




VILLAGE ^{at}
Oakland Springs



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ABOUT OAKLAND SPRINGS



Developed by the visionaries who brought The Village of Providence to life nearly two decades ago, The Village of Oakland Springs epitomizes Traditional Neighborhood Design in a rapidly growing area. This pedestrian-focused community thrives around well-connected central gathering places, situated conveniently off Brownsferry Road. Featuring single-family homes, luxury apartments, townhomes, and more, it forms a vibrant towncenter development. Retailers benefit from high visibility, foot traffic, and a built-in clientele from nearby residential areas. As an ideal hub for retail or restaurant concepts targeting Madison, AL's affluent community, The Village at Oakland Springs goes beyond elegant homes - it's a truly walkable village. With pocket parks, walking and biking trails, and a diverse village area, it caters to a range of lifestyles.



A town center-style development, created by the Village of Providence developers, will undergo multiple phases to evolve into a substantial development similar to the Village of Providence.



Argento at Oakland Springs will feature 20,000 SF of retail and restaurant space.



Situated directly off Brownsferry Road in an affluent area surrounded by numerous communities. This area of Madison is experiencing rapid growth due to its strategic connection to I-65.



Madison City plans to extend the greenway through the Village of Oakland Springs, incorporating a dog park, pond, and gathering area.



There will be over 2,000 residential units with Village at Oakland Springs between all phases, providing an unparalleled built-in customer base.



The City of Madison has a median household income of \$126,156.

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION	49,986	106,245	251,902
HOUSEHOLDS	19,177	42,818	101,535
AVG. INCOME	\$141,070	\$129,233	\$108,468

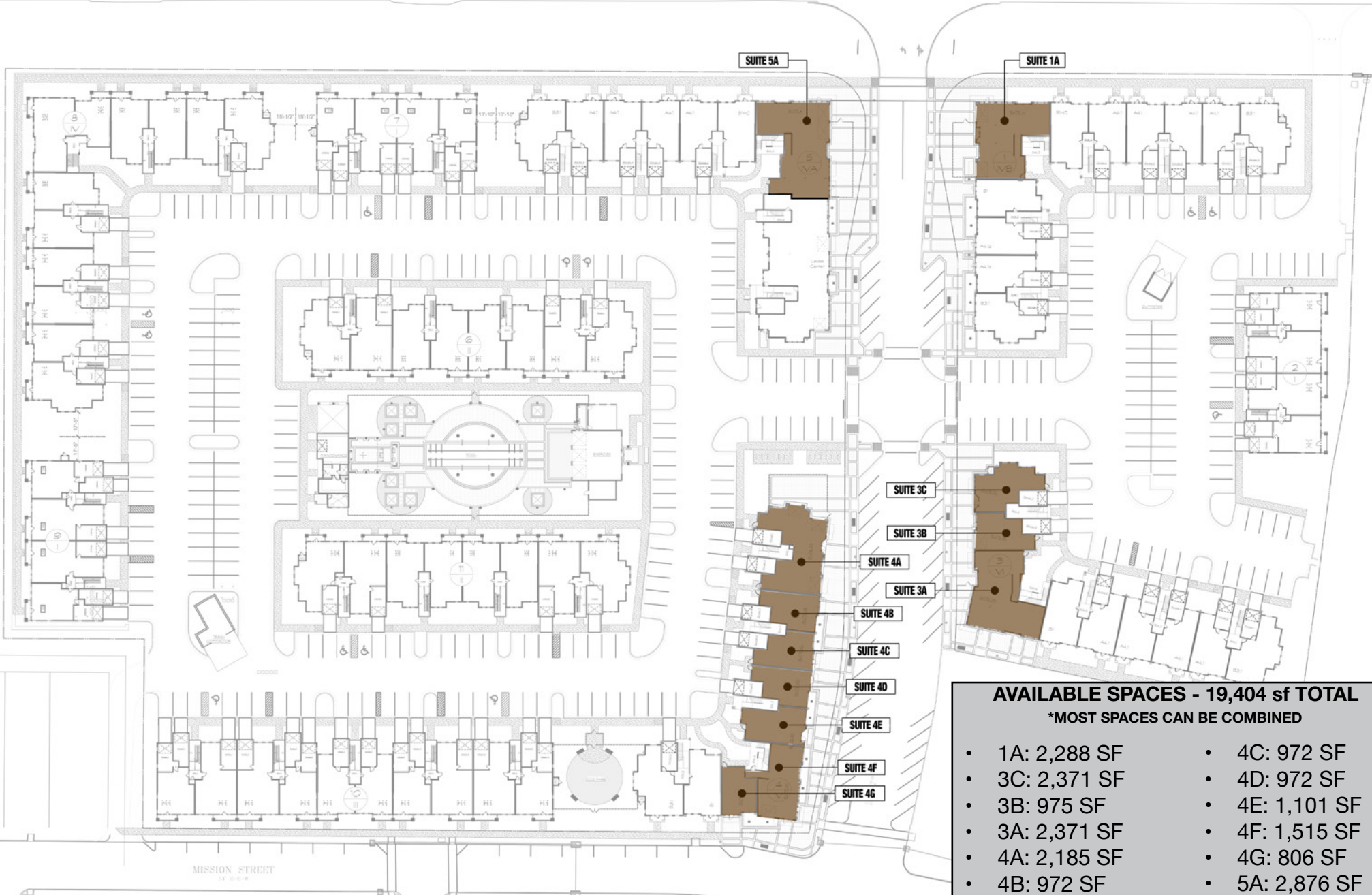
DRIVE TIME

	10-MIN	15-MIN	30-MIN
POPULATION	62,636	127,185	376,462
HOUSEHOLDS	24,855	51,081	152,801
AVG. INCOME	\$134,141	\$123,537	\$108,233





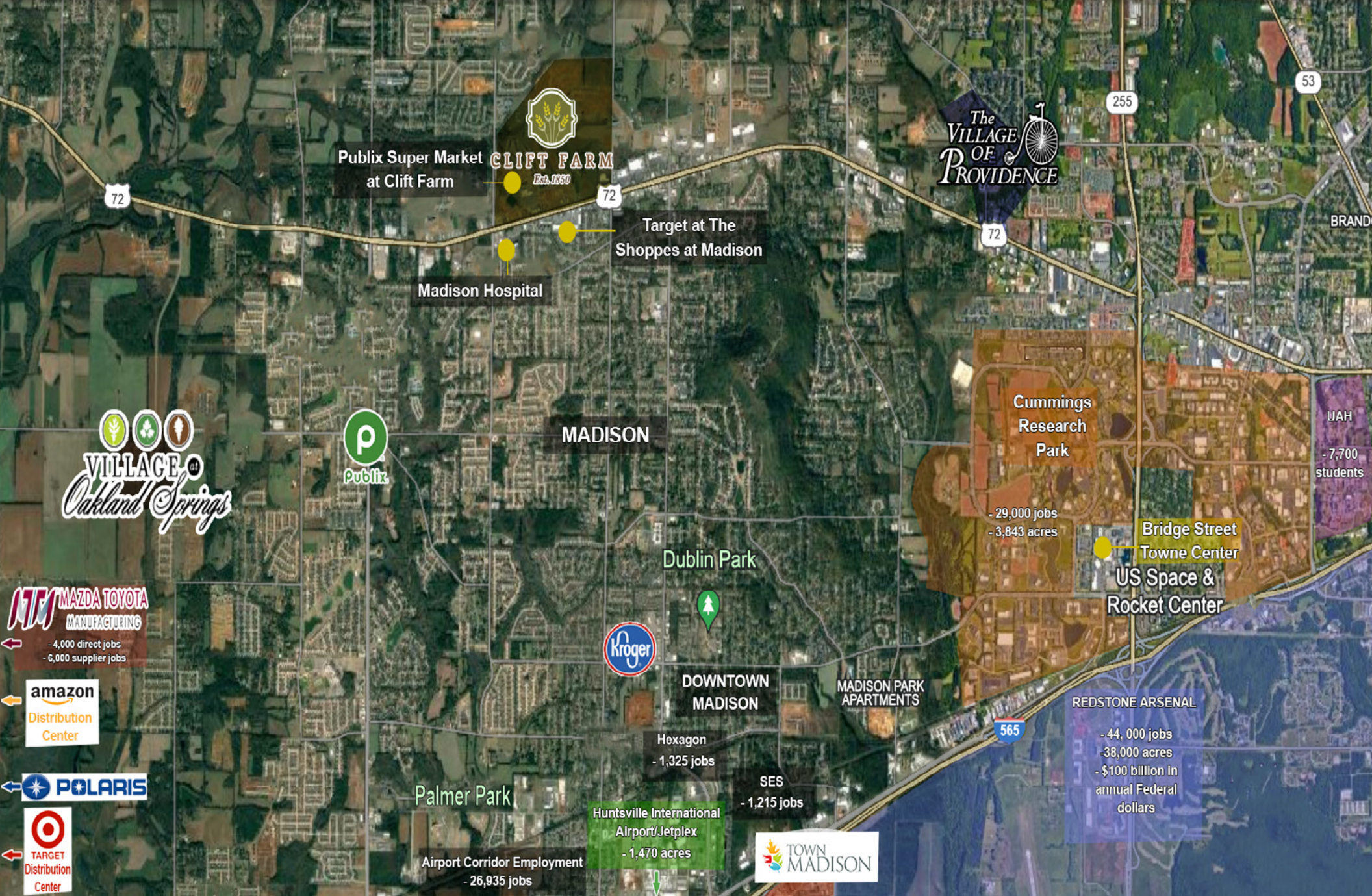
PROPERTY IMAGES



AVAILABLE SPACES - 19,404 sf TOTAL
*MOST SPACES CAN BE COMBINED

• 1A: 2,288 SF	• 4C: 972 SF
• 3C: 2,371 SF	• 4D: 972 SF
• 3B: 975 SF	• 4E: 1,101 SF
• 3A: 2,371 SF	• 4F: 1,515 SF
• 4A: 2,185 SF	• 4G: 806 SF
• 4B: 972 SF	• 5A: 2,876 SF

SITE PLAN



MADISON AERIAL MAP

HUNTSVILLE/MADISON, AL
#1 BEST PLACE TO LIVE 2022-2023

BEST

& WORLD REPORT
U.S. News

RANKINGS

WELCOME TO MADISON



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
2GB PER SECOND



OVER \$1.5 BILLION
DATA CENTER



\$50 MILLION
EXPANSION
4,000 NEW JOBS

LARGEST CITY IN ALABAMA

Madison is situated within the Huntsville metro area, which is Alabama's largest city.

HOME TO MAJOR BUSINESSES

Mazda Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION

Madison County has one of the highest percentages of people with college degrees in the U.S.

VERY HIGH INCOME

The median household income in Madison is \$126,156.

ALWAYS INNOVATING

#1 Tech Employment Growth
in U.S. - 309%

CITY GROWTH

Madison is one of the fastest growing cities in Alabama with a 2.4% growth rate in the past year.



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