

ALLY COMMERCIAL REAL ESTATE

FOR SALE & REDEVELOPMENT

2007 Hughes Road

Madison, Alabama 35758 · Huntsville, AL MSA

2.15
ACRES

2,772 SF
EXISTING BUILDING

C-4
FLEXIBLE ZONING

Home Depot
ADJACENT OUTPARCEL

OFFERING MEMORANDUM

2007 Hughes Road

Madison, AL 35758

EXCLUSIVELY PRESENTED BY



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Broker of Record:

Bang Realty – Alabama, Inc. • Brian Brockman • License 119315



THE OPPORTUNITY

Investment Highlights

1

2.15 Acres of Redevelopment Land

A fully improved outparcel with flexible C-4 zoning, offered unpriced to allow the market to establish highest and best use.

2

Existing Structure Available for Optional Reuse

Current improvements include a 2,772 SF former restaurant building with drive-thru infrastructure, suitable for reuse, retrofit, or full redevelopment.

3

Home Depot-Adjacent Outparcel

Immediately adjacent to Home Depot and surrounded by national retailers including Floor & Decor, TJ Maxx, Starbucks, Wendy's, Sprouts Farmers Market, Hobby Lobby, Aldi, Walgreens, Kohl's, and Academy Sports.

4

Less Than a Mile from Clift Farm

A ~550-acre mixed-use development in Madison, AL, anchored by Publix and featuring Starbucks, Chipotle, CAVA, Five Guys, Culver's, Chick-fil-A, Verizon, and Costco.

5

Affluent Trade Area

Average household income within one mile of the property exceeds \$139,000.



PROPERTY OVERVIEW

Investment Summary

SALE PRICE

Unpriced

LOT SIZE

2.15 AC / 93,654 SF

CONFIGURATION

Outparcel, Shadow-Anchored by Home Depot

ZONING

C-4, Highway Business District

2007 Hughes Road offers a redevelopment or lease-up opportunity in the heart of Madison, Alabama, one of the fastest-growing suburbs in the Huntsville metro. The site sits along Hughes Road, a high-traffic corridor surrounded by national retailers and minutes from the Clift Farm master-planned community. With strong demographics, clear visibility, and flexible zoning, the site is well-positioned for a range of retail, restaurant, or service uses.



C-4 Zoning – Permitted Uses

PERMITTED USES INCLUDE

- Retail & Apparel Stores
- Banks & Financial Institutions
- Medical & Assisted Living
- Fitness Centers & Health Clubs
- Hotels & Motels
- Auto Sales & Repair (enclosed)
- Restaurants & Cafés
- Grocery Stores & Bakeries
- Private Hospitals & Nursing Homes
- Offices & Professional Buildings
- Day Care & Nursery Facilities
- Veterinary Clinics & Pet Shops

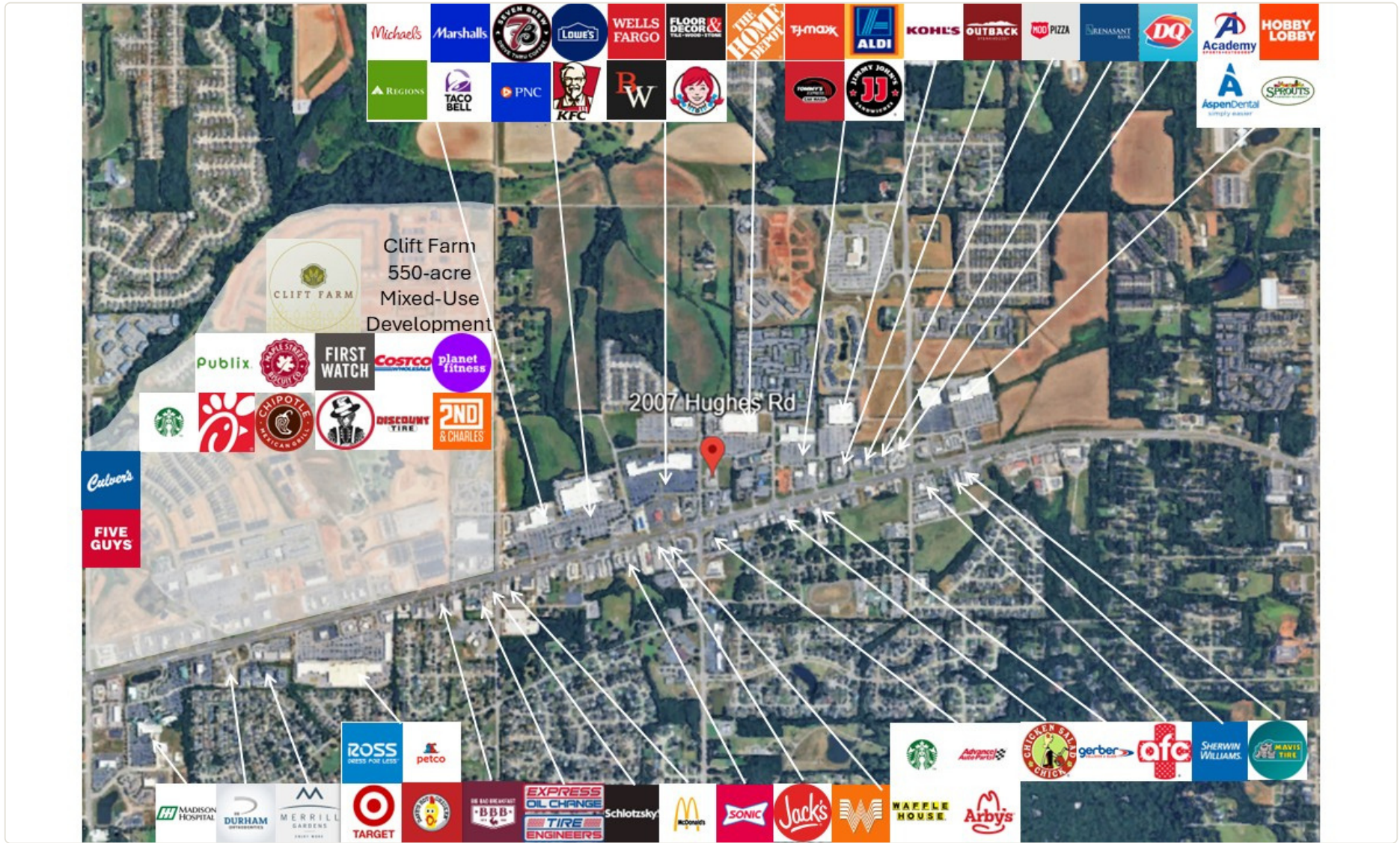
SITE DEVELOPMENT STANDARDS

- (1) Min. front yard: 50 ft. from arterial rights-of-way; 5 ft. from collector/local street rights-of-way.
- (2) Min. rear yard: none, except 20 ft. where the rear lot line abuts a residential district.
- (3) Min. side yard: none, except 20 ft. where a side lot line abuts a residential district.
- (4) Maximum stories: ten (10).

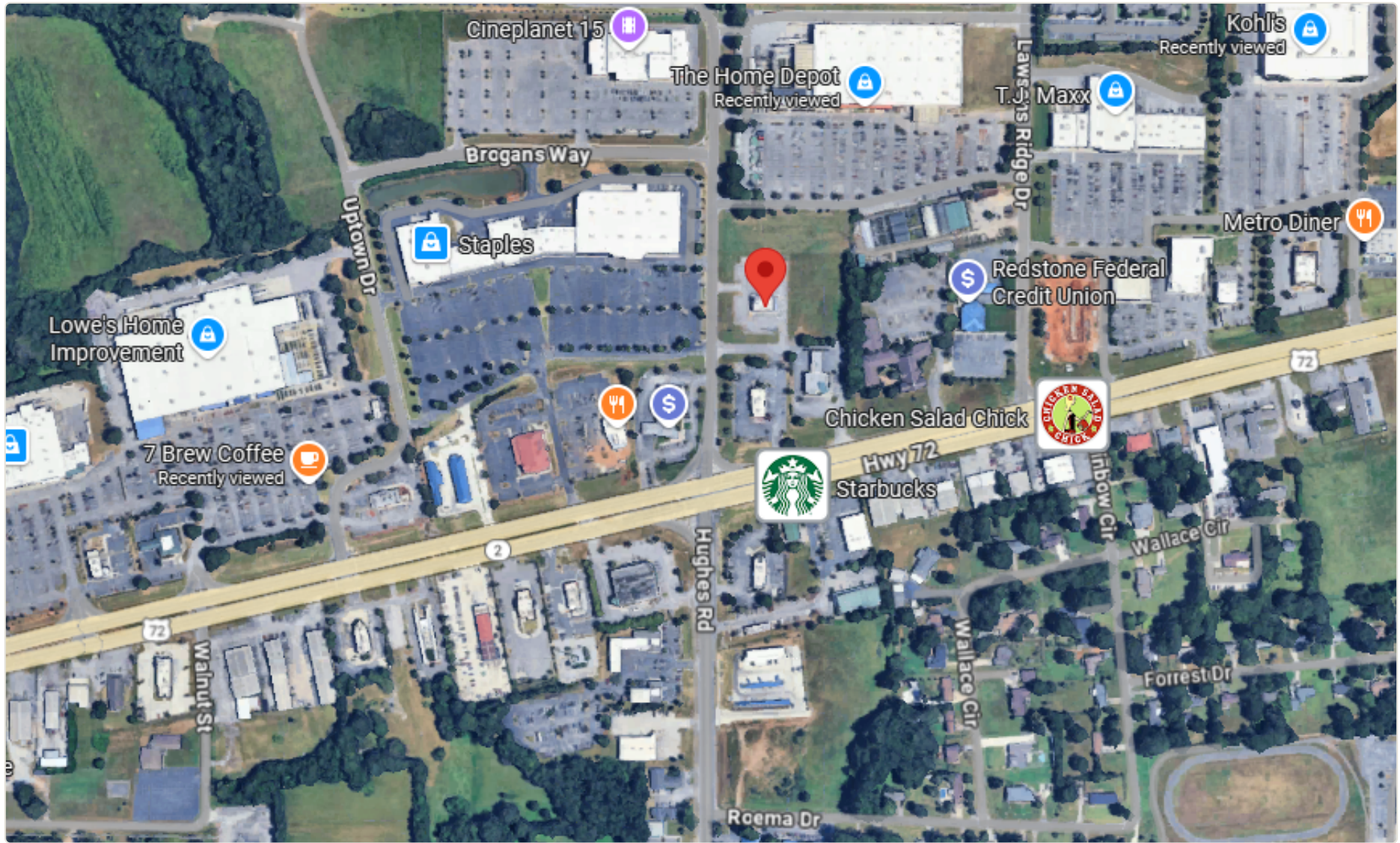
Source: City of Huntsville Zoning Ordinance, Article 24 – Highway Business C-4 District Regulations. Above is a representative summary, not the complete list of permitted uses; buyers should confirm specific use eligibility during due diligence.



Trade Area Map



Immediate Area Map



PROPERTY OVERVIEW

Photos



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MARKET OVERVIEW

Huntsville / Madison Market

+15.9%

POPULATION GROWTH SINCE 2020

Huntsville has grown to an estimated 249,000+ residents — about 18 new residents a day — and ranks among Alabama's fastest-growing cities alongside Madison.

370,000 SF

NEW RETAIL DELIVERED (TRAILING 12 MO.)

An additional 241,000 SF is currently under construction, with market-wide retail vacancy at just 3.0% versus 4.8% nationally.

3.4%

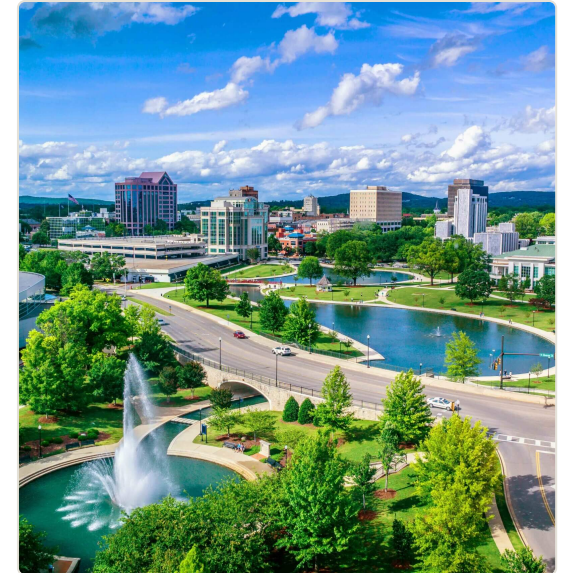
RETAIL RENT GROWTH, YEAR-OVER-YEAR

More than double the national rent growth rate, reflecting sustained tenant demand against constrained retail supply.

Huntsville is one of the fastest-growing metros in the U.S., driven by its booming aerospace and technology sectors and an influx of high-income households. Strong population growth, combined with relatively low housing costs, continues to fuel retail demand well above the national average.

The retail market remains tight, creating a supply-constrained environment where quality sites are scarce. Even with new deliveries, prime locations near growth engines like Clift Farm and major national retailers remain in high demand.

Retail rents have outpaced national averages as tenants compete for limited space, and Huntsville's expanding residential base is set to drive continued retail absorption — positioning this 2.15-acre Home Depot outparcel for developers and investors seeking to capture the market's momentum.



Sources: Colliers Q1 2025 Huntsville Retail Report; PARCA / City of Huntsville Planning Department, 2025.



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TRADE AREA

Demographics



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	3,279	51,474	114,825	268,674	173,340
5-Yr Growth	9.5%	11.2%	11.8%	12.2%	21.4%
Median Age	42	41	39	38	38
Employment	3,100	11,808	45,098	193,941	90,659
Buying Power	\$147.5M	\$2.2B	\$4.5B	\$8.3B	\$6.4B
College Graduates	57.6%	55.1%	51.0%	39.3%	56.6%
Household					
Households	1,235	20,066	45,616	107,235	69,035
Median HH Income	\$119,412	\$107,407	\$98,745	\$77,423	\$93,147
Average HH Income	\$140,414	\$130,360	\$120,195	\$99,442	\$112,137
% High Income (>\$75K)	74%	71%	65%	51%	60%
Housing					
Median Home Value	\$304,450	\$295,707	\$288,541	\$252,063	\$279,227
Median Year Built	1997	2002	2001	1993	1999
Owner / Renter Occ.	75% / 25%	76% / 24%	68% / 32%	60% / 40%	65% / 35%



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Property showings are by appointment only. Please contact the Ally Commercial Real Estate advisor listed for more details.

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