

MARKET INFORMATION

- EastChase is a 330 acre mixed-use development in the Montgomery, Alabama MSA. The three county (Autauga, Elmore, Montgomery) area has a population of more than 379,000. EastChase serves as the dominant retail destination in the market, featuring over 1.3 million feet of retail space and a strong mix of national, regional and local merchants - creating an outstanding regional shopping venue for all of Central Alabama.
- Montgomery is a growing hub for commerce, culture, and education. Recognized nationally for its rich history and revitalized downtown, the city combines historic charm with modern amenities and a thriving business climate. Cultural and lifestyle attractions include the Alabama Shakespeare Theatre, Montgomery Museum of Fine Arts, Rosa Parks Museum, Old Alabama Town and Dexter Avenue Baptist Church. Montgomery also hosts a wide range of athletic events - from national softball tournaments to state championship games to college football bowl games - welcoming over 2.2 million visitors annually.
- Montgomery is home to Hyundai Motor Manufacturing Alabama, Hyundai's first U.S. vehicle assembly plant, along with leading global automotive suppliers such as Denso, and Lear Corporation.
- Maxwell Air Force Base and Gunter Annex bring significant economic and cultural impact to the region, employing more than 12,000 active, guard, reserve, civilian and contractor personnel. The base is a nationally recognized center for military leadership and education.
- Five full time colleges are located within the Montgomery trade area - Auburn University at Montgomery, Alabama State University, Huntingdon College, Faulkner University and Troy University Montgomery.



LOCATION

EastChase is located in the densest retail corridor and fastest growing residential areas of Montgomery, at the intersection of Interstate 85 and Taylor Road. Daily vehicle traffic on I-85 and Taylor Road exceeds 100,000 and 50,000, respectively.

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|-----------------------|-----------|
| ▪ Birmingham, Alabama | 92 miles |
| ▪ Mobile, Alabama | 155 miles |
| ▪ Atlanta, Georgia | 164 miles |



2660 EastChase Lane, Suite 100
Montgomery, Alabama 36117
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EASTCHASE OUTPARCELS
MARKET INFORMATION

THE OUTPARCELS

Approximately 30 undeveloped acres of the initial 330 acre EastChase development is available for ground lease or purchase. Within EastChase are sites for retail, hospitality, residential and office, ranging in size from one acre up to 10 acres.

THE DEVELOPMENT

EastChase opened in 2002 and is a joint venture by Jim Wilson & Associates and ALFA Realty. The 330 acre mixed use site includes a two mile tree line parkway, three major shopping center venues with over 1 million square feet in total with anchor stores Dillard's, Target, Kohl's, Books-A-Million, Old Navy and Michaels, four hotels and a 100,000 square feet class A office building, Lakeview Center. As a part of EastChase the peripheral land development has been emphasized and is home to over 30 businesses and restaurants that include Chick-fil-A, Wendy's, Chipotle, Starbucks, Chili's, Texas Roadhouse Grill, Walk-On's Sports Bistreaux, Red Robin, Verizon, Marshall's, HomeGoods, Full Moon Barbeque and Hobby Lobby.

MAJOR EMPLOYERS

- Maxwell-Gunter Air Force Base
- State of Alabama
- Montgomery Public Schools
- Baptist Health
- Hyundai Motor Manufacturing Alabama

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2025 Population	90,599	210,478	327,062
2030 Projected Population	91,004	210,826	328,551
2025 Avg. Household Income	\$109,490	\$95,580	\$95,817
2025 Households	37,598	84,798	129,309

DRIVE TIME	20 Minute	30 Minute	60 Minute
2025 Population	155,390	223,533	449,357
2030 Projected Population	155,577	226,530	451,680
2025 Avg. Household Income	\$93,913	\$90,521	\$91,113
2025 Households	64,055	90,681	178,712

CONTACT INFORMATION

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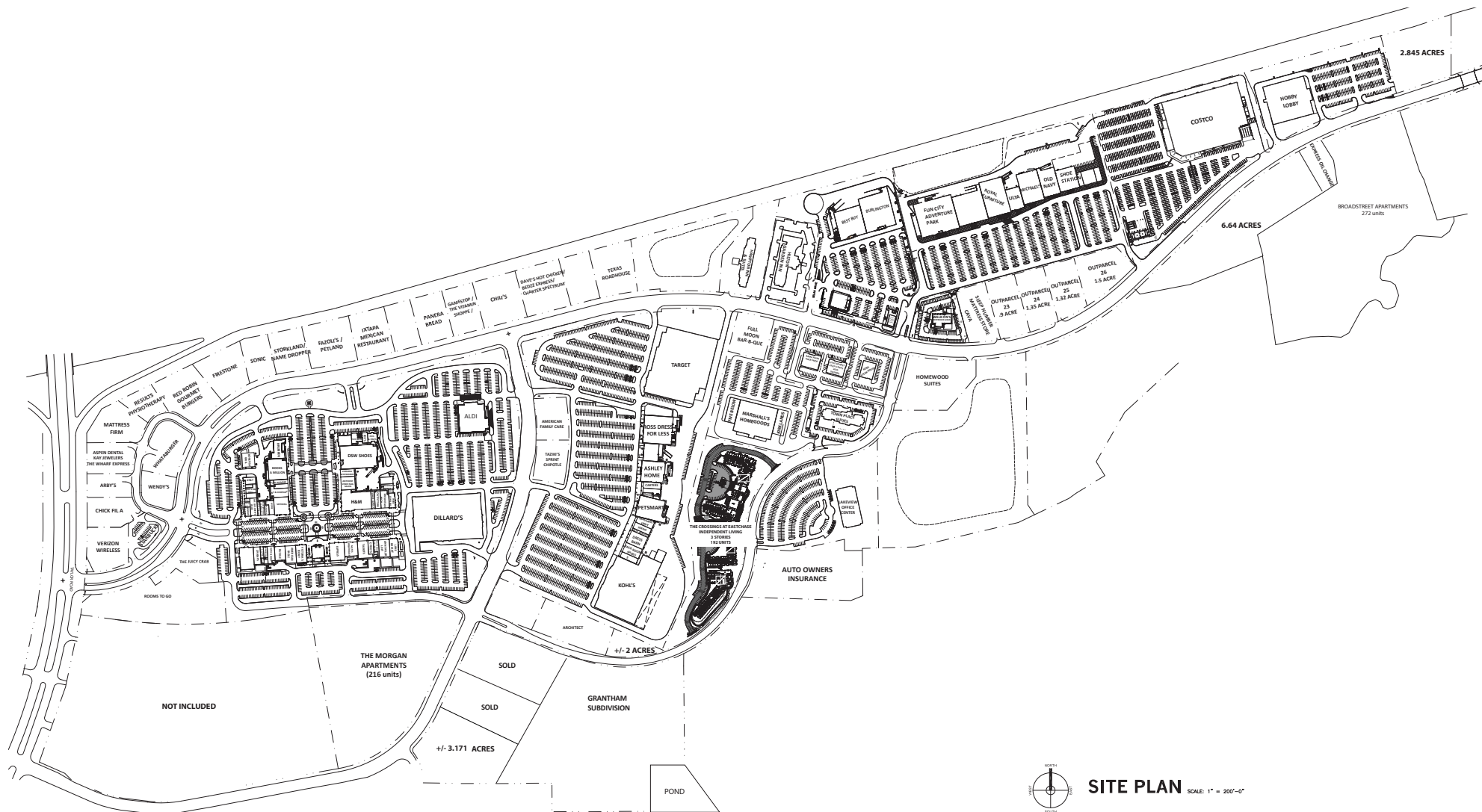
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EASTCHASE OUTPARCELS
GENERAL INFORMATION / DEMOGRAPHICS



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EASTCHASE OUTPARCELS
AERIAL / RETAILERS



JIM WILSON
& ASSOCIATES

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EASTCHASE OUTPARCELS

SITE PLAN