

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. Retail in the MSA is dominated by EastChase and the immediate surrounding area. Stores in EastChase are representative of national, regional and local merchants with over 1,376,000 square feet of retail space and create an outstanding regional shopping venue for all of central Alabama.
- Known as one of the country's top historic cites, Montgomery's cultural destinations include the Alabama Shakespeare Theatre and the Montgomery Museum of Fine Arts, both located in Blount Cultural Park, the Rosa Parks Museum, Old Alabama Town and Dexter Avenue Baptist Church. In addition, Montgomery hosts numerous athletic events ranging from national girls' softball tournaments to state high school championship games to college football bowl games. In total, each year over 2.2 million people visit Montgomery for business and pleasure.
- Located in Montgomery is Hyundai Motor Manufacturing Alabama, Hyundai's first vehicle manufacturing plant in the United States. Montgomery is also home to three of the top 15 global automotive suppliers according to Automotive News: No. 2 Denso, No. 6 Mobis and No. 14 Lear.
- Maxwell Air Force Base and Gunter Annex contribute a rich aviation history, military leadership and academic excellence to Montgomery and the River Region. With more than 12,000 active, guard, reserve, civilian and contractor personnel, Maxwell-Gunter has a significant economic and cultural impact on the River Region.
- Five full time colleges are located in the trade area, and include Auburn University 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 |

**EASTCHASE OUTPARCELS
MARKET INFORMATION**



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
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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
2024 Population	88,949	209,293	325,322
2028 Projected Population	90,004	210,826	334,299
2024 Avg. Household Income	\$111,681	\$96,223	\$95,501
2024 Households	37,240	84,811	129,284
DRIVE TIME	20 Minute	30 Minute	60 Minute
2024 Population	146,896	218,615	437,961
2028 Projected Population	147,455	221,979	451,680
2024 Avg. Household Income	\$95,553	\$91,324	\$90,465
2024 Households	61,143	89,111	174,969

CONTACT INFORMATION

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EASTCHASE OUTPARCELS
GENERAL INFORMATION/DEMOGRAPHICS



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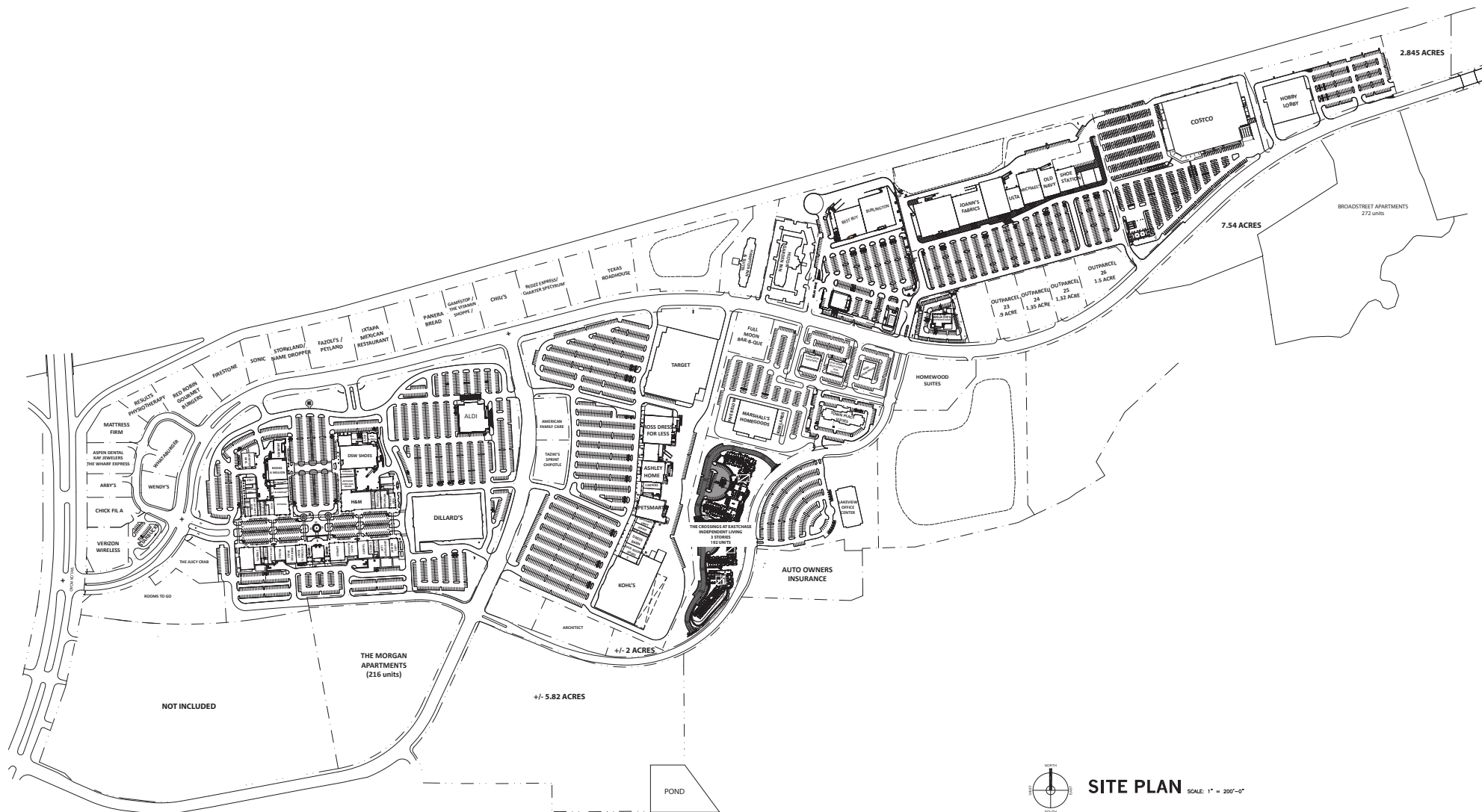
EASTCHASE OUTPARCELS AERIAL / RETAILERS



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EASTCHASE OUTPARCELS SITE PLAN



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