

MARTIN ROAD LAND

18.50 (+/-) ACRES | HUNTSVILLE, AL MSA



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MARTIN ROAD LAND

MARTIN ROAD | HUNTSVILLE, AL

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MARTIN ROAD LAND

Total Acreage	18.50 (+/-)
Zoning	R2B
Allowable SFH/TH Lots By-Right	134
Parcel Number	16-08-33-0-000-056.001
Utilities	Near Site

SITE SPECIFICS

Significant Site Work Already Completed

- The site has been rough graded, providing a strong head start for future development and reducing the amount of initial earthwork required.

Existing Stormwater Infrastructure

- A stormwater retention pond is already in place, eliminating a major infrastructure component that would typically need to be designed and constructed by a purchaser.

Utilities Extended to the Property

- Utilities are available and have already been extended to the site as a result of the adjacent apartment development, simplifying future connections and project planning.

Potential for Reduced Development Costs

- With grading, stormwater infrastructure, and utility extensions already completed, the site may offer lower upfront development costs and a faster path to construction compared with competing sites.



\$129,812

AVG. INCOME
(5 MILES)



206,385

POPULATION
(10 MILES)



81,704

JOBS
(5 MILES)

	3 MILE	5 MILES	10 MILES
Population - 2025	18,520	48,910	206,385
Projected Population - 2030	20,078	52,845	222,878
Annual Growth Forecast (2025 - 2030)	1.7%	1.6%	1.6%
Median Age - 2025	39.8	38	37
Households - 2025	8,528	20,485	86,285
Average Household Income - 2025	\$122,835	\$129,812	\$107,287
Median Home Value - 2025	\$407,964	\$390,413	\$339,262



R2B ZONING STRUCTURE

R2B zoning accommodates a variety of residential uses, including single-family homes, duplexes, and townhomes, as well as select complementary uses such as assisted living and lodging. The district permits minimum 6,000 sqft lots building heights of up to 3 stories or 45 feet and maximum lot coverage of 50%, offering flexibility for thoughtfully planned, moderate-density townhome development.



FLEXIBLE RESIDENTIAL ZONING MEETS HUNTSVILLES GROWING HOUSING DEMAND

The Huntsville region currently has approximately 12,400 developed residential lots available but is projected to require nearly 36,000 lots by 2031 to support continued population growth. Madison County alone may need more than 20,000 additional lots, creating meaningful demand for well-located, development-ready land. With R2B zoning permitting both single-family homes and townhomes, Martin Road Land offers flexible residential development potential in a market facing a growing shortage of buildable lots.



SUPPORTED BY A HIGH-EARNING RESIDENT BASE

Martin Road Land is surrounded by a strong and affluent demographic base, with average household income exceeding \$122,800 within three miles of the Property. This high level of purchasing power supports demand for quality single-family and townhome development while enhancing the site's long-term residential appeal.



#6 FASTEST GROWING METRO IN THE U.S.

Huntsville continues to rank among the fastest-growing metros in the U.S., recently placing #6 nationally for population growth based on new Census data. The metro has added more than 40,000 residents since 2020, reaching approximately 535,000 residents today, with continued growth reinforcing long-term housing demand across Madison and West Huntsville.



SIGNIFICANT JOB GROWTH THROUGHOUT THE CITY

Huntsville is Alabama's largest city and one of the fastest-growing metros in the Southeast, supported by sustained population and employment growth. This momentum has positioned the market as the #2 best-performing economy in the nation for 2026, reinforcing long-term housing demand and economic durability.



FORTUNE 500 AND FEDERAL EMPLOYMENT ANCHOR

Huntsville is supported by a deep and diversified employment base, with nearly 60 Fortune 500 companies maintaining operations in the market, including Amazon, Toyota, Meta, UPS, FedEx, and Verizon. The city is further anchored by mission-critical federal and aerospace employers such as the U.S. Army, NASA, FBI, Boeing, and Blue Origin, providing long-term employment stability and durable housing demand.



AREA DEMAND DRIVERS

Martin Road Land offers future tenants convenient access to some of Huntsville's largest demand drivers, including:

- Redstone Arsenal: The arsenal has an estimated annual economic impact of \$30 billion, according to the Huntsville-Madison County Chamber of Commerce, with 45,500 direct employees and 108,000 indirect jobs supporting the metropolitan area and bordering counties. The FBI recently invested \$2.48 billion at Redstone Arsenal, planning to bring 2,200 jobs to the site.
- NASA: NASA's Marshall Space Flight Center employs 7,000 people and creates 21,600 indirect jobs in Madison County. The space center has a \$3.7 billion economic impact annually in Madison County.
- Huntsville Hospital: 12,160 jobs and 881 patient beds - Ranked #2 among AL hospitals.
- University of Alabama: 8,564 students enrolled and \$615 million in total economic impact. 9,694 jobs are created and sustained by UAH in the State of Alabama.
- Cummings Research Park: 26,000+ jobs; 300+ companies.
- Mazda Toyota: \$2.311 billion production plant which opened in 2021. The plant employs 4,000 individuals and produces 300,000 vehicles.



SPACE COMMAND EXPANSION TO DRIVE LONG-TERM HOUSING DEMAND

The confirmed relocation of U.S. Space Command represents a significant long-term catalyst for Huntsville's housing market, with more than 1,700 jobs expected by 2027. Beyond the direct employment impact, continued growth among the aerospace, defense and technology companies supporting Space Command is expected to generate additional housing demand throughout North Alabama. Located approximately 12 minutes from the command center, Martin Road Land is well positioned to serve households seeking convenient access to this expanding employment hub.



NATIONALLY REGARDED CITY

Huntsville continues to earn national recognition as one of the country's strongest-performing mid-sized metros, driven by a resilient labor market, rapid wage growth, and sustained population in-migration. "The Rocket City" has been ranked highly in many categories, including:

- #2 Best-Performing Large City in the U.S. – 2026 (Milken Institute)
- #10 Best City to Find a Job – 2026 (WalletHub) and #1 Lowest Unemployment Rate – 2026 (WalletHub)
- #2 Nationally for Wage & Job Growth Consistency – 2026 (Milken Institute), supported by 16.6% five-year job growth and 40.9% high-tech GDP growth
- #4 Best City for STEM Jobs – 2025 (CoworkingCafe)
- #4 Best City for Millennials – 2025 (CommercialCafe), posting the fastest millennial population growth (17.8%) among top-ranked cities
- Top 10 City People Are "Flocking To" – 2025 (MoveBuddha)
- Top-Tier Public School Systems: The Huntsville/Madison area is anchored by highly ranked districts, including Madison City Schools (#4 in the state of Alabama), supporting family-oriented housing demand and long-term resident retention.



R2B ZONING STRUCTURE

R2B zoning accommodates a variety of residential uses, including single-family homes, duplexes, and townhomes, as well as select complementary uses such as assisted living and lodging. The district permits minimum 6,000 sqft lots building heights of up to 3 stories or 45 feet and maximum lot coverage of 50%, offering flexibility for thoughtfully planned, moderate-density townhome development.

APPROPRIATE R-2B LAND USES

Residential

BUILDING TYPES



- Allows for a variety of residential uses
- Single-Family attached dwellings
- Two-Family dwellings
- Zero lot line dwellings
- Semi-attached dwellings

SIGNIFICANT JOB GROWTH THROUGHOUT THE CITY

Huntsville is Alabama’s largest city and one of the fastest-growing metros in the Southeast, supported by sustained population and employment growth. This momentum has positioned the market as the #2 best performing economy in the nation for 2026, reinforcing long-term housing demand and economic durability.





FORTUNE 500 AND FEDERAL EMPLOYMENT ANCHOR

Huntsville is supported by a deep and diversified employment base, with nearly 60 Fortune 500 companies maintaining operations in the market, including Amazon, Toyota, Meta, UPS, FedEx, and Verizon. The city is further anchored by mission-critical federal and aerospace employers such as the U.S. Army, NASA, FBI, Boeing, and Blue Origin, providing long-term employment stability and durable housing demand.

BERKSHIRE HATHAWAY INC.

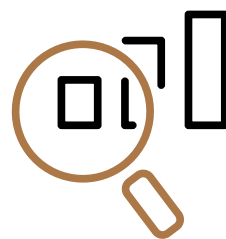


REDSTONE ARSENAL



45,500

Direct Jobs



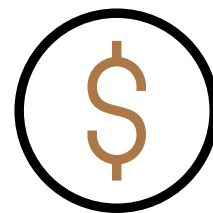
50,000

Projected Jobs
by 2027



60+

Federal
Organizations and
Contractors



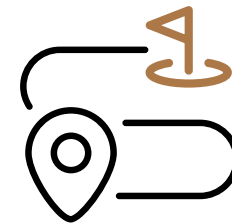
\$18B

Added to the Local
Economy Annually



\$750M

Planned Investments
for Infrastructure
and Facilities



1.4 Miles

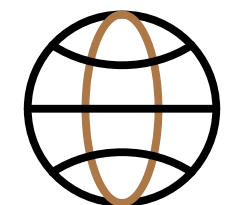
Distance Martin
Road Land is
from Gate #7



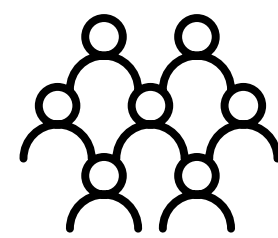
CUMMINGS RESEARCH PARK


#2

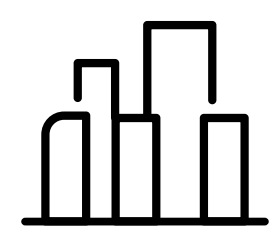
Largest Research
Park in the U.S.


#4

Largest Research
Park in the World


26,000

Jobs


300+

Companies



FBI & SPACE COMMAND RELOCATION

Huntsville has emerged as a premier federal and defense hub, anchored by the permanent relocation of U.S. Space Command headquarters and the continued expansion of the FBI's second headquarters presence at Redstone Arsenal. Together, these agencies represent thousands of high-skill, high-income jobs and further solidify Huntsville's long-term economic and housing demand profile.



In early 2026, the Department of Defense formally advanced plans to establish U.S. Space Command's permanent headquarters at Redstone Arsenal, following the final decision to relocate the command from Colorado Springs. Groundbreaking activities are already underway, with Space Command expected to bring approximately 1,400 to 1,700 direct high-level military and civilian positions, alongside several thousand additional contractor and support roles, as the multi-year campus buildout progresses toward full operational status over the next four to five years.



The FBI has already established a substantial second headquarters ("HQ2") footprint in Huntsville, focused on advanced data analytics, cyber threat intelligence, and national security training operations. As of early 2026, approximately 2,000 FBI employees are already on site, with plans to add roughly 2,200 additional positions over the next five years, including the relocation of major national assets such as the National Center for the Analysis of Violent Crime and significant components of the Bureau's Cyber Division.



Huntsville continues to earn national recognition as one of the country's strongest-performing mid-sized metros, driven by a resilient labor market, rapid wage growth, and sustained population in-migration. "The Rocket City" has been ranked highly in many categories.



Large Huntsville Employers

- US Army/Redstone Arsenal: 45,000 jobs
- Huntsville Hospital: 12,160 jobs
- NASA: 7,000 jobs
- Mazda Toyota Manufacturing: 4,000 jobs
- The Boeing Company: 3,411 jobs
- Dynetics, Inc. HC: 3,000 jobs
- Northrop Grumman Corporation: 2,850 jobs
- SAIC: 2,746 jobs
- Amazon Distribution Center: 2,500 jobs
- Toyota Alabama: 2,300 jobs
- FBI: 2,000 jobs
- University of Alabama in Huntsville: 1,979 jobs
- Polaris: 1,932 jobs
- Lockheed Martin: 1,685 jobs
- Blue Origin: 1,600 jobs
- Crestwood Medical Center: 1,287 jobs
- Alabama A&M University: 1,207 jobs
- Redstone Federal Credit Union HQ: 1,095 jobs
- Hexagon: 1,059 jobs



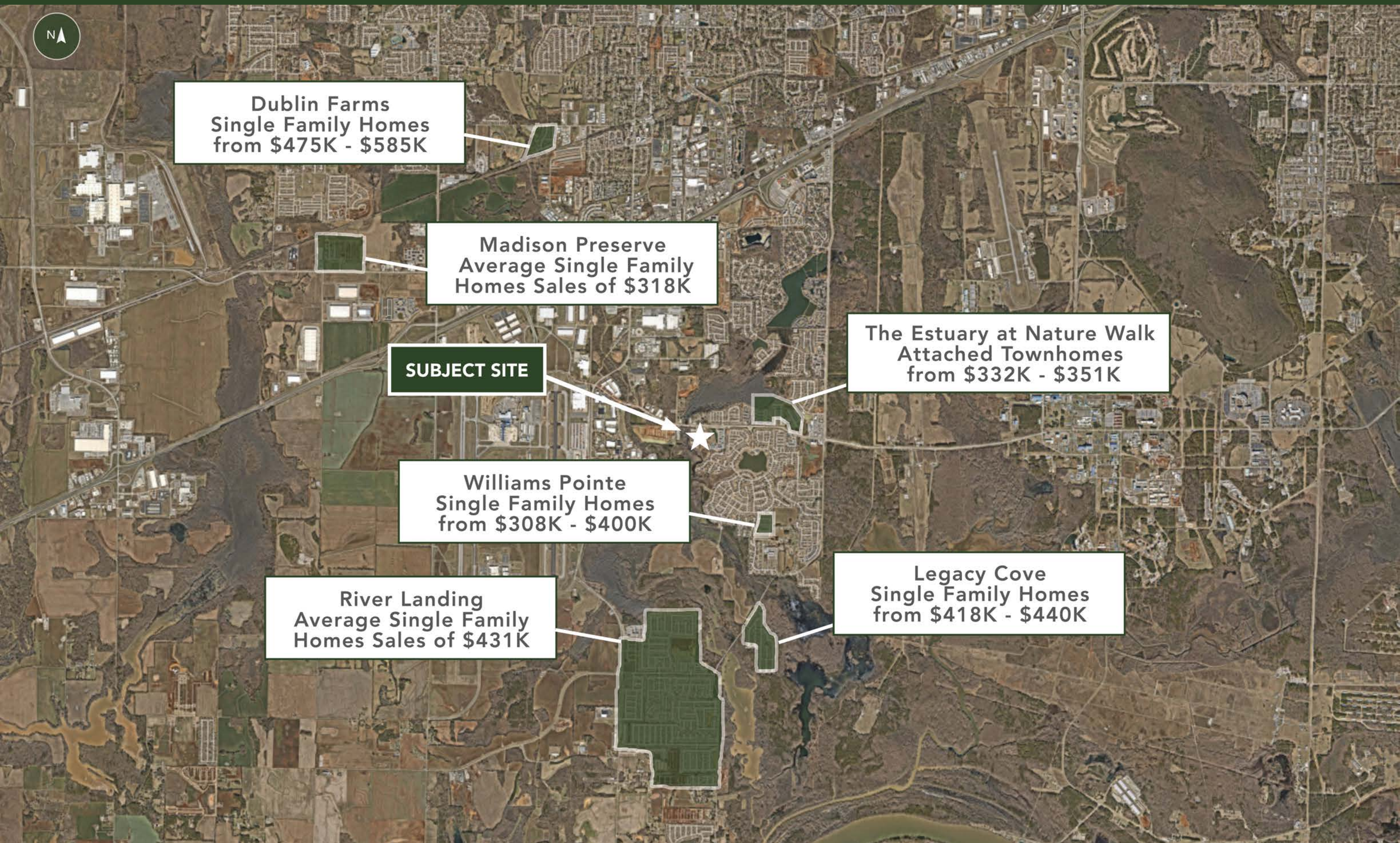
SITE AERIAL





SALES COMPARABLES

SALES COMPARABLES (SINGLE FAMILY)



Dublin Farms
Single Family Homes
from \$475K - \$585K

Madison Preserve
Average Single Family
Homes Sales of \$318K

SUBJECT SITE

The Estuary at Nature Walk
Attached Townhomes
from \$332K - \$351K

Williams Pointe
Single Family Homes
from \$308K - \$400K

River Landing
Average Single Family
Homes Sales of \$431K

Legacy Cove
Single Family Homes
from \$418K - \$440K



RENT COMPARABLES

RENT COMPARABLES

	Property Name	Year Built	# of Units	Avg. SF	Avg. Effective Rent	Avg. Effective Rent per SF
1	Hidden River	2023	94	1,711	\$1,987	\$1.16
2	Central Park	2023	56	1,380	\$1,915	\$1.39
3	Lakeside Residences	2025	143	1,672	\$2,044	\$1.22
4	NestleDown Farms	2025	201	1,180	\$1,665	\$1.41
5	Everstead at Madison	2023	231	1,344	\$1,763	\$1.31

Fees	Deposit (ref)	Admin Fee (non-ref)	App Fee (per person)	Pet Fee (non-ref)	Pet Rent (monthly)
Hidden River	\$99	\$150	\$100	\$300	\$25
Central Park	\$500 - 1 Month's Rent	\$200	\$75	\$350	\$25
Lakeside Residences	\$1,500	\$200	\$50	\$350	\$35
NestleDown Farms	\$750 - 1 Month's Rent	\$250	\$75	\$250	\$25
Everstead at Madison	\$500	\$150	\$50	\$300	\$45



Utilities	Water & Sewer	Gas	Trash	Electricity
Hidden River	Tenants Pay/Metered	Tenants Pay	Tenants Pay	Tenants Pay
Central Park	Tenants Pay/Flat Rate	None	Tenants Pay	Tenants Pay
Lakeside Residences	Tenants Pay/Metered	None	Tenants Pay	Tenants Pay
NestleDown Farms	Tenants Pay/Metered	None	Tenants Pay	Tenants Pay
Everstead at Madison	Tenants Pay/Metered	None	Tenants Pay	Tenants Pay

HIDDEN RIVER

200 BAY PINE DRIVE
MADISON, AL 35756

TOTAL UNITS 94
YEAR BUILT 2023
OCCUPANCY 84.04%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
3 Bdrm / 2.5 Bath TH Garage	1,705	\$1,974	\$1.16
3 Bdrm / 2.5 Bath TH Garage	1,716	\$1,999	\$1.16
Totals/Averages	1,711	\$1,987	\$1.16

Amenities:

- Balcony/Patio
- Garage
- Playground
- Washer/Dryer Machines

- Stainless Steel Appliances
- Granite Countertops
- Vinyl Plank Flooring
- Walk-In Closets

CENTRAL PARK

129 ROYAL DRIVE
MADISON, AL 35758

TOTAL UNITS 56
YEAR BUILT 2023
OCCUPANCY 87.5%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
3 Bdrm / 2.5 Bath TH	1,380	\$1,915	\$1.39
Totals/Averages	1,380	\$1,915	\$1.39

Amenities:

- Balcony/Patio
- Fireplace
- Garage
- High Speed Internet Access
- Washer/Dryer Machines

- Stainless Steel Appliances
- Granite Countertops
- Vinyl Plank Flooring
- Pet Spa
- Walk-In Closets

LAKESIDE RESIDENCES

500 OVAL AVENUE NORTHWEST
MADISON, AL 35757

TOTAL UNITS 143
YEAR BUILT 2025
OCCUPANCY 69.93%

COMMENTS:

Monthly Fees: Internet (\$65), Trash (\$25), Building Insurance (\$17), Utility Billing (\$5), Pest Control (\$5).



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
3 Bdrm / 2.5 Bath TH	1,557	\$1,750	\$1.12
3 Bdrm / 2.5 Bath TH	1,580	\$1,825	\$1.16
3 Bdrm / 2.5 Bath	1,737	\$2,395	\$1.38
3 Bdrm / 2.5 Bath	1,785	\$2,420	\$1.36
3 Bdrm / 2.5 Bath	1,816	\$2,550	\$1.40
4 Bdrm / 2.5 Bath	1,971	\$2,620	\$1.33
4 Bdrm / 3 Bath	1,996	\$2,645	\$1.33
Totals/Averages	1,672	\$2,044	\$1.22

Amenities:

- Balcony/Patio

Clubhouse

Coffee Bar

Conference Room

Covered Parking

Dog Park

Fitness Center

Garage

Grilling Area
- Playground

Resident Lounge

Sun Deck

Swimming Pool

Washer/Dryer Machines

Stainless Steel Appliances

Granite Countertops

Vinyl Plank Flooring

Walk-In Closets

NESTLEDOWN FARMS

114 LOWVILLE LANE
HUNTSVILLE, AL 35824

TOTAL UNITS 201
YEAR BUILT 2025
OCCUPANCY 90.5%

COMMENTS:

Monthly Fees: Trash (\$40), Pest Control (\$5), Utility Billing (\$10.95), Landscaping (\$50).



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
2 Bdrm / 1.5 Bath	1,023	\$1,547	\$1.51
2 Bdrm / 1.5 Bath	1,033	\$1,519	\$1.47
3 Bdrm / 1.5 Bath TH	1,439	\$1,902	\$1.32
3 Bdrm / 2.5 Bath TH	1,411	\$1,964	\$1.39
3 Bdrm / 2.5 Bath TH	1,421	\$1,735	\$1.22
Totals/Averages	1,180	\$1,665	\$1.41

Amenities:

- Clubhouse

Dog Park

Fitness Center

Resident Lounge

Swimming Pool
- Washer/Dryer Machines

Stainless Steel Appliances

Vinyl Plank Flooring

Gated Community

EVERSTEAD AT MADISON

180 HUGHES ROAD
MADISON, AL 35758

TOTAL UNITS 231
YEAR BUILT 2023
OCCUPANCY 96.54%

COMMENTS:

Monthly Fees: Trash (\$25), Parking (\$160), Resident Services Fee (\$135).



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	758	\$1,166	\$1.54
2 Bdrm / 2 Bath	1,123	\$1,546	\$1.38
2 Bdrm / 2 Bath	1,172	\$1,908	\$1.63
2 Bdrm / 2.5 Bath TH	1,287	\$1,504	\$1.17
3 Bdrm / 2 Bath	1,313	\$1,733	\$1.32
3 Bdrm / 2 Bath	1,322	\$1,999	\$1.51
3 Bdrm / 2.5 Bath TH	1,560	\$1,708	\$1.09
4 Bdrm / 3.5 Bath TH	1,988	\$2,229	\$1.12
Totals/Averages	1,344	\$1,763	\$1.31

Amenities:

- Balcony/Patio

Business Center

Clubhouse

Coffee Bar

Conference Room

Courtyard

Dog Park

Fitness Center

Garage

Grilling Area*
- Playground

Resident Lounge

Sun Deck

Swimming Pool

Tennis Court

Washer/Dryer Machines

Stainless Steel Appliances

Vinyl Plank Flooring

Walk-In Closets

*Select Units Only

2 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Everstead at Madison	2023	1,172	\$1,908	\$1.63
NestleDown Farms	2025	1,023	\$1,547	\$1.51
Everstead at Madison	2023	1,123	\$1,546	\$1.38
NestleDown Farms	2025	1,033	\$1,519	\$1.47
Everstead at Madison	2023	1,287	\$1,504	\$1.17

3 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Lakeside Residences	2025	1,816	\$2,550	\$1.40
Lakeside Residences	2025	1,785	\$2,420	\$1.36
Lakeside Residences	2025	1,737	\$2,395	\$1.38
Everstead at Madison	2023	1,322	\$1,999	\$1.51
Hidden River	2023	1,716	\$1,999	\$1.16
Hidden River	2023	1,705	\$1,974	\$1.16
NestleDown Farms	2025	1,411	\$1,964	\$1.39
Central Park	2023	1,380	\$1,915	\$1.39
NestleDown Farms	2025	1,439	\$1,902	\$1.32
Lakeside Residences	2025	1,580	\$1,825	\$1.16
Lakeside Residences	2025	1,557	\$1,750	\$1.12
NestleDown Farms	2025	1,421	\$1,735	\$1.22
Everstead at Madison	2023	1,313	\$1,733	\$1.32
Everstead at Madison	2023	1,560	\$1,708	\$1.09

4 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Lakeside Residences	2025	1,996	\$2,645	\$1.33
Lakeside Residences	2025	1,971	\$2,620	\$1.33
Everstead at Madison	2023	1,988	\$2,229	\$1.12

2 BEDROOM

SORTED BY AVERAGE RENT | SF



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Everstead at Madison	2023	1,172	\$1,908	\$1.63
NestleDown Farms	2025	1,023	\$1,547	\$1.51
NestleDown Farms	2025	1,033	\$1,519	\$1.47
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Lakeside Residences	2025	1,816	\$2,550	\$1.40
NestleDown Farms	2025	1,411	\$1,964	\$1.39
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Lakeside Residences	2025	1,785	\$2,420	\$1.36
NestleDown Farms	2025	1,439	\$1,902	\$1.32
Everstead at Madison	2023	1,313	\$1,733	\$1.32
NestleDown Farms	2025	1,421	\$1,735	\$1.22
Hidden River	2023	1,716	\$1,999	\$1.16
Hidden River	2023	1,705	\$1,974	\$1.16
Lakeside Residences	2025	1,580	\$1,825	\$1.16
Lakeside Residences	2025	1,557	\$1,750	\$1.12
Everstead at Madison	2023	1,560	\$1,708	\$1.09

4 BEDROOM

SORTED BY AVERAGE RENT | SF



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
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Lakeside Residences	2025	1,996	\$2,645	\$1.33
Everstead at Madison	2023	1,988	\$2,229	\$1.12

TKC | THE KIRKLAND C O M P A N Y



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