

PROPOSED NEIGHBORHOOD SHOPPING CENTER 40± AC | HUNTSVILLE, AL

Prime Outparcels | ±24,000 SF Retail | ±18 AC Residential | In Path of Growth

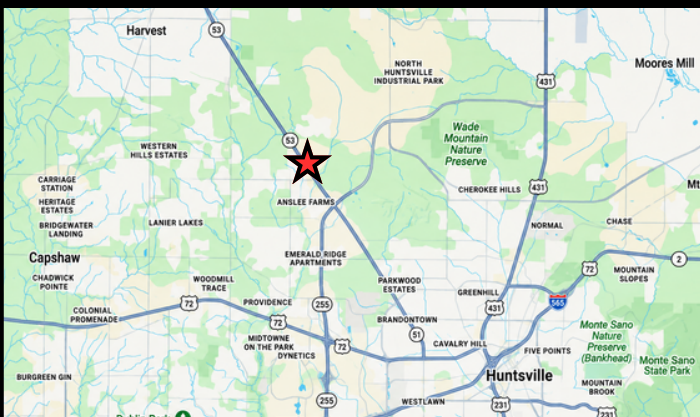


NWQ Ardmore Hwy & Douglas Rd • Huntsville, AL

Shoppes at Matthews Farm

Key Features:

- Prime Retail Opportunity in North Huntsville
- ±18 Acres Future Residential Available
- Positioned in the Path of Significant Residential Growth
- Major Development Activity Surrounding the Intersection
- Excellent Frontage, Visibility & Access
- New Traffic Signal in the Works
- Strategic Position Along a Growing Retail Corridor
- ±700 Acres Nearby Positioned for Future Development



Demographics	1 Mile	3 Miles	5 Miles
2025 Population	3,035	21,485	85,960
2031 Proj. Population	3,518	25,469	95,228
2025 Households	1,281	9,049	37,187
2025 Avg. HH Income	\$150,953	\$142,806	\$113,804

100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746
321-363-4955 | www.TWDRE.com



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Parcel	Size	Status
OP 1	1.50± AC	AVAILABLE
OP 2	1.50± AC	AVAILABLE
OP 3	1.40± AC	AVAILABLE
OP 4	1.40± AC	AVAILABLE
OP 5	2.10± AC	AVAILABLE
OP 6	1.00± AC	AVAILABLE

Parcel	Size	Status
R'1'	16K± SF	AVAILABLE/WILL DIVIDE
R'2'	8K SF	AVAILABLE/WILL DIVIDE
Residential	18± AC	AVAILABLE

