				
% 2007 Household Income \$500,000+	0.00%	0.08%	0.09%	0.10%
% 2007 Household Income \$250,000-\$499,999	0.64%	0.89%	0.68%	0.70%
% 2007 Household Income \$150,000-\$249,999	5.53%	4.02%	2.99%	2.94%
% 2007 Household Income \$100,000-\$149,999	12.13%	9.01%	6.95%	6.75%
% 2007 Household Income \$75,000-\$99,999	8.72%	7.77%	7.02%	7.28%
% 2007 Household Income \$50,000-\$74,999	14.26%	16.02%	16.05%	16.82%
% 2007 Household Income \$35,000-\$49,999	19.79%	16.02%	15.44%	15.15%
% 2007 Household Income \$25,000-\$34,999	9.79%	10.10%	10.87%	10.98%
% 2007 Household Income \$15,000-\$24,999	11.70%	13.64%	15.46%	15.49%
% 2007 Household Income <\$15,000	17.45%	22.45%	24.44%	23.79%
INCOME				
2007 Average Household Income	\$60,308	\$53,682	\$48,092	\$48,421
2007 Median Household Income	\$43,386	\$38,561	\$34,285	\$34,767
2007 Per Capita Income	\$27,439	\$22,589	\$20,408	\$20,397
OTHER				
2007 Median Age	44.1	41.9	39.8	39.7
Total SAM's Business Count (D&B)	74	563	727	850

Pop Facts Summary -- Brief Report



SITE

2578 Douglas Ave Brewton AL 36426

10/2/2008

Coordinates Longitude: -87.067003

Latitude: 31.146487

	10 MILE RING 314.11 SQ/MI	15 MILE RING 706.74 SQ/MI	20 MILE RING 1256.43 SQ/MI	25 MILE RING 1963.17 SQ/MI
POPULATION				
2012 Population	14,796	22,959	35,608	53,141
2007 Population	15,005	23,074	35,514	53,122
2000 Population	15,306	23,149	35,303	52,890
1990 Population	14,848	22,193	32,783	47,941
1990-2000 % Population change	3.08%	4.31%	7.69%	10.32%
HOUSEHOLDS				
2012 Households	6,153	9,557	14,047	20,092
2007 Households	6,165	9,484	13,853	19,909
2000 Households	6,114	9,244	13,404	19,353
1990 Households	5,640	8,396	12,192	17,459
1990-2000 % HH Change	7.75%	9.17%	9.04%	9.79%
Postal Address Counts (Summer)	6,332	8,816	12,773	18,925
Postal Address Counts (Winter)	6,332	8,817	12,775	18,928
POPULATION BY RACE				
% 2007 White Alone	71.22%	75.23%	72.39%	69.04%
% 2007 Black or African American Alone	26.06%	22.09%	24.47%	28.02%
% 2007 American Indian/Alaska Alone	0.95%	1.10%	1.15%	1.20%
% 2007 Asian Alone	0.37%	0.26%	0.27%	0.24%
% 2007 Hawaiian/Pacific Alone	0.03%	0.03%	0.04%	0.03%
% 2007 Some Other Race Alone	0.58%	0.45%	0.52%	0.40%
% 2007 Two or More Races	0.79%	0.84%	1.17%	1.06%
% 2007 Hispanic Population	1.27%	1.18%	1.91%	1.61%
HOUSING				
2007 Housing Units	7,277	11,211	16,331	23,528
% 2007 Owner Occupied Housing Units	65.88%	68.17%	68.37%	68.36%
% 2007 Renter Occupied Housing Units	19.16%	16.61%	16.45%	16.24%
2007 Avg HH Size (no GQ)	2.4	2.4	2.4	2.4
HOUSEHOLDS BY INCOME				
% 2007 Household Income \$500,000+	0.10%	0.11%	0.12%	0.12%
% 2007 Household Income \$250,000-\$499,999	0.70%	0.58%	0.56%	0.55%
% 2007 Household Income \$150,000-\$249,999	2.82%	2.11%	1.83%	1.72%
% 2007 Household Income \$100,000-\$149,999	6.39%	5.70%	5.29%	5.30%
% 2007 Household Income \$75,000-\$99,999	7.58%	7.38%	7.27%	7.31%
% 2007 Household Income \$50,000-\$74,999	17.49%	17.15%	16.57%	16.45%
% 2007 Household Income \$35,000-\$49,999	15.15%	15.45%	15.74%	16.21%
% 2007 Household Income \$25,000-\$34,999	11.19%	12.37%	12.21%	12.43%
% 2007 Household Income \$15,000-\$24,999	15.43%	15.66%	15.41%	15.05%
% 2007 Household Income <\$15,000	23.16%	23.50%	25.02%	24.86%
INCOME				
2007 Average Household Income	\$48,332	\$45,783	\$44,365	\$44,233
2007 Median Household Income	\$35,216	\$33,767	\$32,841	\$33,117
2007 Per Capita Income	\$20,152	\$19,023	\$17,872	\$17,195
OTHER				
2007 Median Age	39.5	39.2	38.1	37.4
Total SAM's Business Count (D&B)	978	1,328	2,061	3,083