



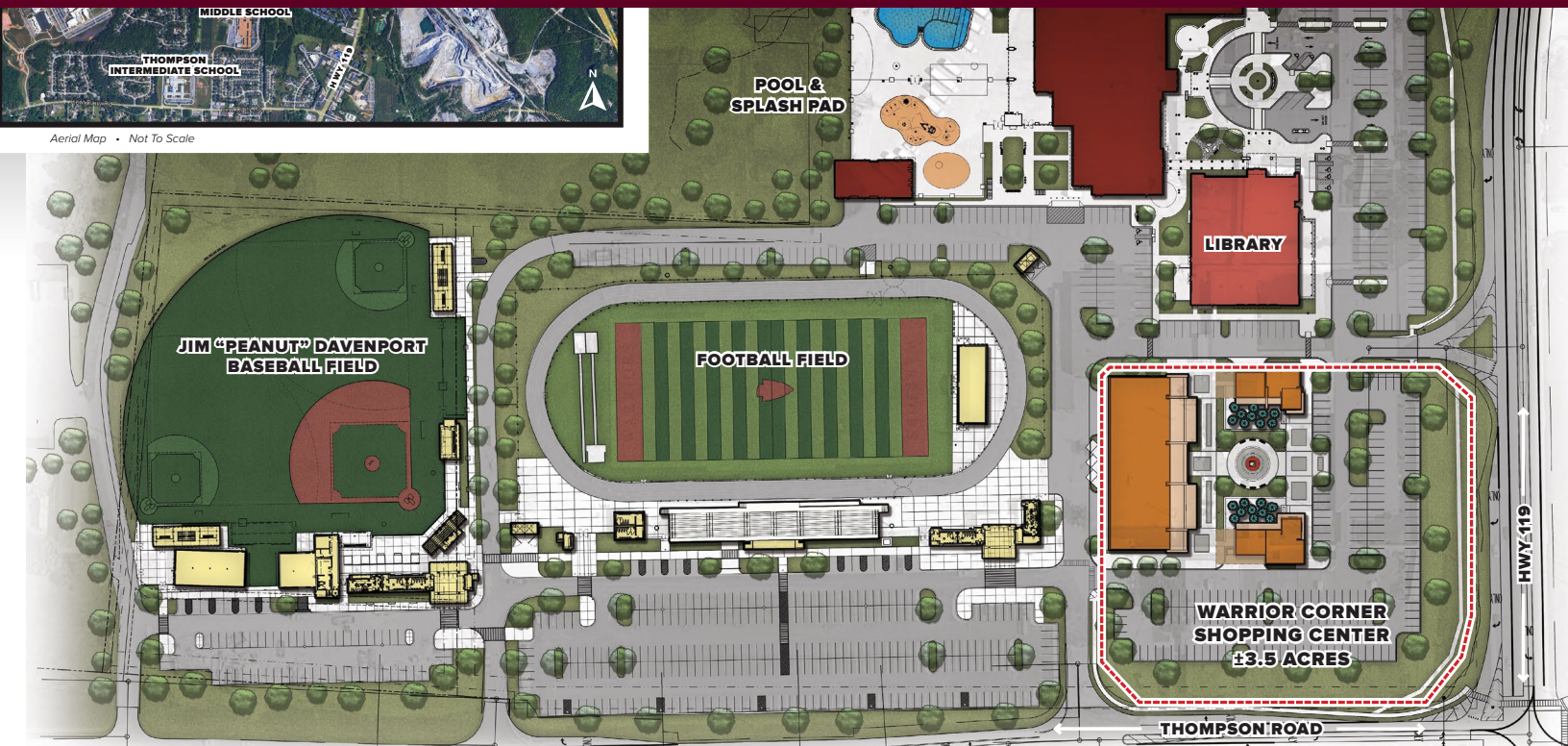
Warrior Corner Shopping Center

Alabaster Civic Complex

Developed and managed by Liberty Properties



Aerial Map • Not To Scale



LIBERTY PROPERTIES

Table of Contents

Cover Letter to Prospective Tenants and Brokers	3
A Growing Market in Metro Birmingham	4
Development Highlights	4
Meet Your Leasing Team	6
Community Connection & Customer Reach	8
Conclusion	8
Appendices	9



To Prospective Tenants and Brokers,

We're excited to introduce a new leasing opportunity at the future commercial in metro Birmingham. Located in Alabaster, Alabama, directly adjacent to the City's new \$55m Library, Recreation Center, and Youth Sports Facilities complex, this 3.5± acre site will become a 20,000 square-foot, family-oriented retail entertainment destination serving one of the region's fastest-growing and most civically engaged communities.

Liberty Properties develops, owns, and manages every property in our portfolio—so when we build, we stay. That means tenants benefit from a highly engaged landlord, responsive service, and a shared commitment to long-term success. With a proven track record of elevating tenant performance through strategic site selection, design, and lease structure, we're proud to offer a new location that's positioned for high visibility, daily traffic, and deep community integration.

The project is now entering development and leasing, with estimated availability in December 2026. Our goal is to create a dynamic tenant mix of food, beverage, and service-oriented retail that reflects the energy and character of Alabaster. Ideal uses include:

- Frozen yogurt & ice cream
- Bakery
- Pizza
- Salads & deli
- Breakfast & brunch concepts
- Seafood or sit-down restaurants
- Boutique or lifestyle retail

Surrounded by residential neighborhoods, public green space, and major civic amenities, this center will offer tenants a unique opportunity to thrive in a walkable, high-engagement environment. As a tenant, you benefit from Liberty's hands-on approach to leasing, property care, and tenant support—ensuring your business is set up for long-term success.

We welcome the opportunity to speak with you about leasing availability and how Liberty can help your brand grow in one of Alabama's most promising retail corridors.

Sincerely,

Danny Phipps

Danny Phipps
President & CEO, Liberty Properties

Lindsey Robinson

Lindsey Robinson
Executive Vice President, Liberty Properties

A Growing Market in Metro Birmingham

Alabaster sits at the core of Shelby County, one of the fastest-growing counties in Alabama and part of the expanding southern corridor of the Birmingham metropolitan area. With a strong residential base, ongoing civic investment, and excellent access to I-65, Alabaster is emerging as a high-growth retail and service market.

- Population: 34,000+ (City of Alabaster); over 100,000 within a 10-mile radius
- Average Household Income: \$104,266
- Daytime Population: Boosted by schools, medical centers, and City facilities
- Traffic & Visibility: Directly off Hwy 119 near I-65 interchange
- Surrounding Anchors: Publix, Walmart, and new civic amenities drawing year-round traffic
- Market Growth: Metro Birmingham continues expanding south, with Alabaster at the leading edge of retail demand and public investment

This development offers tenants access to a well-educated, family-focused customer base with strong discretionary spending and few competing lifestyle retail nodes in the immediate area.

Development Highlights

Liberty Properties is developing a 20,000 square-foot, multi-tenant entertainment retail center in the heart of Alabaster, Alabama—one of the fastest-growing communities in the Birmingham metropolitan area. Located on a 3.5± acre site immediately adjacent to the City's new Library, Recreation Center, and Youth Sports Facilities, the project will anchor a vibrant civic and commercial corridor that serves both local residents and regional visitors.

Designed for walkability, family engagement, and long-term durability, the center will feature outdoor gathering areas, ample green space, and a flexible layout ideal for fast-casual dining, boutique retail, and sit-down restaurants. As with all Liberty projects, the center will be developed, owned, and operated by the same team—ensuring consistent property care, responsive service, and tenant-focused management.

The site is fully approved and scheduled for completion in December 2026, aligning with new civic and recreational infrastructure nearby.

Tenant Experience & Design Vision

This retail center is designed to deliver an engaging, high-traffic experience that supports tenant success and community activity. With a pedestrian-friendly layout, thoughtfully landscaped green space, and strong visibility from surrounding civic and residential corridors, the development creates a welcoming environment for both everyday visits and weekend traffic.

Tenants will benefit from:

- Flexible suite configurations ideal for food, beverage, and service retail
- Ample outdoor space for patio dining, branded signage, or community events
- Proximity to public amenities including a library, recreation center, and youth stadium facilities
- Daily foot traffic generated by nearby schools, neighborhoods, and municipal facilities
- New \$88m State of the Art Thompson High School, elementary & middle schools on Thompson Rd within a mile from Warrior Corner.

This center is not just a place to shop or dine—it's part of Alabaster's new civic heartbeat.

Site Details & Specs

- **Total site area:** 3.5± acres
- **Building footprint:** Approx. 20,000 square feet of leasable space
- **Use type:** Multi-tenant retail (with potential for fast-casual dining, services, and specialty retail)
- **Construction budget:** \$9 million
- **Parking:** Surface parking sufficient for tenant mix 175 (8.75 spaces per 1000sf) and event level additional 325+ spaces for total 500 spaces.
- **Project ownership and operation:** Liberty Properties (owner and operator)
- **Estimated Delivery:** December 2026

Tenants will enjoy responsive, long-term management and a build-to-last environment backed by a committed, Alabama-based ownership team.

Meet Your Leasing Team

Company Overview

Founded in 1987, Liberty Properties is a privately held real estate development and management firm headquartered in Auburn, Alabama. The company is distinguished by a vertically integrated, owner-operated model: **Liberty owns and manages every property in its portfolio—and does not offer third-party management services nor build to sell.** This long-term commitment creates a deep, ongoing investment in the success of each development and every tenant relationship.

With a focus on quality construction, thoughtful site planning, and sustained community value, Liberty Properties has delivered commercial and mixed-use developments across Alabama, Georgia, and Florida. Its approach ensures operational efficiency, tenant satisfaction, and alignment with community growth objectives.

Key Personnel

All Liberty team members are equity partners, ensuring ownership-level accountability in every decision.

Danny Phipps – President & CEO, Founding Partner

Danny Phipps, founder of Liberty Properties, oversees company-wide strategy, acquisitions, and financial planning. With over three decades of leadership experience, he ensures every development aligns with Liberty's enduring mission: to build and maintain properties that deliver long-term value to tenants and communities alike.



Lindsey Robinson – Executive Vice President, Partner

Lindsey Robinson leads all commercial leasing efforts for Liberty Properties, in addition to overseeing day-to-day property management, capital improvements, and operational budgeting. She is directly involved in tenant outreach and negotiation, ensuring that Liberty's retail and mixed-use properties remain well-leased and aligned with the company's long-term ownership standards. In 2024, Lindsey was recognized with a **CoStar Power Broker Award** for her performance in commercial leasing and asset management.



Key Personnel continued

Allyssa Milner – Property Manager, Partner

Allyssa Milner oversees Liberty’s leasing and maintenance operations, guiding tenant onboarding, space fit-outs, and property-level improvements. She ensures that each Liberty-owned property operates efficiently and that tenant needs are proactively addressed.



Amie Brown – Accounting Manager, Partner

Amie Brown oversees all financial reporting and compliance, including banking, mortgage management, and insurance. Her leadership supports Liberty’s fiscal transparency and long-term investment strategy across its owned portfolio.



James Griffis – Maintenance Manager, Partner

With over 21 years of experience, James Griffis oversees all physical infrastructure and emergency response operations across Liberty’s properties. His role is vital to sustaining tenant satisfaction through prompt, high-quality maintenance.



Alberto Cordova – Landscaping Manager, Partner

Alberto Cordova, with more than 24 years of industry experience, oversees the landscaping and exterior presentation of all Liberty-owned properties. His stewardship helps maintain the curb appeal and environmental quality essential to both tenant retention and community engagement.



Community Connection & Customer Reach

This development sits at the center of Alabaster’s growing civic and residential activity zone—designed to serve a highly engaged, family-oriented community that values convenience, quality, and shared experiences.

Located next to the City’s new library, recreation center, and youth sports facilities, the center will benefit from consistent daily foot traffic and cross-draw from civic events, sports programming, and public services. Surrounding neighborhoods, schools, and city amenities ensure visibility throughout the day, week, and season.

The site’s walkable design, green space, and community-friendly layout create an inviting setting that supports customer comfort, dwell time, and return visits—key factors in tenant success.

By combining high visibility, public investment, and lasting ownership oversight, Liberty Properties ensures this center delivers not just access, but long-term value and strong customer connection.

Conclusion

Liberty Properties is proud to offer this opportunity to join a high-quality retail development in the heart of one of Alabama’s most promising growth markets. Backed by long-term ownership, thoughtful design, and a location at the center of Alabaster’s civic and residential activity, this site is built for businesses that want to thrive.

With estimated delivery in December 2026, we’re actively leasing to retail and restaurant concepts that value visibility, flexibility, and a responsive landlord relationship. This is more than a new retail center—it’s an entertainment destination within an energized, community-driven setting.

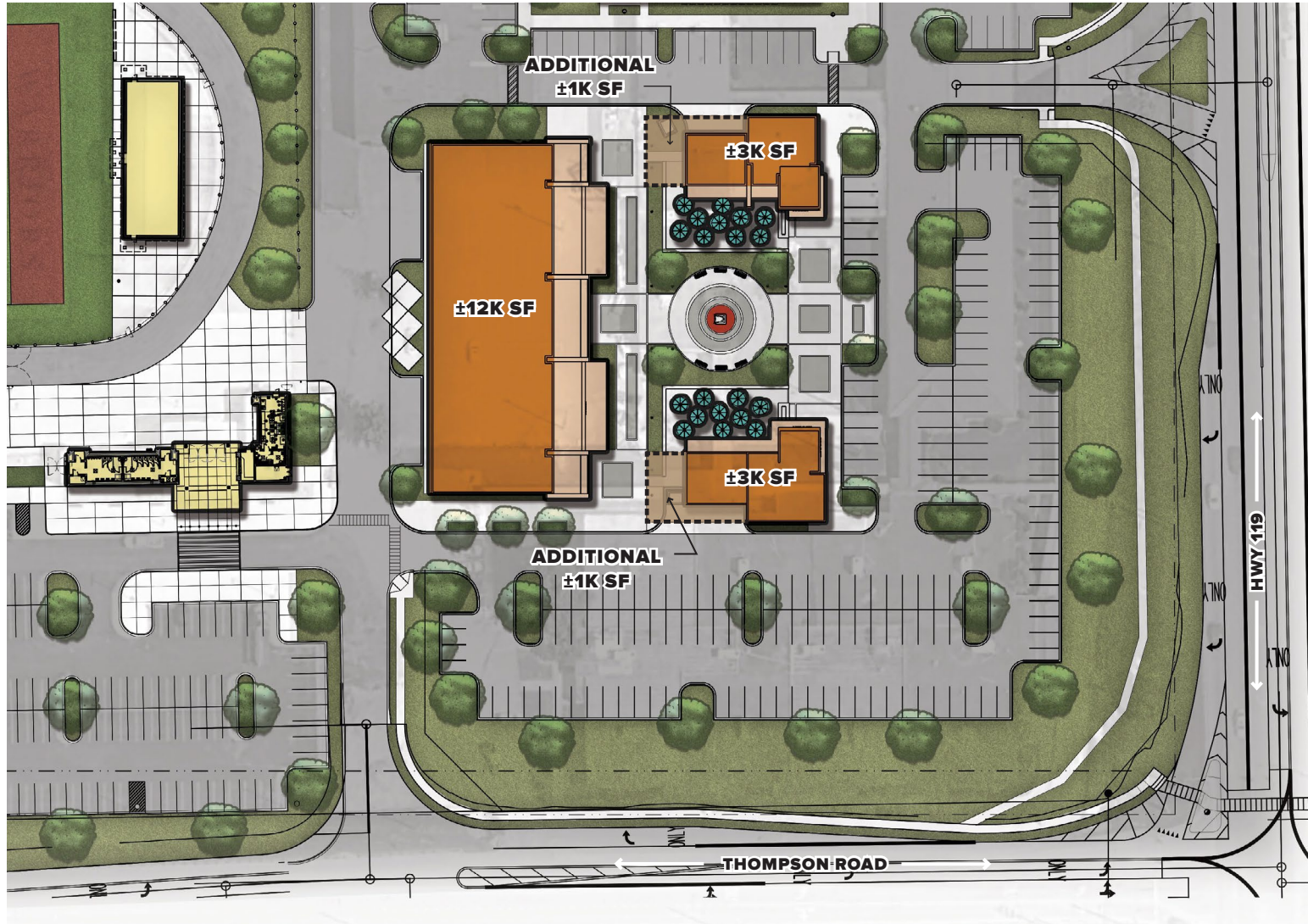
We welcome the opportunity to discuss availability, site plans, and tenant fit. Let’s build something lasting together.

For more information, contact:

Lindsey Robinson – Executive Vice President, Partner
(334) 821-1600 x101
LRobinson@libertyproperties.info

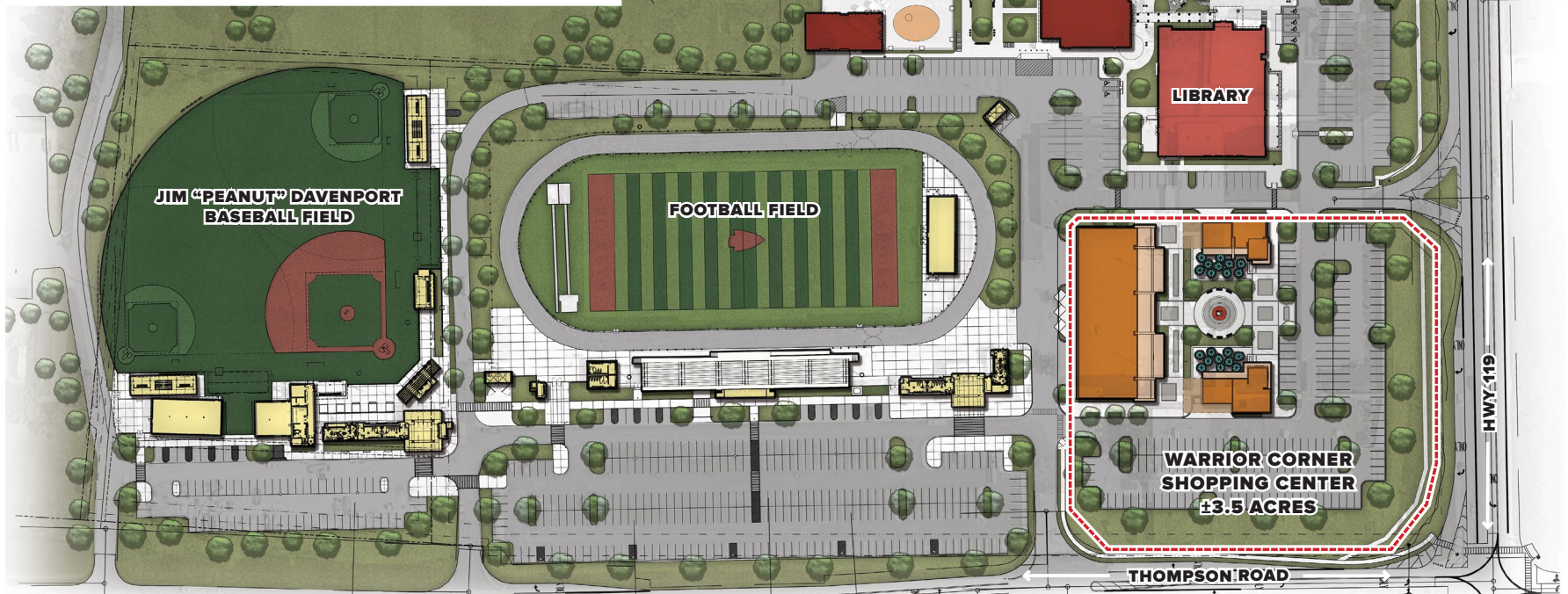
Site Plan

Site Plan Concept



18-20K SF Total Retail

Site Plan Concept continued



Site Plan Concept continued



VIEW 2



WARRIOR CORNER SHOPPING CENTER 3D RENDERINGS
Alabaster, Alabama
September 18, 2025



Site Plan Concept continued



VIEW 1



WARRIOR CORNER SHOPPING CENTER 3D RENDERINGS

Alabaster, Alabama
September 18, 2025



Some of Liberty's Other Properties

Company Overview

Founded in 1987 and based in Auburn, Alabama, Liberty Properties develops, owns, and operates retail and mixed-use properties across the Southeast. With over \$100 million in assets and a target annual growth rate of \$10–15 million, Liberty specializes in long-term investment, hands-on management, and strong tenant relationships.

Selected Retail Properties

Stadium Trace Village – Hoover, AL

- Premier retail and office center, completed 2019 - 2023
- Tenants include Super Chix, Wrapsody, Chase Bank, Alabama Goods, Grimaldi's Pizza, Pants Store and others
- Located off I-459 in Hoover's entertainment district



Chelsea Crossroads – Chelsea, AL

- Multi-tenant center adjacent to Publix
- Tenant includes Fastpace Health Urgent Care & Physical Therapy
- High-visibility location on Highway 280



East Chase Plaza – Montgomery, AL

- Retail center near I-85
- Tenants include European Wax, Great Clips, Jersey Mike's and Bad Daddy's Burger Bar
- Strong co-tenancy with Target, Costco, Home Depot and Best Buy



Peachtree City Plaza – Peachtree City, GA

- Retail center on Hwy 74
- Tenants include Panera Bread and Charming Nail Spa
- Easily accessible and highly visible
- Located near national anchors like Publix, Walgreens and Chick-Fil-A



University Village – Auburn, AL

- Two-story retail and office property adjacent to Auburn University
- Tenants include Domino's, James Bros Bikes, Hearing Life, LBYD Engineers and others
- Located along S. College Street
- Serves both academic and residential markets



Miramar Beach – Miramar Beach, FL

- Retail property located on U.S. Highway 98 in Florida's Panhandle
- Tenant: Mattress Firm
- Positioned in a high-visibility corridor serving both local residents and year-round tourist traffic between Destin and Sandestin



Tenant Philosophy

Liberty fosters long-term relationships through responsive management, competitive lease structures, and a commitment to tenant success. Our portfolio reflects a careful balance of national brands and regional favorites that align with the character and goals of each community we serve.