

Martinson Ranch

140 Build-to-Rent Townhome Lots | 130 For Sale Townhome Lots | 38 For Sale Single-Family Detached Lots



McWhirter



2465 Highway 72 E
Huntsville, AL 35811

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum 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. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. 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.

Presented by:

Nelson Vinson

678.385.2718

nrv@mcwrealty.com

McWhirter Realty Partners, LLC

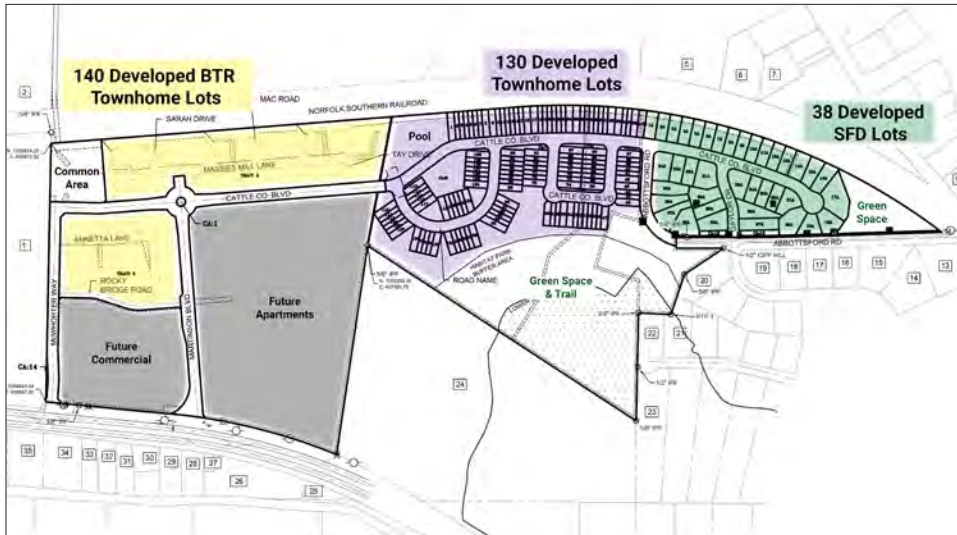
294 Interstate North Circle, SE

Building 2, Suite 150

770.955.2000

www.mcwrealty.com





Martinson Ranch

- 140 Build-to Rent Townhome Lots
- 130 For Sale Developed Townhome Lots
- 38 For Sale Single-Family Detached Lots

2465 Highway 72 E, Huntsville, AL 35811



Table of Contents

Aerial Map	4
Executive Summary	5 - 6
Area Overview	7
Lot Program & Product Breakdown	8
Layout Plat	9



Executive Summary

Martinson Ranch - 2465 Highway 72 E | Huntsville, AL 140 Build-to-Rent Townhome Lots | 130 For Sale Developed Townhome Lots 38 For Sale Single-Family Detached Lots

Martinson Ranch is a fully developed, master-planned residential development opportunity located in Huntsville, Alabama, one of the nation's fastest-growing metros with strong employment drivers and sustained population growth. Huntsville's economy is supported by aerospace, defense, manufacturing, and technology sectors, attracting in-migration and driving housing demand.

The offering consists of 308 total developed residential lots, including 140 Build-to-Rent townhome lots (unrestricted), 130 developed townhome lots, and 38 single-family detached lots, all zoned C4, City of Huntsville. This mix allows for institutional BTR execution, for-sale townhome delivery, and single-family detached home development within a cohesive community.

Investment Highlights

- **Unrestricted Build-to-Rent Flexibility**

All 140 Build-to-Rent townhome lots carry no rental restrictions, allowing full rental execution, institutional hold strategies, or phased delivery without regulatory caps.

- **Multi-Product Execution Optionality**

The blend of BTR townhome, developed townhome, and single-family detached lots enables diversified revenue streams and broad market appeal.

- **Zoned C-4 Across All Lots**

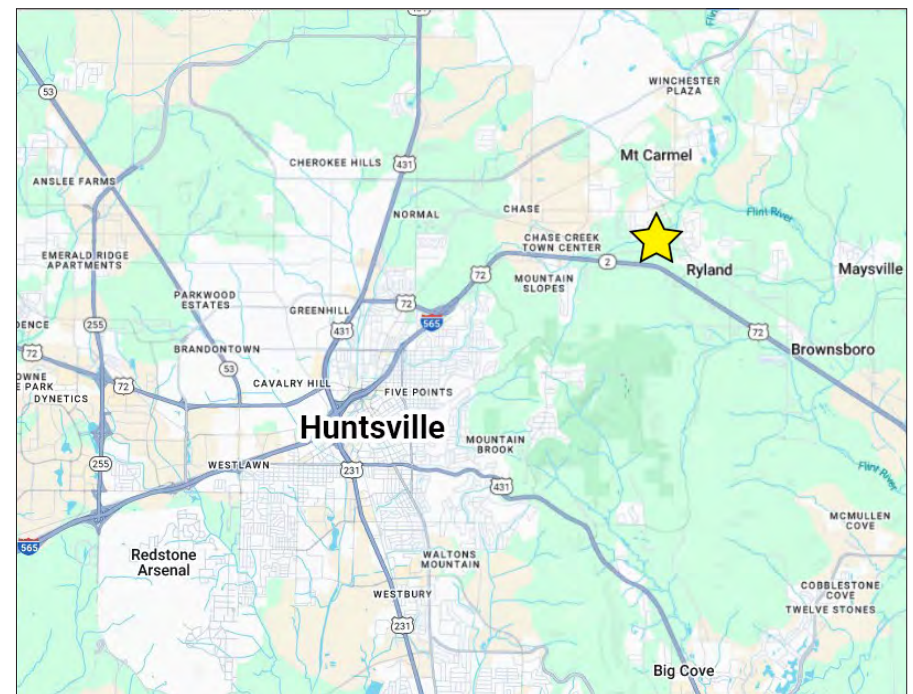
The entire development is zoned C4 (Highway Commercial/Residential Compatible), supporting a range of residential product types with reduced entitlement risk—positioning the project for streamlined development.

- **Huntsville's Growth Market Dynamics**

Huntsville continues to attract in-migration due to employment growth across defense, technology, manufacturing, and aerospace industries. The metro has seen consistent job expansion, strong household formation, and a growing population base, supporting long-term housing demand.

Development Overview

- **Location:** Huntsville, Alabama
- **Zoning:** C4 (City of Huntsville)
- **Total Lots:** 308
 - 140 Build-to-Rent Townhome Lots (No Rental Restrictions)
 - 130 Developed Townhome Lots
 - 38 Single-Family Detached Lots
- **Utilities:** Available/Contact Broker
- **Pricing:** Offered Without Asking Price



Executive Summary - Continued

Lot Program & Product Breakdown

Build-to-Rent Townhome Lots (Unrestricted)

- Total: 140
 - 49 Front-Loaded Lots
 - 91 Rear-Loaded Lots
- Dimensions: 21' x 45'
- Setbacks:
 - Front: 20'
 - Rear: 15'
- Rental Restrictions: None

Designed for institutional BTR townhome product with efficient lot depths and flexible built-form execution.

Developed Townhome Lots

- Total: 130
 - 79 Front-Loaded Lots
 - 51 Rear-Loaded Lots
- Dimensions:
 - 21' x 42'
 - 21' x 55'
- Setbacks:
 - Front: 10'
 - Rear: 10'

Optimized for for-sale townhomes with flexible unit configurations and competitive product economics.

Single-Family Detached Lots

- Total: 38
 - All Front-Loaded
- Dimensions: 52' x 135'
- Setbacks:
 - Front: 20'
 - Rear: 25'

Attractive for detached residential buyers seeking neighborhood-oriented product within a mixed-use, amenity-rich setting.

Market & Location Overview

Huntsville has experienced sustained population growth and residential demand amid expanding major employers and broader economic diversification. The metro supports defense and aerospace jobs, manufacturing facilities, and federal operations, contributing to strong household formation.

- The Huntsville MSA maintains a low unemployment rate and an expanding labor force, with household incomes above national norms.
- Population estimates continue to grow rapidly, consistently ranking Huntsville among the fastest-growing cities in the U.S.
- Huntsville's diverse economy includes major employers across defense, manufacturing, research, and healthcare sectors.
- The zoning designation C-4 supports mixed residential and commercial uses along major corridors, facilitating flexible development.

Investor Thesis

Martinson Ranch represents a rare and compelling **residential land aggregation with scale, entitlement certainty, and product flexibility** in one of the Southeast's most dynamic growth markets. The mix of **unrestricted BTR townhome lots, developed townhome lots, and single-family detached lots**—combined with **C-4 zoning**—positions the project for multiple execution pathways, including institutional BTR ownership, hybrid rental/for-sale strategies, or merchant build-out.

Huntsville's sustained economic growth and expanding employment base provide a strong demand foundation for rental and for-sale housing product, supporting long-term absorption and attractive risk-adjusted returns.



Area Overview

Huntsville, Alabama

Located in North Alabama along the foothills of the Appalachian Mountains, Huntsville is a nationally recognized growth market known for its innovation-driven economy, high quality of life, and strong population growth. Often referred to as “Rocket City,” Huntsville blends advanced technology, outdoor recreation, and Southern livability, making it one of the most desirable mid-sized metros in the United States.

Huntsville’s downtown and surrounding districts feature a growing mix of restaurants, entertainment venues, retail, and cultural attractions, anchored by destinations such as Big Spring International Park, the Von Braun Center, and the Huntsville Museum of Art. The city has undergone significant revitalization in recent years, reinforcing its appeal to young professionals, families, and relocating households.

The region is also home to respected institutions of higher learning, including the University of Alabama in Huntsville (UAH) and Alabama A&M University, both of which support workforce development, research, and innovation. Huntsville’s healthcare infrastructure is anchored by systems such as Huntsville Hospital Health System and Crestwood Medical Center, providing comprehensive medical services and serving as major regional employers.

Thriving Economic & Employment Base

Huntsville benefits from one of the most diversified and resilient economies in the Southeast, driven by aerospace and defense, advanced manufacturing, technology, research, and healthcare. The city consistently ranks among the top U.S. metros for job growth, educational attainment, and income growth.

Major employment drivers in the Huntsville MSA include:

- **Redstone Arsenal** – one of the largest federal research, development, and engineering centers in the country
- **U.S. Army and Department of Defense agencies**
- **NASA Marshall Space Flight Center**
- **Cummings Research Park, the second-largest research park in the U.S.**
- **Toyota–Mazda Manufacturing Alabama**
- **Blue Origin**
- **FBI Headquarters – Huntsville Campus**
- **Huntsville Hospital Health System**
- **Technology and engineering contractors supporting federal operations**

Defense, aerospace, and technology employment form the backbone of the local economy, providing stable, high-wage jobs that support sustained housing demand across both rental and for-sale product types.

Regional Growth Drivers – Aerospace, Defense & Advanced Manufacturing

Huntsville’s long-term growth trajectory is anchored by continued federal investment, private-sector expansion, and large-scale advanced manufacturing projects. Redstone Arsenal continues to attract new missions and agencies, while major employers such as Toyota–Mazda and Blue Origin have expanded Huntsville’s role as a national hub for next-generation manufacturing and aerospace innovation.

These investments generate strong secondary and tertiary employment, driving population growth, household formation, and demand for new residential development throughout the metro.

Lifestyle and Growth Appeal

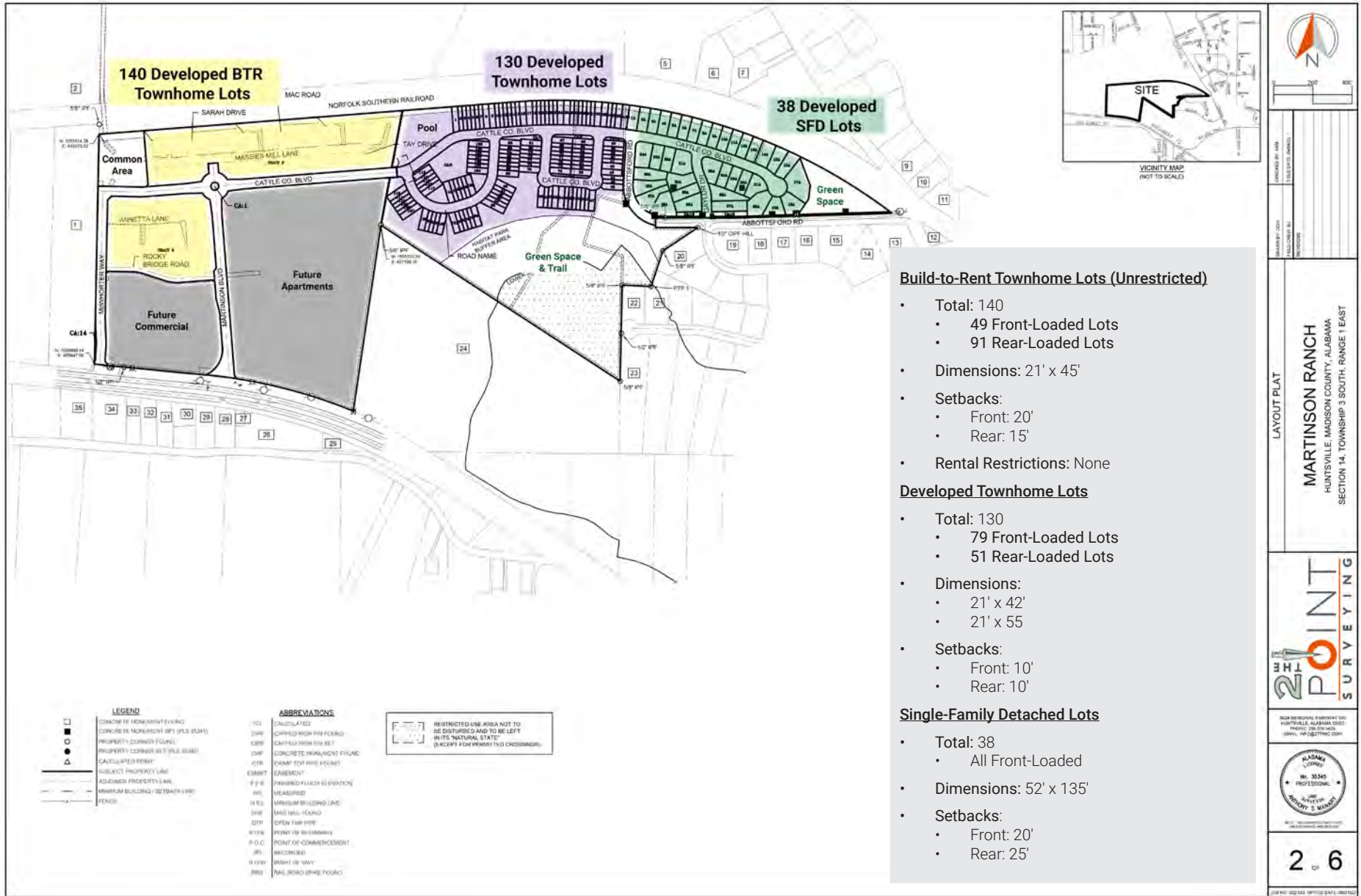
Huntsville consistently ranks among the **best places to live in the U.S.**, offering a combination of strong job opportunities, a lower cost of living, excellent schools, and abundant recreational amenities. The city provides easy access to outdoor attractions including Monte Sano State Park, Green Mountain Nature Preserve, and an extensive trail system for hiking, biking, and outdoor recreation.

With its blend of economic opportunity, natural amenities, educational institutions, and continued infrastructure investment, Huntsville attracts a diverse population of professionals, families, and long-term residents. This balanced growth profile supports sustained residential demand and reinforces Huntsville’s position as one of the Southeast’s most compelling housing markets.

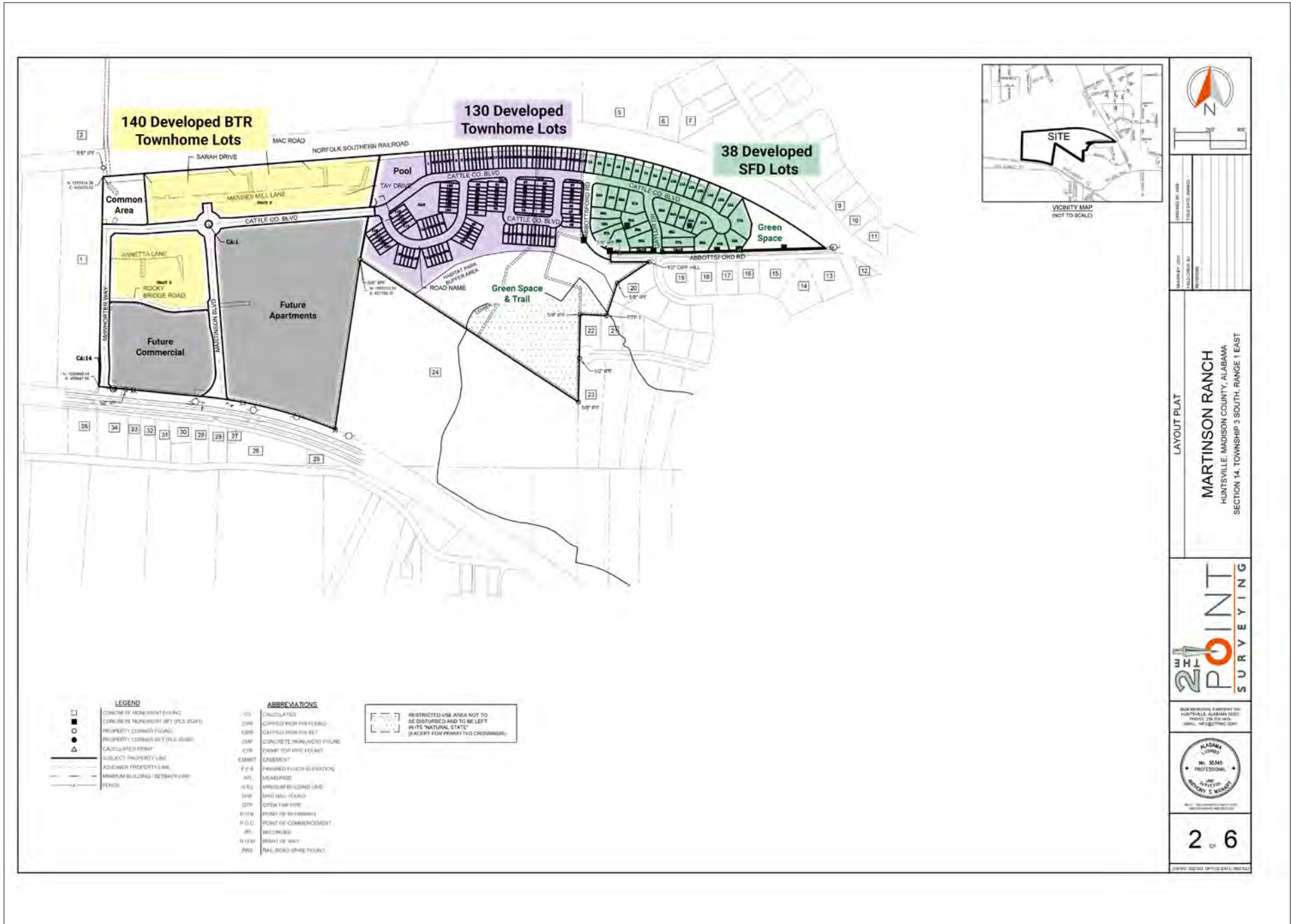
Sources: City of Huntsville; Huntsville/Madison County Chamber of Commerce; Alabama Department of Commerce; U.S. Census Bureau; Bureau of Labor Statistics; Redstone Arsenal



Lot Program & Product Breakdown



Layout Plat



DATE	DESCRIPTION

LAYOUT PLAT

MARTINSON RANCH
 HUNTSVILLE, MADISON COUNTY, ALABAMA
 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST



ALABAMA BOARD OF SURVEYING AND MAPPING
 REG. NO. 35545
 JAMES S. MANNING
 PROFESSIONAL SURVEYOR



2 of 6

- LEGEND**
- CONCRETE MONUMENT (EVENING)
 - CONCRETE MONUMENT (SPT) (1/2" DIA.)
 - PROPERTY CORNER (ROUND)
 - PROPERTY CORNER (SPLIT BALL)
 - CALCULATED CORNER
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - MINIMUM BUILDING SETBACK LINE
 - FENCE
- ABBREVIATIONS**
- 1/4" CALCULATED
 - 2" DIA. CONCRETE IRON PIN FOUND
 - CBR. CATHEDRAL BELL SET
 - CMF. CONCRETE (MINIMUM) FOUND
 - CTB. CHAMP TOP IRON FOUND
 - EMBM. EMBANKMENT
 - F.F.E. FINISHED FINCH ELEVATION
 - MS. MEASURED
 - M.B.L. MINIMUM BUILDING LINE
 - SW. DASH TAG FOUND
 - OTF. OPEN TAP IRON
 - PTN. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RF. RAILROAD
 - R.O.W. RIGHT OF WAY
 - R.R. RAILROAD GRADE FOUND

Listing Contact



Nelson Vinson
Partner

(678) 385-2718 O
(404) 925-0995 M
nrv@mcwrealty.com

Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



McWhirter Realty Partners, LLC

294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter

Commercial Real Estate Since 1981