



**Old Railroad Bed Road and Brafferton Circle**

*Retail* ■ *Office*

**Design and Convenience Merge to Benefit  
Patrons and Surrounding Neighborhoods**

The Centre at Heritage Estates combines retail and office to create convenience for residents and commuters between Highway 72 West and Nick Davis Road. The character and design of the shopping center complements new construction subdivisions nearby.

**Target Area/Surrounding Jurisdictions**

Huntsville City, Madison City, Limestone County, and Madison County

**NICOLE JONES**  
**COMMERCIAL REAL ESTATE**

**LEASING INQUIRIES: (256) 886-7700**

## PROJECT

The Centre at Heritage Estates shall be an aesthetically-pleasing, functionally designed retail and office development that, upon completion, shall create convenience for residents and commuters between Highway 72 West and Nick Davis Road.

## LOCATION

Located on Old Railroad Bed Road at the entrance to Heritage Estates Subdivision in Huntsville City Limits, The Centre at Heritage Estates shall be easily accessible to nearby residents, commuters, and those who visit Endeavor Elementary and Creekside Elementary schools.

## DESIRED SYNERGY

- EATERIES - Restaurants, Delis, Coffee
- Convenience Store or Drug Store
- Dry Cleaners
- Executive Offices

## HUNTSVILLE, ALABAMA COMMUNITY PROFILE

The City of Huntsville, also known as "The Rocket City," is one of the most recognized cities in the Southeast and is consistently named as one of the best places to live and work by a variety of national publications. Our city is regularly named as a premier location for both business and quality of life.

Technology, space, and defense industries have a major presence here with the Army's Redstone Arsenal, NASA's Marshall Space Flight Center, and Cummings Research Park. We successfully combine the rich heritage of Southern hospitality with innovative high-tech ventures and cultural diversity.

Source: Huntsville/Madison County Visitor's Bureau

THE CENTRE  
*The Heritage Estates*

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## MADISON COUNTY COMMUNITY PROFILE:

**Madison County is Alabama's third most populated county with a per capita income second only to Shelby County, Alabama. Madison County is located in the heart of the Tennessee Valley. Our neighbor to the north is Tennessee. We are approximately a 100 miles directly south of Nashville. To the west and east, we are equal distance from Mississippi and Georgia. The county includes 806 square miles ranging from the southernmost ridges of the Appalachians to the Tennessee River.**

Source: Huntsville/Madison County Visitor's Bureau

## MADISON, ALABAMA COMMUNITY PROFILE

**Located ten miles west of Huntsville, Alabama, Madison, Alabama is known for its high-quality schools, highly-educated occupants, and high-tech companies.**

**Currently, over 1,000 businesses call Madison home and benefit from a low cost to conduct business, an environment of educated professionals, and a hardworking labor force. Some of Madison's largest employers include Intergraph Corporation, STI, and Tyonek.**

**Madison offers a variety of civic organizations for community-oriented residents, and the healthy business climate is augmented and maintained through City partnerships with the Madison Chamber of Commerce, Madison Station Historic Preservation Commission, and volunteer work.**

**Thanks to having a highly-educated workforce and growing companies that demand quality employees, over 58% of all households in the City of Madison have an income greater than \$75,000, with a citywide average of \$107,330.**

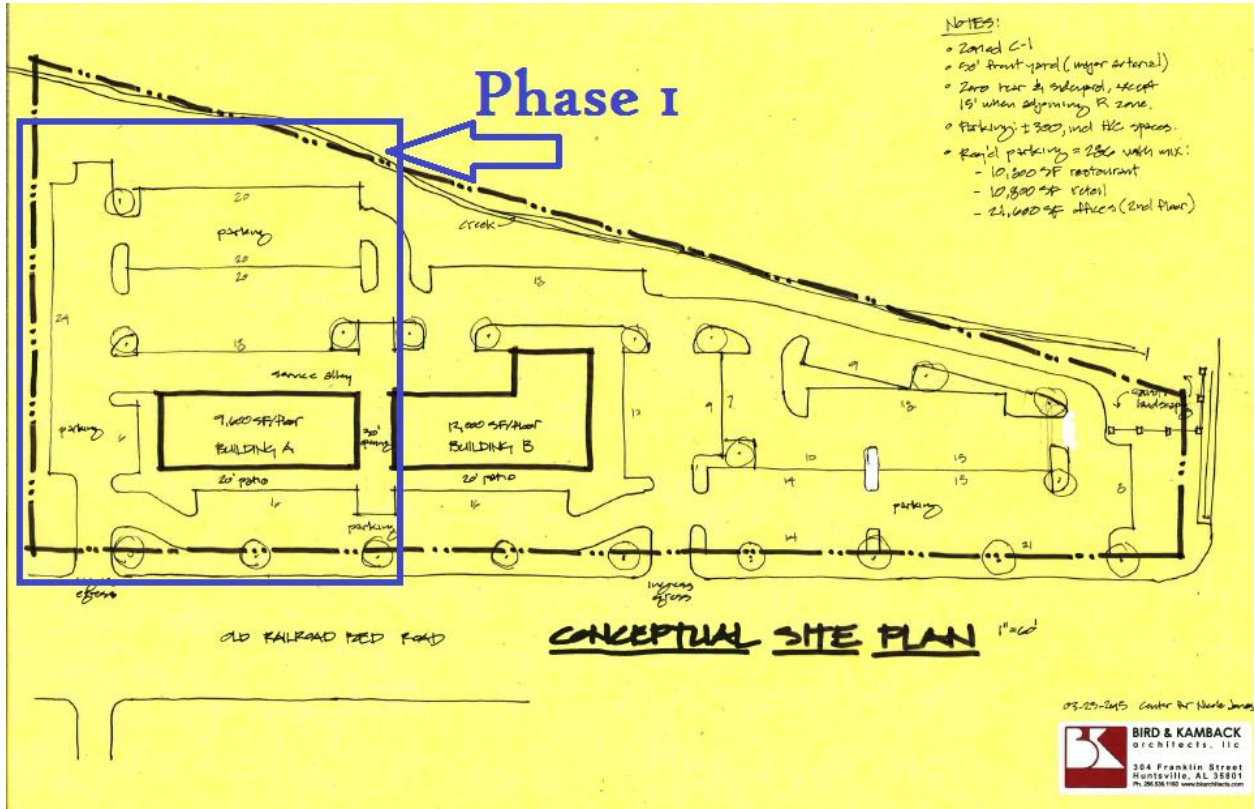
Source: Madison Industrial Development Board

THE CENTRE  
*A Heritage Estate*

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# SITE PLAN:



THE CENTRE  
*A Heritage Estate*

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This information contained herein was obtained from sources deemed to be reliable; however, Nicole Jones Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**START HERE.  
Get Anywhere.**

**2 MILES TO INTERNATIONAL AIRPORT**

**11 INTERNATIONAL NON-STOP DESTINATIONS**

**5 CARRIERS SHIP CARGO INTERNATIONALLY** including Mexico, Brazil, Hong Kong, and Europe

**15 MILES TO PORT AUTHORITY ON TENNESSEE RIVER**

**14 STEAMSHIP LINES SERVING HUNTSVILLE IIC**

**CONNECTIONS TO THE EXTENSIVE NORFOLK SOUTHERN RAIL NETWORK**

**65 AND 565 PUT WITHIN A 750-mile radius**

**2/3** of the country's population

**75%** of manufacturing jobs in the U.S.

**15 MINUTES** from Alabama Robotics Technology Park training, R&D, and testing centers

Madison FedEx Service Center provides **NEXT-DAY SERVICE UP TO 600 MILES** and second-day up to 1,600, coast-to-coast

**NO MORE THAN 10 MINUTES** from any Madison business parks & sites to the International Airport and these land, air, and rail shipping choices

**2 MILES TO FULL-SERVICE LOGISTICS HUB** at International Intermodal Center

**START SMART.  
Hire Smart.**

**OUR PEOPLE**

**56%** Bachelor's degree or higher

**22%** Graduate or professional degree

**35%** Population aged 20-44

**6 COLLEGES AND UNIVERSITIES WITHIN 30 MINUTES** INCLUDING UAH, A&M AND TECHNICAL SCHOOLS

Award-winning schools in **STEM** and Career Tech **HOSA**

**START STRONG.  
Grow Stronger.**

**34.61% INCOME** | **46.4% POPULATION**

**GROWTH 2000 - 2010**

**\$107,330** AVERAGE HOUSEHOLD INCOME

Workforce training centers and programs including Alabama Robotics Technology Park and Alabama Industrial Development Training (AIDT)

Source: Madison Industrial Development Board

THE CENTRE  
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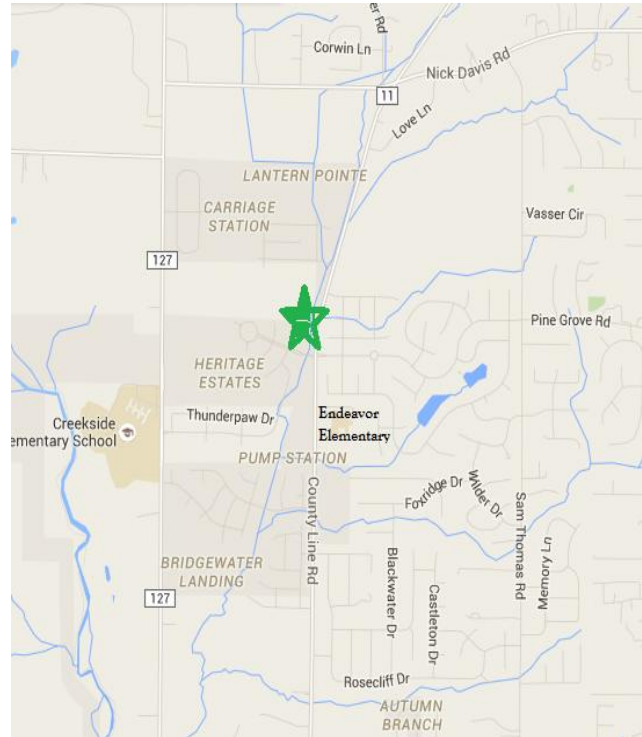
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# AREA MAP:

## The Centre at Heritage Estates

- Old Railroad Bed and Brafferton Boulevard
- Huntsville City Limits Zoning
- Near Endeavor Elementary and Creekside Elementary School



## Huntsville/Madison County Population and Income Growth Chart:

Huntsville/Madison County Population and Income Growth 2000-Current												
	2000*	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Average % Change
<b>POPULATION (Census Bureau Estimates)</b>												
City of Huntsville Estimate	160,035	160,426	161,859	162,935	164,570	166,312	168,101	171,280	176,645	179,706	180,105	1.3%
City of Madison Estimate	29,692	31,115	32,725	34,849	35,319	36,297	37,456	38,264	38,714	40,802	42,938	4.5%
Madison County Estimate	277,855	281,135	285,764	290,331	294,190	299,409	306,017	312,446	319,510	327,744	334,811	2.0%
Huntsville Metropolitan Area Estimate	343,767	347,754	352,843	357,984	362,563	369,168	377,747	386,322	395,645	406,316	417,593	2.1%
<b>PERSONAL INCOME (HUD/BEA Estimates)</b>												
HUD Median Family Income, Metropolitan Area	\$58,100	\$60,600	\$60,600	\$59,700	\$60,300	\$61,250	\$64,800	\$63,800	\$64,500	\$67,500	\$68,000	1.7%
Total Personal Income, Metropolitan Area (\$000)	\$9,476,692	\$9,796,788	\$10,237,351	\$10,791,373	\$11,363,017	\$12,256,444	\$13,145,194	\$14,120,233	\$15,390,659	\$15,587,838		7.2%
Per Capita Personal Income, Metropolitan Area	\$27,567	\$28,172	\$29,014	\$30,145	\$31,341	\$33,200	\$34,799	\$36,550	\$38,745	\$38,364		4.4%
Per Capita Personal Income, Madison County	\$28,824	\$29,336	\$30,203	\$31,131	\$32,638	\$34,568	\$36,203	\$38,263	\$40,290	\$39,897		4.3%
<b>INCOME (Decennial Census/American Community Survey)</b>												
Huntsville Metropolitan Area												
Per Capita Income	\$22,073	---	\$24,493	\$23,758	\$24,458	\$27,447	\$26,156	\$26,308	\$28,779	\$29,026		3.5%
Average Family Income	\$63,893	---	\$66,646	\$70,584	\$69,684	\$78,156	\$75,458	\$77,143	\$84,320	\$86,363		3.9%
Median Family Income	\$52,248	---	\$55,394	\$61,237	\$61,679	\$61,113	\$61,351	\$63,477	\$68,776	\$69,380		3.6%
Average Household Income	\$55,343	---	\$58,859	\$57,183	\$59,733	\$64,499	\$65,374	\$66,018	\$71,267	\$73,316		3.6%
Median Household Income	\$43,104	---	\$44,740	\$44,005	\$48,325	\$48,006	\$50,331	\$50,647	\$53,363	\$54,550		3.0%
Madison County												
Per Capita Income	\$23,091	---	\$26,739	\$24,891	\$24,943	\$29,297	\$27,065	\$27,503	\$30,334	\$30,835		3.7%
Average Family Income	\$66,361	---	\$72,006	\$73,389	\$71,931	\$83,595	\$78,158	\$80,288	\$87,129	\$89,918		3.9%
Median Family Income	\$54,360	---	\$59,066	\$65,166	\$62,812	\$66,337	\$63,695	\$66,835	\$71,842	\$73,327		3.9%
Average Household Income	\$57,220	---	\$62,790	\$57,703	\$59,707	\$68,328	\$66,949	\$67,989	\$73,430	\$75,911		3.6%
Median Household Income	\$44,704	---	\$47,484	\$44,396	\$48,438	\$50,504	\$51,359	\$51,931	\$55,096	\$57,617		3.2%
City of Huntsville												
Per Capita Income	\$24,015	---	---	---	---	\$30,424	\$27,449	\$26,736	\$28,444	\$29,026		2.3%
Average Family Income	\$67,129	---	---	---	---	\$86,800	\$78,460	\$58,325	\$81,464	\$89,455		3.7%
Median Family Income	\$52,202	---	---	---	---	\$62,179	\$59,663	\$77,648	\$63,008	\$68,104		3.4%
Average Household Income	\$55,856	---	---	---	---	\$66,647	\$64,501	\$63,323	\$65,159	\$71,775		3.2%
Median Household Income	\$41,074	---	---	---	---	\$44,000	\$49,193	\$44,534	\$46,014	\$48,789		2.1%
City of Madison												
Per Capita Income	\$27,821	---	---	---	---	---	---	\$32,180	\$35,847	\$36,662		3.5%
Average Family Income	\$83,244	---	---	---	---	---	---	\$98,765	\$109,848	\$113,065		4.0%
Median Family Income	\$74,532	---	---	---	---	---	---	\$93,803	\$97,870	\$100,502		3.9%
Average Household Income	\$72,432	---	---	---	---	---	---	\$85,820	\$93,488	\$96,219		3.6%
Median Household Income	\$63,849	---	---	---	---	---	---	\$78,560	\$79,298	\$80,900		3.0%

Sources:  
 Population - U.S. Bureau of the Census, Annual Population Estimates.  
 HUD Median Family Income - U.S. Department of Housing and Urban Development, (Measure of Total Cash, Cash Equivalent and Non-cash Income)  
 Per Capita Personal Income - U.S. Bureau of Economic Analysis, (Measure of Total Cash, Cash Equivalent and Non-cash Income)  
 Per Capita Income, Median Family Income, Average Household Income, Median Household Income - U.S. Bureau of the Census, (Measure of Cash and Cash Equivalent Money Income)

\*Annual trends affected by 2000 Census

Huntsville Metropolitan Area is comprised of Madison and Limestone counties.