



STADIUM COMMONS

Located directly off of the highly trafficked South Memorial Parkway in Huntsville, Stadium Commons is the first phase of a future mixed-use development that features retail and food & beverage, and is part of a larger development that includes multi-family and an on-site hotel. The site is very visible and sees an estimated 120,809 vehicles per day in passing. It's also within close proximity to numerous residential neighborhoods and Downtown Huntsville's main business district.

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STAR INDICATES LOCATION OF VIEW



RENDERINGS

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RENDERINGS

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DEVELOPMENT SUMMARY

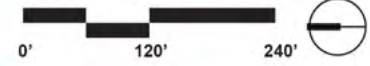
PHASE I	
'A'	(x2 Lvl) 40,000 SF
'B'	(x1 Lvl) 15,000 SF
'C'	(x1 Lvl) 4,500 SF
'D'	(x1 Lvl) 9,500 SF
'E'	(x1 Lvl) 2,800 SF
'F'	(x2 Lvl) 23,000 SF
'G'	(x1 Lvl) 4,000 SF
Kiosk	(x1 Lvl) 1,000 SF
Outparcel	
Parking Provided	763 Spaces +/-
'H' - Parking Deck (x4 Lvl)	408 Spaces
On-Street	47 Spaces
Off-Street	308 Spaces

HOTEL	
(x4 Lvl)	125 Keys

PHASE II	
'I'	(x1 Lvl) 4,000 SF
'J'	(x2 Lvl) 23,000 SF
'K'	(x1 Lvl) 4,000 SF
Parking Provided	182 Spaces +/-
On-Street	12 Spaces
Off-Street	170 Spaces

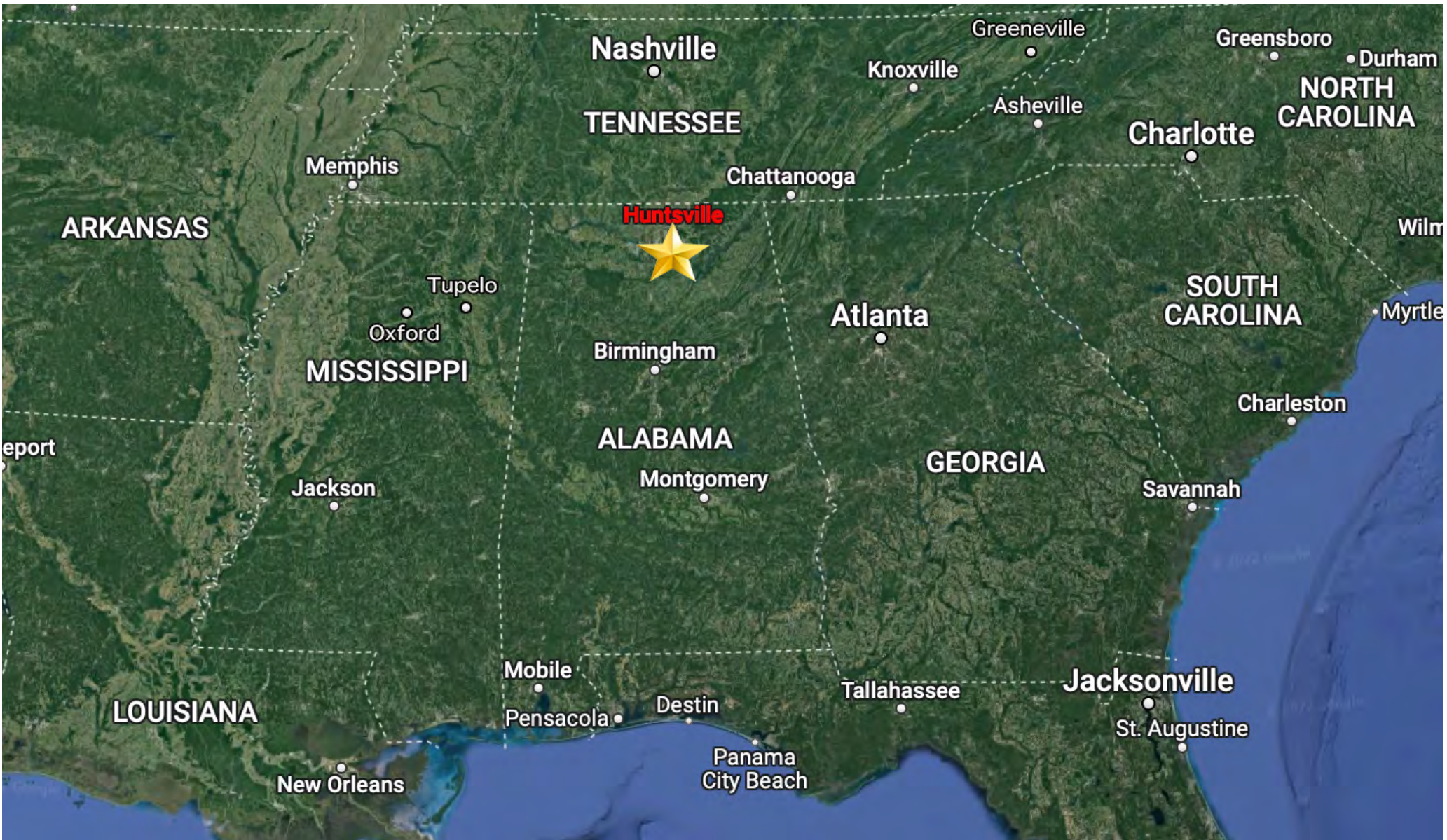
PHASE III	
Stacked Flats (x3 Lvl & x4 Lvl)	6.38 Ac.
1-BR (90%)	200 Units
2-BR (10%)	22 Units
Total	222 Units*
Residential Amenity	9,600 SF +/-
*Residential SF excludes Residential Amenities and Building Support. Assumes 82% efficiency ratio at 800 SF/Unit Average.	

Townhomes (x2.5 Lvl/1600 SF)	22 Units +/-
TOTAL	244 Units +/-
Parking Provided	287 Spaces +/-
On-Street	16 Spaces
Off-Street	215 Spaces
Private Garage	12 Spaces
TH Garage	44 Spaces



Development program, concept site plan, and building design shall be considered preliminary and subject to change in the following phases of the project. The current scheme depicted in these drawings, including but not limited to, general building layout, gross square footage, and unit count, are subject to change. Users shall assume a certain level of inactivity when making estimates based on these drawings.

SITE PLAN



Huntsville, AL- SITE

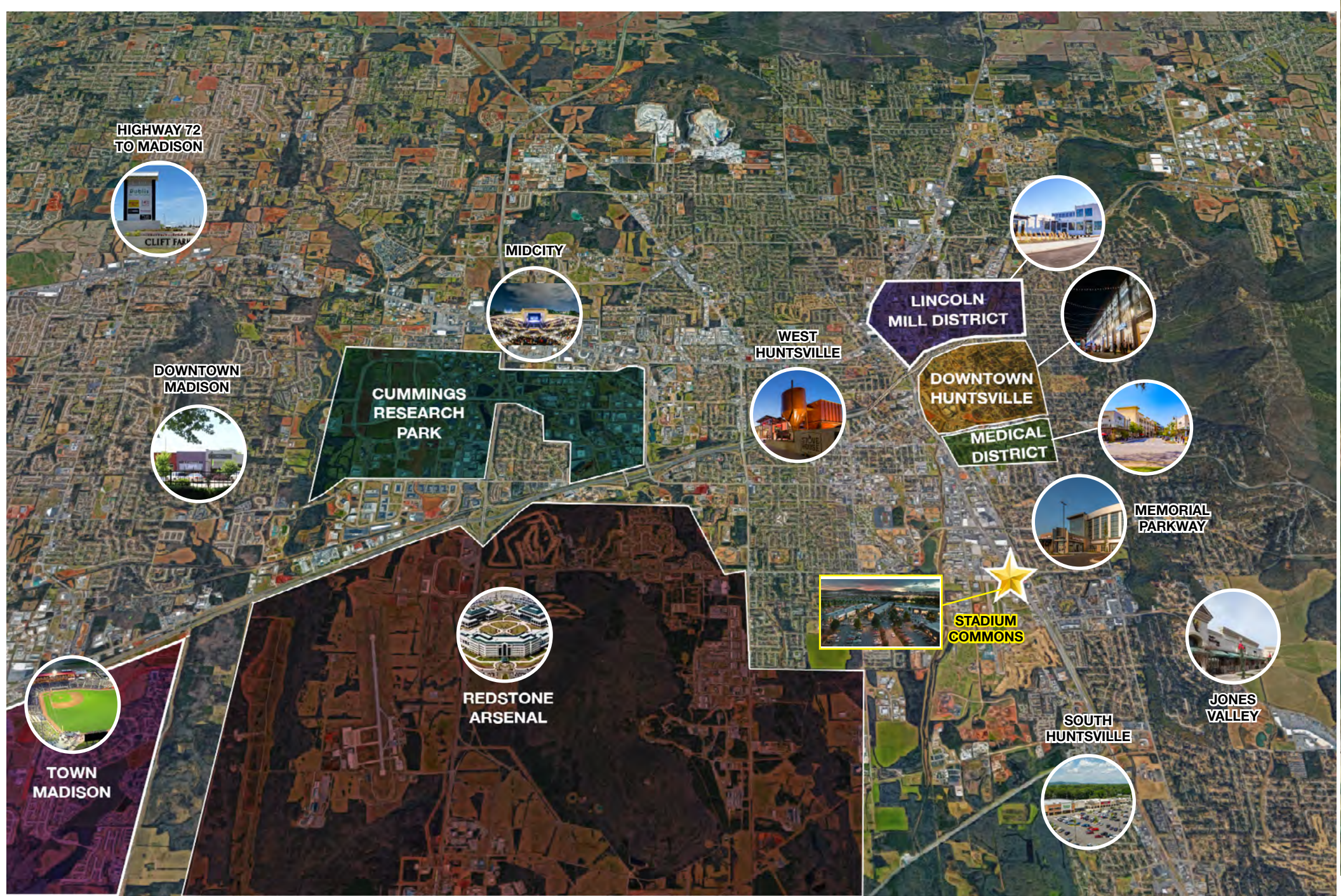
Birmingham, AL - 1 Hr. 30 Min

Chattanooga, TN - 1 Hr. 30 Min.

Nashville, TN - 1 Hrs. 30 Min.

Atlanta - 2 Hrs. 35 Min.

DRIVE-TIME MARKET MAP



HIGHWAY 72
TO MADISON



CLIFT PARK

MIDCITY



WEST
HUNTSVILLE



LINCOLN
MILL DISTRICT



DOWNTOWN
HUNTSVILLE



MEDICAL
DISTRICT



MEMORIAL
PARKWAY



JONES
VALLEY

SOUTH
HUNTSVILLE



STADIUM
COMMONS



CUMMINGS
RESEARCH
PARK



REDSTONE
ARSENAL

DOWNTOWN
MADISON



TOWN
MADISON



HUNTSVILLE MAP



AREA MAP

PROPERTY HIGHLIGHTS

HUNTSVILLE - ALABAMA'S LARGEST CITY

In 2021, Huntsville overtook Birmingham to become the largest city in Alabama.

TRAFFIC COUNT: 120,890

CLOSE TO EVERYTHING

- Downtown Huntsville - 7 mins
- Huntsville Hospital - 7 mins
- Parkway Place Mall - 4 mins

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION	56,822	118,810	270,023
HOUSEHOLDS	24,928	52,627	113,914
AVG. INCOME	\$75,984	\$73,111	\$89,277

DRIVE TIME

	5-MIN	10-MIN	15-MIN
POPULATION	22,507	110,406	189,637
HOUSEHOLDS	10,834	48,469	81,923
AVG. INCOME	\$63,684	\$72,979	\$76,575

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NEARBY RETAILERS





Seating Capacity: 6,600

New: Terraced Seating at North; LED Sports Lighting; Field-Level Boxes; New Restroom/Concession Building with Expanded Food Service Options

Below: Renderings below reflect future dual-branded hotel at Joe Davis Stadium



RENDERINGS OF JOE DAVIS STADIUM RENOVATION & DUAL-BRANDED HOTEL - (The city is partnering with the Nashville Soccer Club to form a MLS NEXT Pro soccer team named the *Huntsville City Football Club*.)

Expected Completion: Spring 2023



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