

WOODSTOCK VILLAGE PUD

Hwy 216 and Youngblood Pkwy at Exit 100 on I-20/59, City of Woodstock, Alabama

ADDITIONAL INFORMATION (July 2026)

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Prepared Exclusively for Clients of Jack Peterson, Colliers-Alabama

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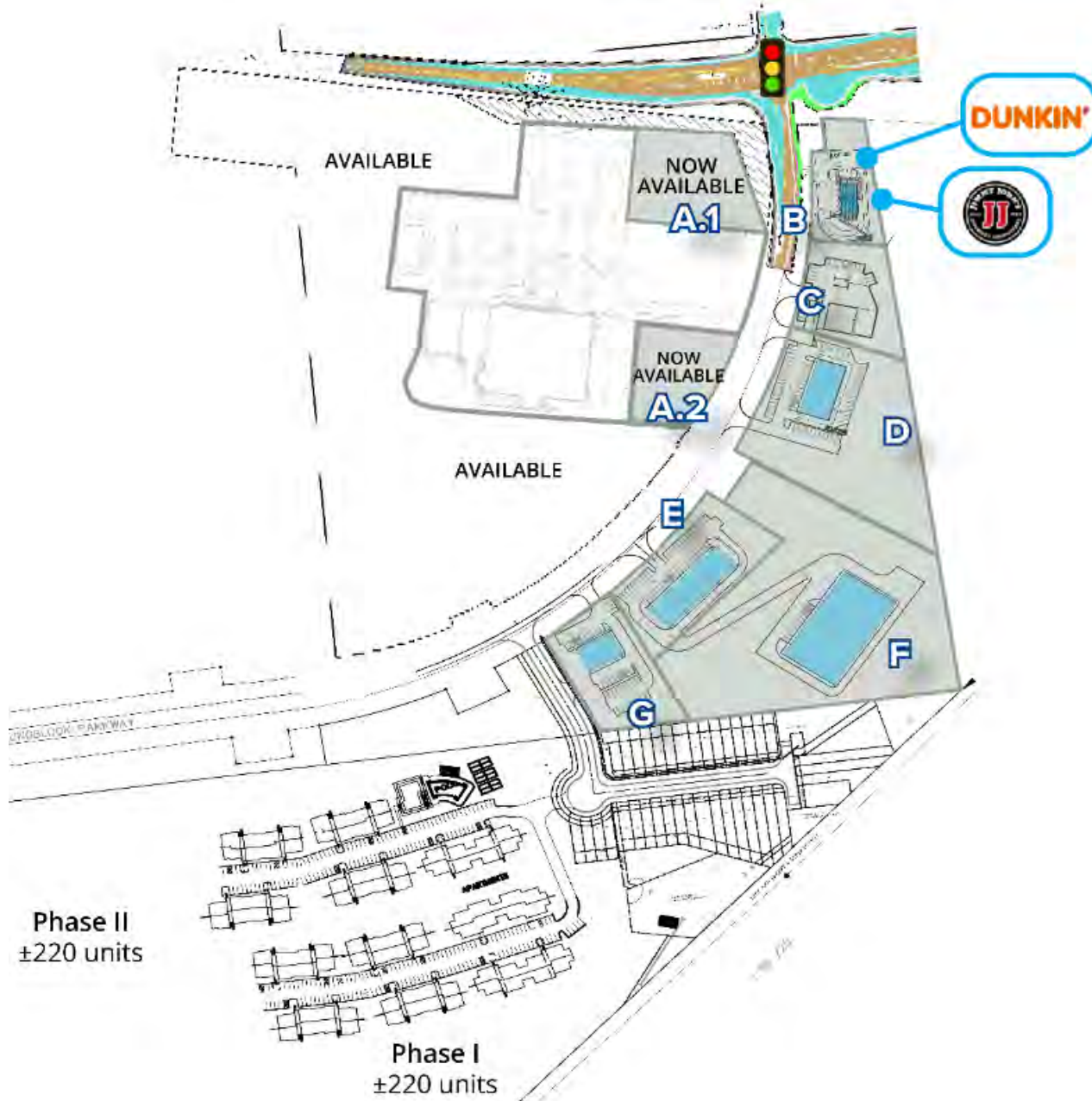
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CURRENT DEVELOPMENT ACTIVITY at Woodstock Village PUD

RETAIL & COMMERCIAL



- | | |
|------------|---|
| A.1 | Retail/QSR Pad
1.4 acres - Now Available |
| A.2 | Retail Pad
±1 acre - Now Available |
| B | Dunkin Donuts/Jimmy Johns
Under Construction |
| C | Automotive Services Pad
±1 acre - Now Available |
| D | The Shops at Woodstock
1,000-5,000 SF - Now Leasing |
| E | Future Retail/Office |
| F | Storage Pad
±3.25 acres - Now Available |
| G | Daycare Site
1 acre + |

RESIDENTIAL LOTS: Woodstock Village PUD now has 581 residential units just finished, under development, or for sale:

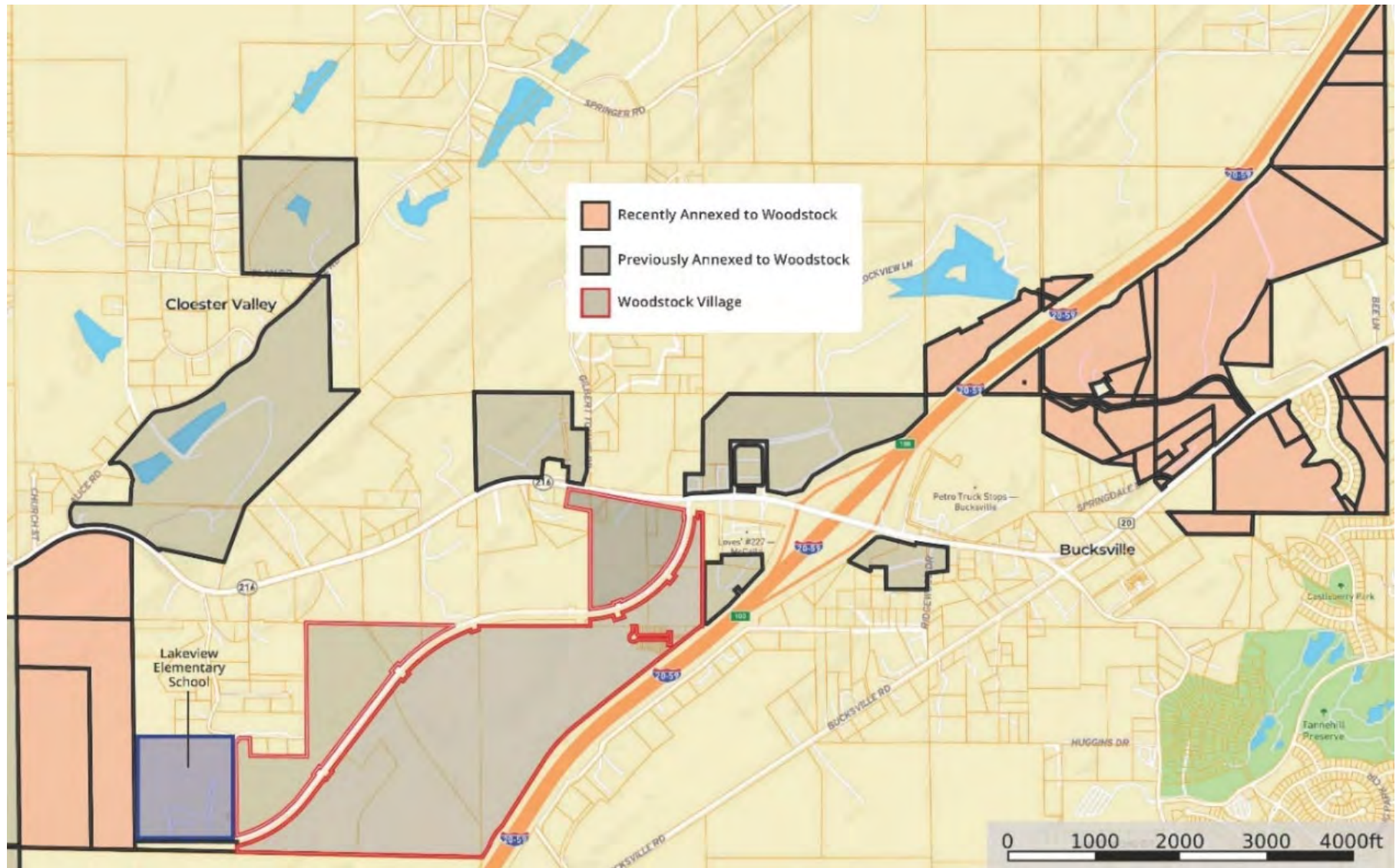
The Cove Town Homes:	just completed, 33 townhomes now selling
The Cove Phase III SFH	97 lots, site development engineering underway
Crossings At Woodstock:	282 total lots. 92 lots first Sector just opened May 2026 (\$400K+ achieved) https://www.valorcommunities.com/new-homes-in-birmingham/woodstock-village/?_ats=21644090287,,,&gclid=Cj0KCQjw2_TQBhCnARIsAF3-XhwFJ-Pey1HwuUxlf55IsTB_CcNq9XSqtC4YDxvJ7iR3zjqik452KvEaAudKEALw_wcB&gad_source=1&gad_campaignid=21644093278&gbraid=0AAAAA-J02QQbBzUKH6KBIZFUyVlHjs2A9&gclid=Cj0KCQjw2_TQBhCnARIsAF3-XhwFJ-Pey1HwuUxlf55IsTB_CcNq9XSqtC4YDxvJ7iR3zjqik452KvEaAudKEALw_wcB
West Sector SFH:	137 lots, site development engineering underway

MULTIFAMILY: +/- 30 acres, may be phased **Available for purchase or JV** Offered by Colliers-Alabama

COMMUNITY: 10-acre site under contract to a new startup community church to acquire 10 acres next to Lakeview Elementary School
<https://church220.com/about>

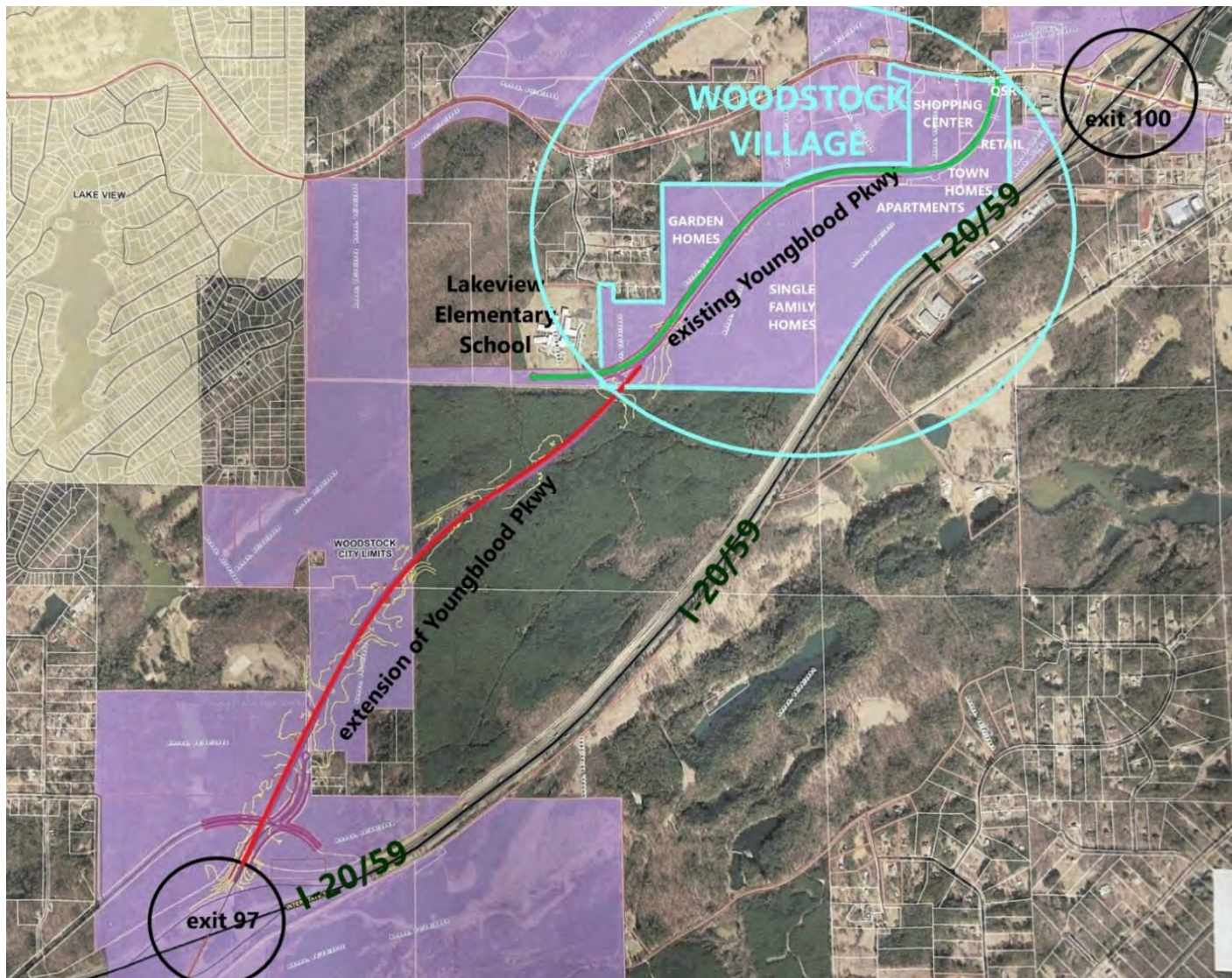
ANNEXATION and ZONING

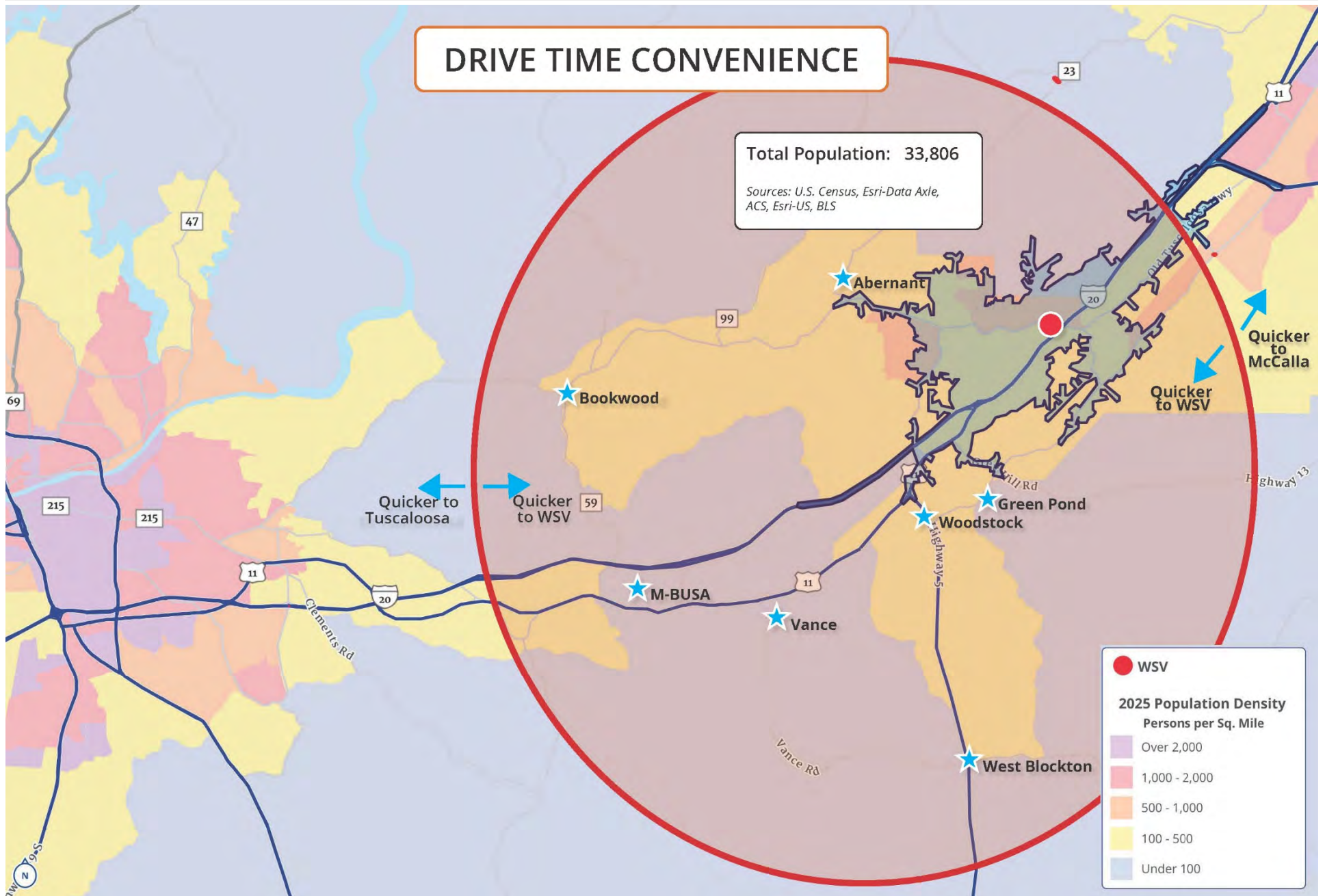
The original parcels comprising the **Woodstock Village** were annexed into the Town of Woodstock and rezoned to Woodstock's new PUD ordinance in 2022. **The City approved annexation of 36 additional parcels surrounding Exit 100 in May 2026.** This added approx. 310 acres to the City. Woodstock's municipal boundaries now total approx. 1,500 acres on the immediate north and south sides Exit 100.



Woodstock Village's PUD entitlement includes contemplated uses described herein. *Those recent annexations include 30 parcels now zoned for development of 375 new single-family lots, plus frontage retail and commercial pads.*

PREVIOUS ANNEXATIONS EXTEND YOUNGBLOOD PARKWAY TO SURROUND EXIT 97: The City of Woodstock has strategically positioned Exit 100 as an economic and residential hub to eventually connect to Exit 97. Annexations to Exit 97 now reach from Youngblood Pkwy's termination at Lakeview Elementary all the way to Exit 97 @ I-20/59. Engineering, civil and planning studies are underway to extend Youngblood Pkwy all the way to Exit 97 – all funded by Federal, State, ALDOT and City entities. (A well-known interchange developer has recently acquired strategic parcels at Exit 97.)



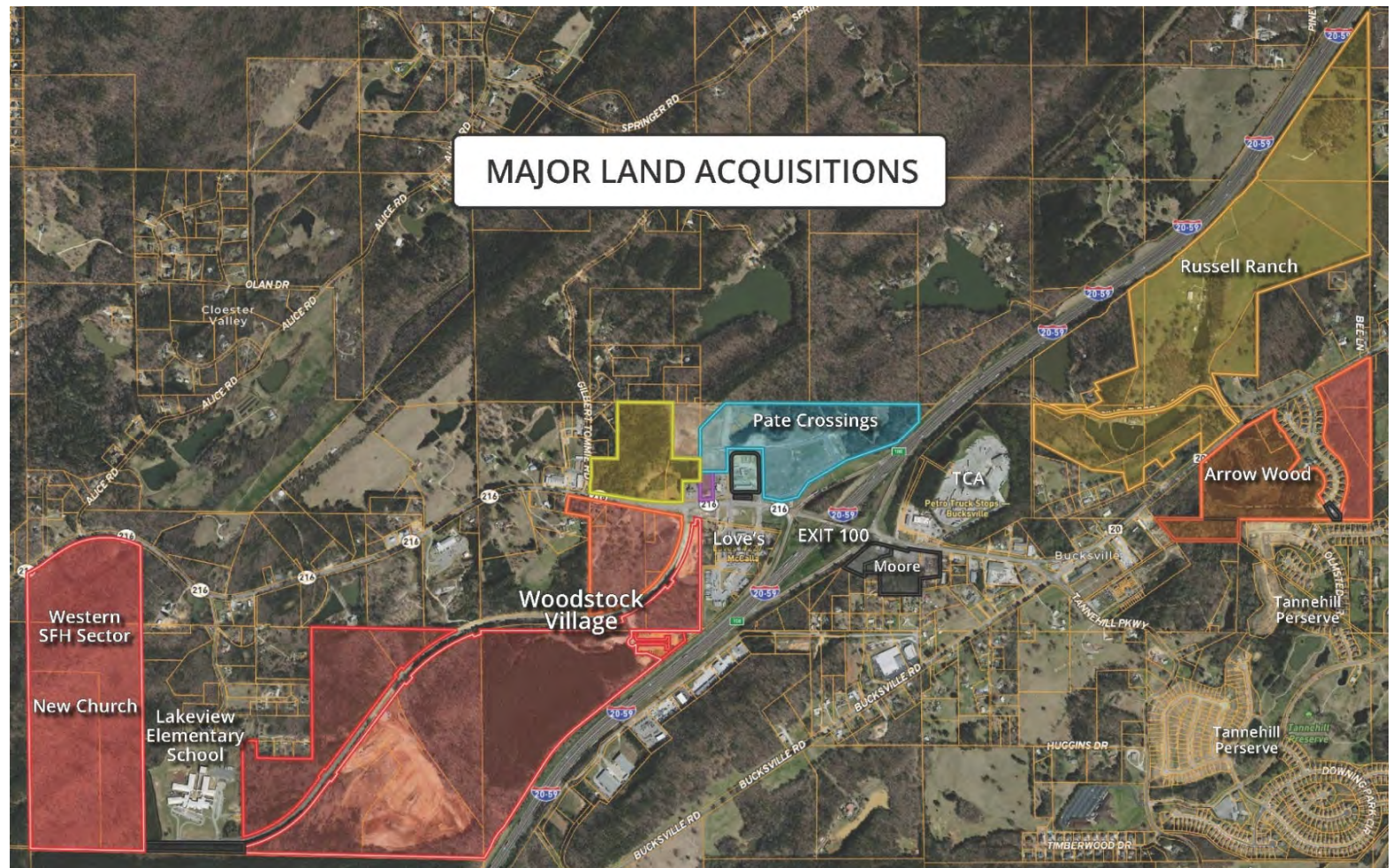


EXIT 100 IS AN EMERGING “NOW” LOCATION

Exit 100 is representative of this area’s emergence as a distinct trade area with accelerating residential demand but now experiencing significant retail leakage.

MAJOR LAND ACQUISITIONS:

- 2019:** Stan Pate’s 52-acre interchange quadrant (Pate Crossings), interchange PUD.
- 2023:** Woodstock Village – a 236-acre master planned PUD
- 2023:** Elpis Holdings – 23 acres next to Pate Crossings/across Hwy 216 from Woodstock Village PUD, use T.B.D
- 2025:** Arrow Wood – remaining 54 acres of Arrow Wood community, 59 lots, immediate opposite side of Exit 100
- 2025:** Moore Oil – 9.45-acre 109 SE quadrant of Exit 100 (immediate opposite side of Exit 100)
- 2026:** Russell Ranch – 163 acres, 316 lot single family residential development
- 2026:** Woodstock Village – 109 acres, 10 U/C sale to new church, balance 137 lots (estate, 60’ and 50’)



RETAIL ADDITIONS:

2019	Burger King
2021	Alabama One Credit Union
2021	Speedway
2025	Taco Bell
2026	Dunkin' Donuts/Jimmy John's



Previously, only TCA/Petro) (2007) and Love's Travel Center (2010) and a smattering of rural local offerings existed.

EMBEDDED RESIDENTIAL GROWTH: 1,355 Residences entitled and U/C (June 2026)

WSV PUD	Developer	# lots
0	Parrish Building Company	33 new townhomes completed and for sale https://woodstockvillageal.com/the-cove
0	Valor Homes	92 lots under construction https://www.valorcommunities.com/new-homes-in-birmingham/woodstock-village/
1.4	Arrowwood	59 lots - infrastructure construction starting https://parrishbuilding.com/
1.4	Tannahill Preserve	131 lots platted with infrastructure under construction https://www.livabl.com/mccalla-al/tannehill-preserve
1.4	Russell Ranch	316 lots – infrastructure construction start mid-2026
2.8	Kimbrell Station (Valor)	50 lots completed, homes U/C or now for sale
0	Parrish Building Company	97 lots The Cove Phase III SFH, site engineering underway
0	Parrish Building Company	137 lots, West Sector (plus church), site engineering underway
0	TBD	220+220 units (est), entitled multifamily site

UTILITIES & SERVICES

Sanitary Sewer: Town of Woodstock (public sewer)

Water: Warrior River Water Authority. Water from this system will serve sites within the **Woodstock Village** PUD.

Gas: Natural Gas is provided by Spire.

Power: Alabama Power

Police, Fire & Rescue: All immediately nearby: Lakeview Fire Protection District provides emergency fire and rescue response inside of 4 minutes. The Tuscaloosa County Sheriff's substation is located on Hwy 216 approx. 600 yds. from PUD.

TAXES

Ad valorem taxes are significantly lower than Jefferson County (1/4 mile east): \$27.0 mills Tuscaloosa County vs \$50.1 mills Jefferson County

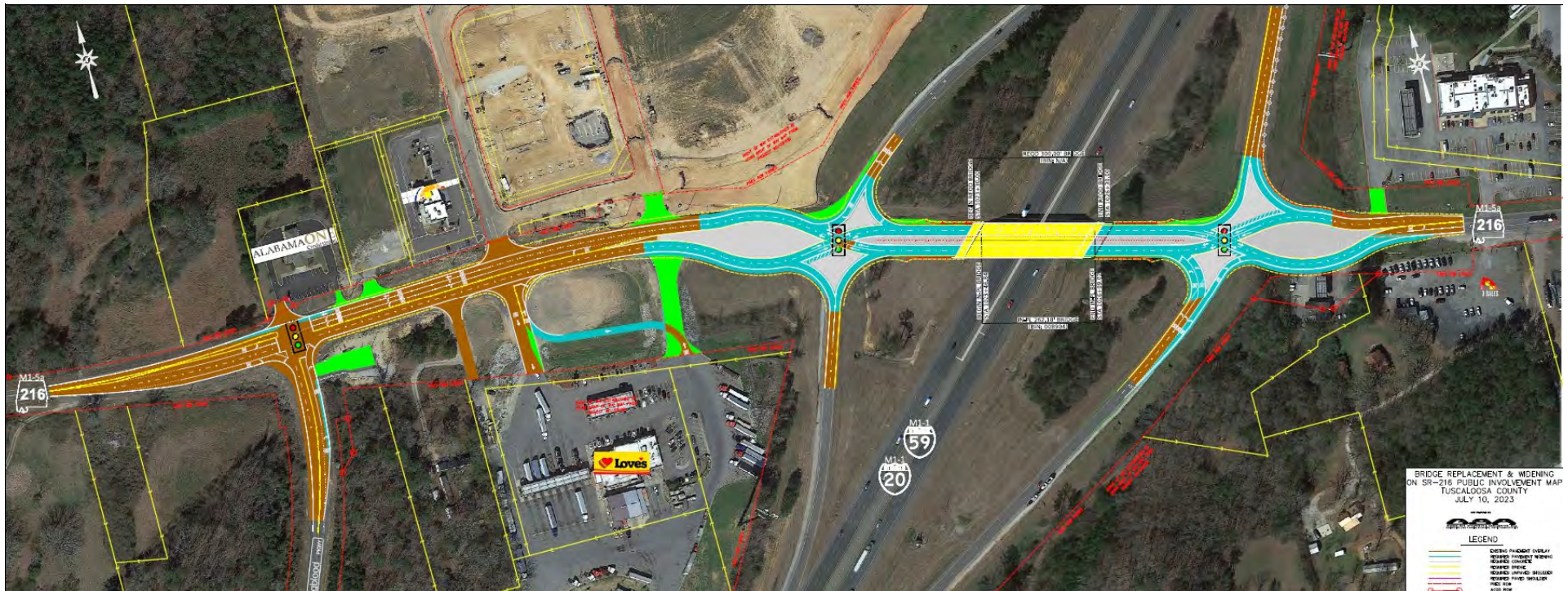
ROADS & TRAFFIC

CAPTIVE ELEMENTARY SCHOOL TRAFFIC: Lakeview Elementary School (700+ students) anchors at the terminus of Youngblood Pkwy which runs down the center of **Woodstock Village** PUD - Access to/from Lakeview Elementary is only available at Woodstock Village's entry at the Hwy 216 and Youngblood Pkwy intersection (traffic signal approved).



EXIT 100 IS THE “216 GAME DAY ROUTE”: During University of Alabama football season ALDOT provides Exit 100 and Hwy 216 at Woodstock Village as an alternative time saving route from I-20/59 game day traffic jams. On a typical day, travel time from Birmingham to UA is about an hour. Travel time to Tuscaloosa can stretch to as much as 4 hours on game days. This brings extraordinary game-day traffic to Exit 100 retail uses and **Woodstock Village’s** shopping center sector.

EXIT 100 WILL BE RECONSTRUCTED into a diverging diamond interchange to relieve existing traffic and provide for future growth. This will be the third DDI in the greater Birmingham-Hoover area (first two now under construction) and will **include installation of a new traffic signal at the Youngblood Pkwy/Hwy 216 intersection.**



EMPLOYMENT DRIVEN DEMAND

Two major employment concentrations and employment-driven demand: New jobs just arriving inside the 12-mile commute pay well (e.g., Smucker's wage is \$25/hr, Mercedes is \$28/hr.) Actual earnings are significantly higher (typically +/-20% higher) with OT earnings. Mining jobs (Warrior Met Coal mines 10 minutes further on Hwy 216) are even higher:

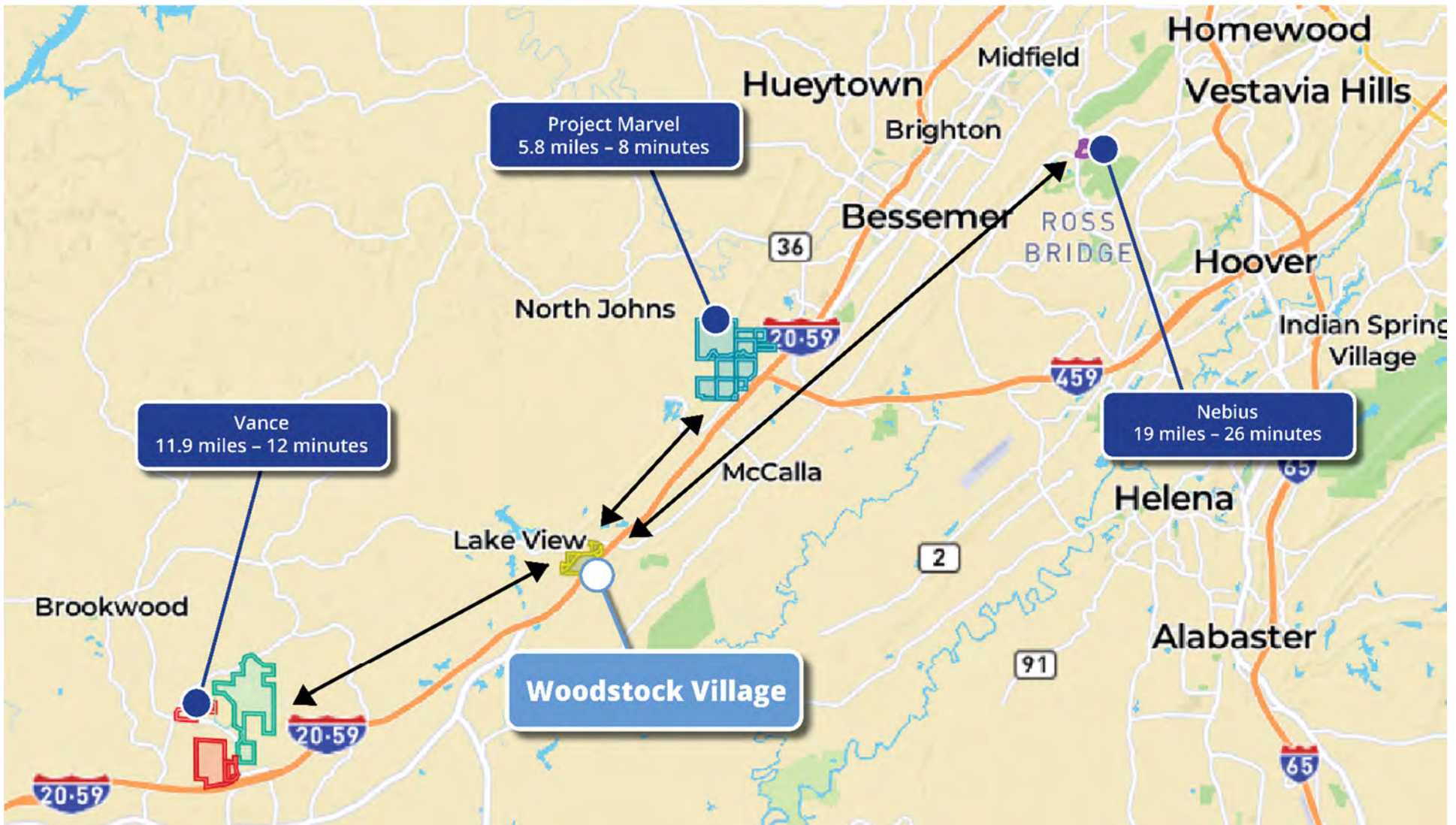


1. West Jefferson County/Jeff Met Industrial Park - **all inside of a 5-to-9-minute drive time: 4,619,204 sf of facilities, 3,776++ jobs**
2. Vance – Mercedes-Benz USA Mfg Campus and surrounding facilities: **12,072 employment, 10-14 minutes/11.6 miles**
3. Woodstock-Vance Hwy 11 corridor: **1,260 employment, 9 minutes/7.2 miles**
4. Warrior Met Coal (Brookwood mines) **1,300 employment, 16 min./13.7 miles**. *Mining jobs are among the highest paying blue-collar jobs in the area. Many employed at Warrior Met live east of WSV and commute past it to/from work.*
5. **UAB West new Hospital, 750 employment, 13 minutes/9 miles**, opened Fall 2024, employs 750. nurses & healthcare workers

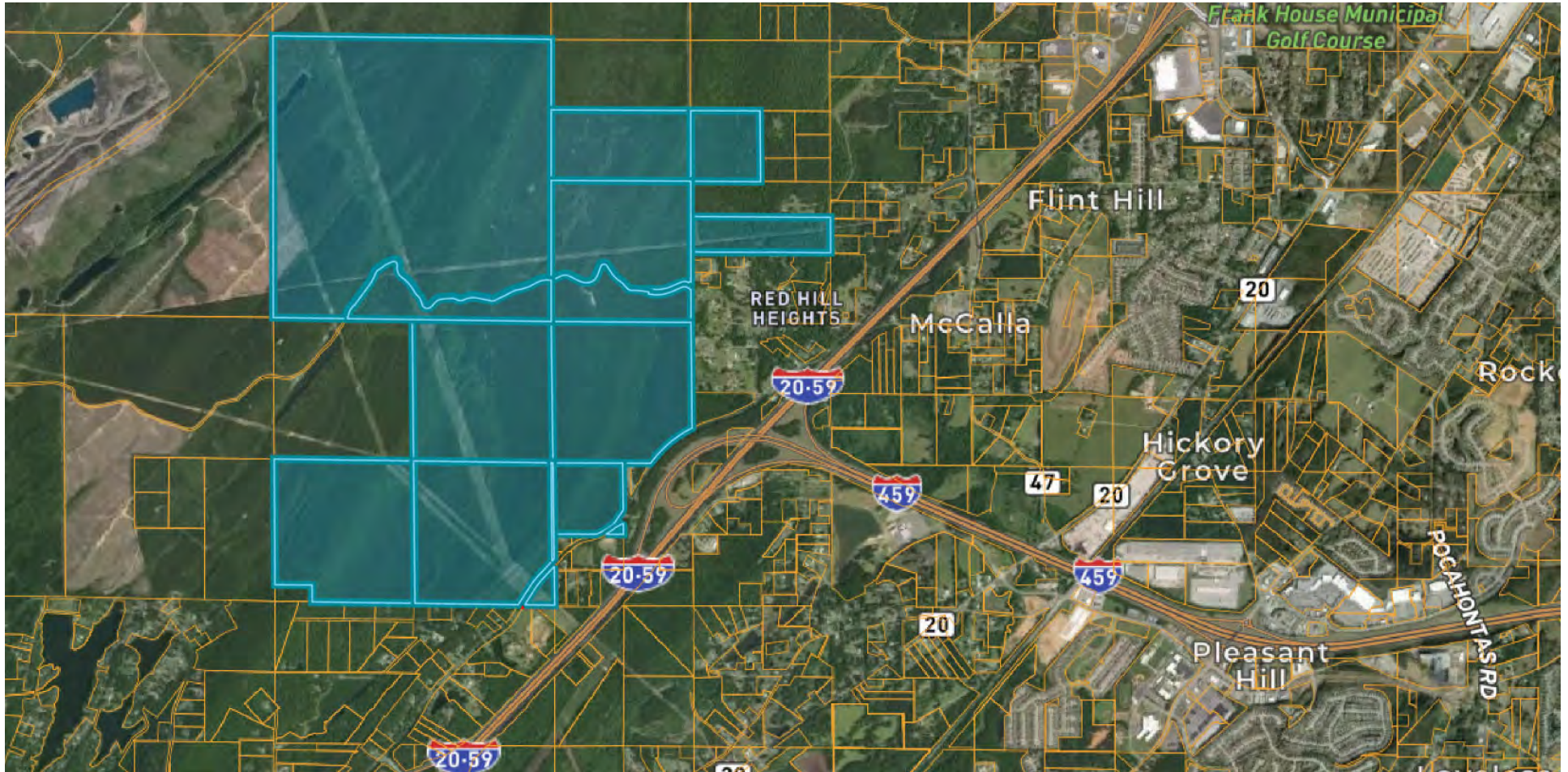
NEW HYPERSCALE DATA CENTERS

July 2026

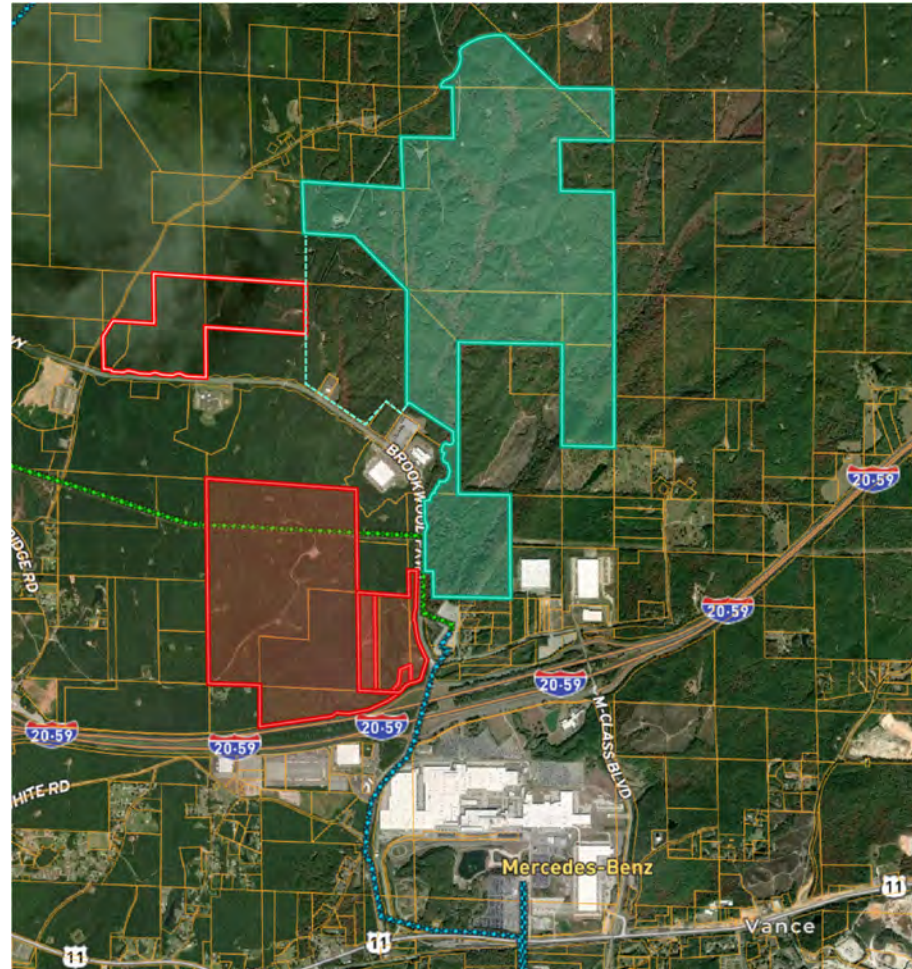
Three data center sites have been acquired in west Jefferson County/east Tuscaloosa County: Bessemer(McCalla), Lakeshore Drive (West Homewood), and Vance. All are entitled; development recently started on one and site development mobilized on another. Combined construction employment is projected to range between 3,400 and 9,300 over the course of seven years. Given their proximity to one another **this is expected to have a huge impact on local housing demand and retail spending.**



“Project Marvel” Bessemer Data Center is a 4.5 million sf 18-building hyperscale (1.2 gigawatt) data center project to be situated on +/-1,602 acres immediately west of the I-459 – I/20/59 interchange (Jefferson County, City of Bessemer, AL). Land was acquired June 2026 for \$439.2 million = \$274K/acre), projected total investment is \$14.5 Billion. Construction is estimated to take at least 7 years and employ 1,000 construction workers each year, ultimately leading to 350 permanent jobs (average salary \$115K). Final entitlement was obtained in November 2025. The purchaser was RSTL LLC (affiliate of QTS Data Centers).



Vance Data Center: 1,283 acres, bldg. sizes and cost not announced. The site was acquired by Applied Data Centers (Nasdaq:APLD): on 6/4/26. Construction of infrastructure has begun.



A 200-acre site adjacent to the APLD site was acquired earlier by an affiliate of Provident Data Centers (Dallas, TX). Provident also acquired 642 acres on 12/2/25 on December 9, 2025. Infrastructure of that site began initially but stopped shortly thereafter.

Nebius AI Factory, located just off Lakeshore Pkwy, West Homewood/ West Jefferson County, +/-80 acres, described as a “full stack infrastructure to service the AI industry”. Development (demolition of existing structures and infrastructure) has started. The project will utilize 300 MW of power and employ up to 1,500 construction workers over a 30+ month construction period. Permanent employment is projected to be 100 people.

