

New Hobby Lobby / Academy Sports Anchored Development

Three Outparcels Available - Audubon Lane, Athens, AL



Property Details

- ◇ Newest Retail Development in Athens, AL
- ◇ Three Outparcels Available:
 - Outparcel 1: 2.10 AC
 - Outparcel 2: 2.62 AC
 - Outparcel 3: 1.30 AC
- ◇ Located off of I-65 Exit 351
- ◇ Join National Tenants Hobby Lobby, Academy Sports, PetSmart, Burlington, & HomeGoods
- ◇ Located in Limestone County, One of the Most Desirable Areas in AL and the Fastest Growing County in the State

For more information, please contact:
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ACREAGE SUMMARY
In ACRES

SHOPPING CENTER	+/- 18.74
OUTPARCEL 1	+/- 2.09
OUTPARCEL 2	+/- 2.62
OUTPARCEL 3	+/- 1.30
CITY CONSERVATION	+/- 6.10
ROW DEDICATION	+/- 0.55
TOTAL SITE	+/- 31.40

EXISTING ANCHORS:

- HOBBY LOBBY (ANCHOR A, 55,000 SF, 240' x 120')
- Academy (ANCHOR B, 55,000 SF, 242' x 120')
- PETSMART (ANCHOR C, 16,000 SF, 100' x 120')
- Overlinton (ANCHOR D, 22,000 SF, 120' x 120')
- HomeGoods (ANCHOR E, 25,000 SF, 120' x 120')
- FUTURE DEVELOPMENT

PROPOSED DEVELOPMENT PARCELS:

- OP 1:** 2.10 AC
- OP 2:** 2.62 AC
- OP 3:** 1.30 AC

Other Features:

- GREENWAY & CONSERVATION PARCEL (TO BE DEDICATED TO CITY) 6.10 AC
- STORMWATER
- 80' TURNAROUND (GRAVEL)
- DRAINAGE CHANNEL
- P.O.W. DEDICATION 0.55 AC
- BOX CULVERT
- AUDUBON LN
- COOL SPRINGS DR
- US HWY 72
- ATHENS LINES
- Interstate 65
- Home 2 Suites by Hilton
- Starbucks
- Bojiangles
- Days Inn by Wyndham
- LAQUINTA by Wyndham
- CITGO
- SLEEP INN
- Krystal
- Higgins Estates APARTMENTS

Hobby Lobby / Academy Sports Anchored Development Site Progress - August 2026

