

ATHENS/HUNTSVILLE - DEVELOPMENT

I-65 AND HUNTSVILLE BROWNSFERRY RD, ATHENS, AL 35613



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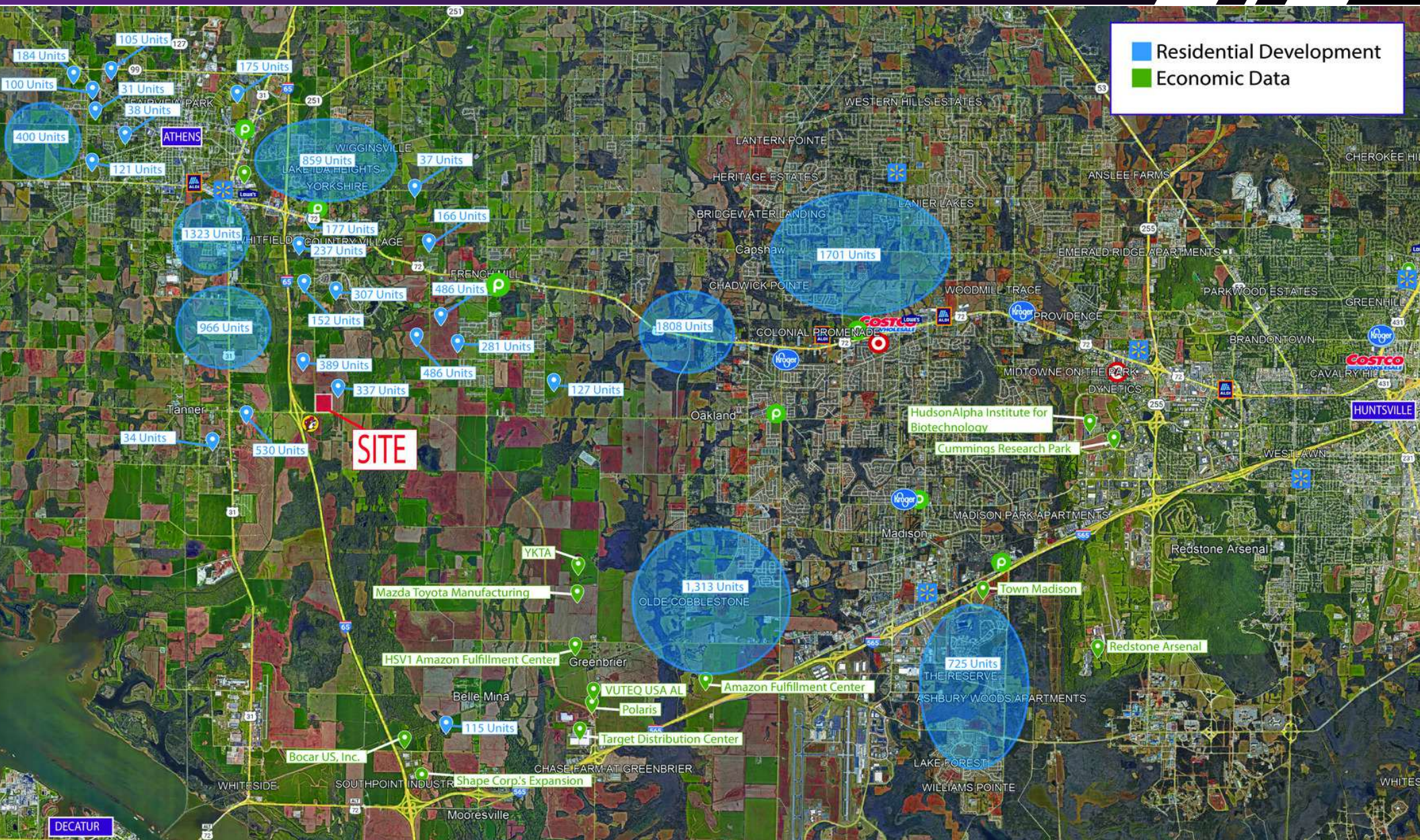
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ATHENS RESIDENTIAL AND ECONOMIC GROWTH

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ATHENS LOCATION MAP

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ATHENS DEVELOPMENT SITE MAP

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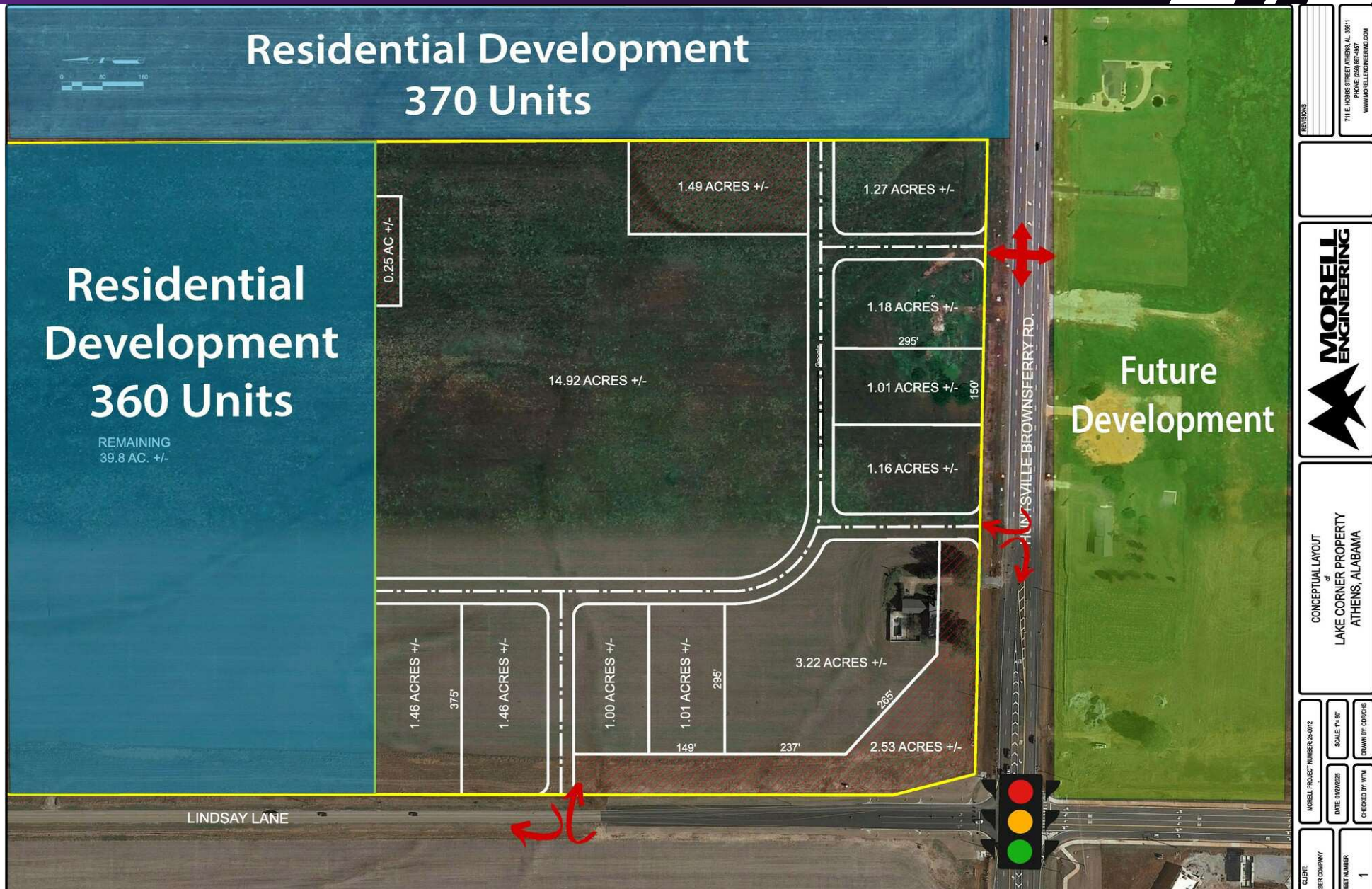
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ATHENS DEVELOPMENT SITE PLAN

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LOCATION DESCRIPTION

Limestone County, with Athens as its county seat, has experienced remarkable growth in recent years, solidifying its position as Alabama's fastest-growing county. Between 2020 and 2023, the county's population surged from 103,565 to approximately 114,654, reflecting a 3.4% growth rate. Athens itself has seen a significant population increase, reaching 32,636 in 2024, which marks a 26.95% rise since 2020.

This rapid expansion is accompanied by substantial residential development. In 2022, the Limestone County Commission approved over 2,300 residential lots, and by early 2023, nearly 3,500 units were ready for construction, with an additional 1,928 lots receiving preliminary approval.

The area has also attracted major industrial investments. Notably, Mazda Toyota Manufacturing established a significant presence, employing approximately 4,100 individuals. Other prominent employers include Polaris, with 2,600 employees, and the Tennessee Valley Authority's nuclear plant, which employs around 1,500.

The combination of strategic location, a skilled workforce, and a business-friendly environment has made Athens and Limestone County a focal point for both residential and industrial growth in Alabama.

OFFERING SUMMARY

Lot Size:	35 Acres
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PROPERTY HIGHLIGHTS

- 35-acre parcel at the northeast corner of Lindsay Lane South and Huntsville Browns Ferry Road, Athens, AL, across from Buc-ee's.
- Expected site delivery: June - August 2026.
- Landlord to provide rough-graded pad, utilities, infrastructure, and necessary permits.
- Planned development includes various retail, outparcels, and hospitality options—further details to follow.

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ATHENS/HUNTSVILLE ECONOMIC DEVELOPMENT

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ECONOMIC DEVELOPMENT

Mazda Toyota Manufacturing USA (MTMUS)	300K vehicles annually, models include Toyota Corolla Cross and Mazda CX-50, state-of-the-art manufacturing facility, collaboration between two major automakers
Toyota Motor Manufacturing Alabama (TMMAL)	Multiple expansions over the years, produces various Toyota engines, includes V35A-FTS twin-turbo V6 for Sequoia and Tundra, high-tech production line
Cummings Research Park (CRP)	2nd largest U.S. research park, 300+ companies, industries include aerospace, defense, biotech, and engineering, home to Fortune 500 firms and defense agencies
HudsonAlpha Institute for Biotechnology	Key biotech research center in CRP, specializes in genomics and genetics, supports startups in disease diagnosis, cancer immunology, and agricultural advancements
Meta Data Center	100% renewable energy-powered, cutting-edge cloud computing infrastructure, 2022 expansion added 7 buildings covering 3.5 million square feet
OMCO Solar's New Manufacturing Facility	Located in Huntsville West Industrial Park, manufactures steel structures for solar panels, supporting renewable energy growth in the region
Shape Corp.'s Expansion	202,000 sq. ft. plant in Southpoint Industrial Park, produces automotive components, focuses on lightweight structures and impact energy management
Polaris	Major off-road vehicle manufacturing facility, produces ATVs, side-by-sides, and military-grade vehicles
Tennessee Valley Authority (TVA)	Nuclear power generation site, supplies energy to multiple states, operates high-capacity reactors with advanced safety measures
Target Distribution Center	Distribution hub in Limestone County, critical for regional supply chain, supports nationwide retail operations
Amazon Distribution Center	Large-scale distribution center, part of Amazon's extensive logistics network, facilitates fast delivery and fulfillment
Steelcase	Manufactures high-quality office furniture, specializes in ergonomic and sustainable designs, supplies to corporate clients worldwide
Vuteq USA	Automotive supplier providing parts for major car manufacturers, specializes in interior and exterior components
YKTA	Automotive component manufacturer, joint venture between multiple Japanese firms, produces body structural parts
Federal-Mogul (Tenneco)	Manufactures gaskets, seals, and powertrain components, supplies parts to global automakers
Bocar	Aluminum die-casting manufacturer, provides lightweight automotive components, contributes to fuel efficiency advancements



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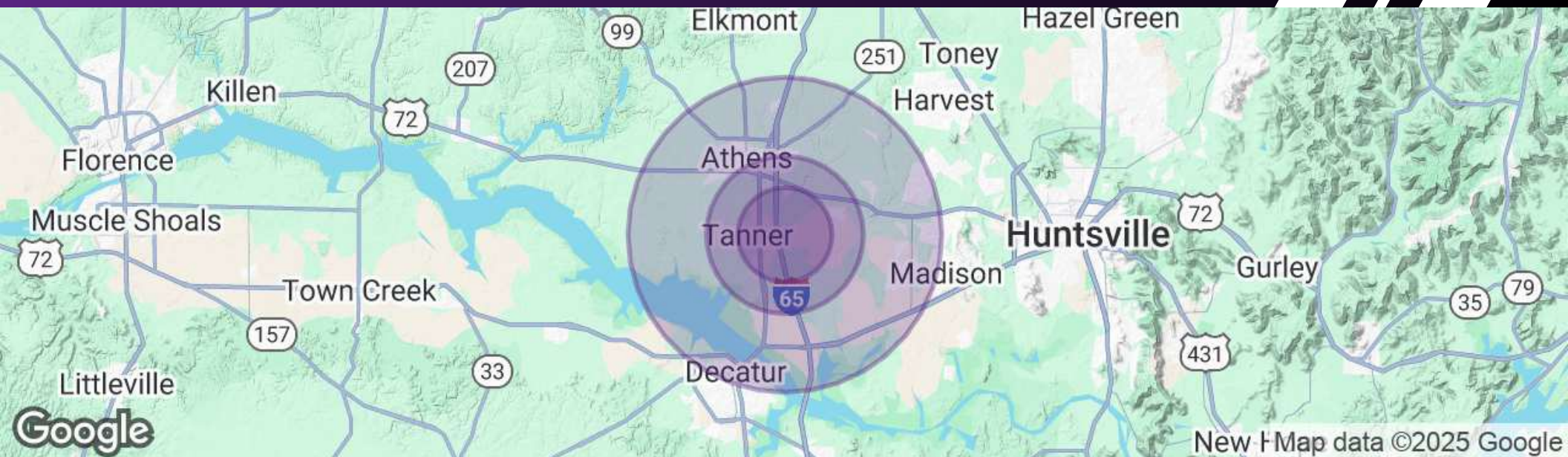
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,552	19,030	114,150
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,123	7,448	43,187
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,287	\$118,361	\$112,353
Average House Value	\$371,191	\$357,750	\$325,802

Demographics data derived from AlphaMap

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