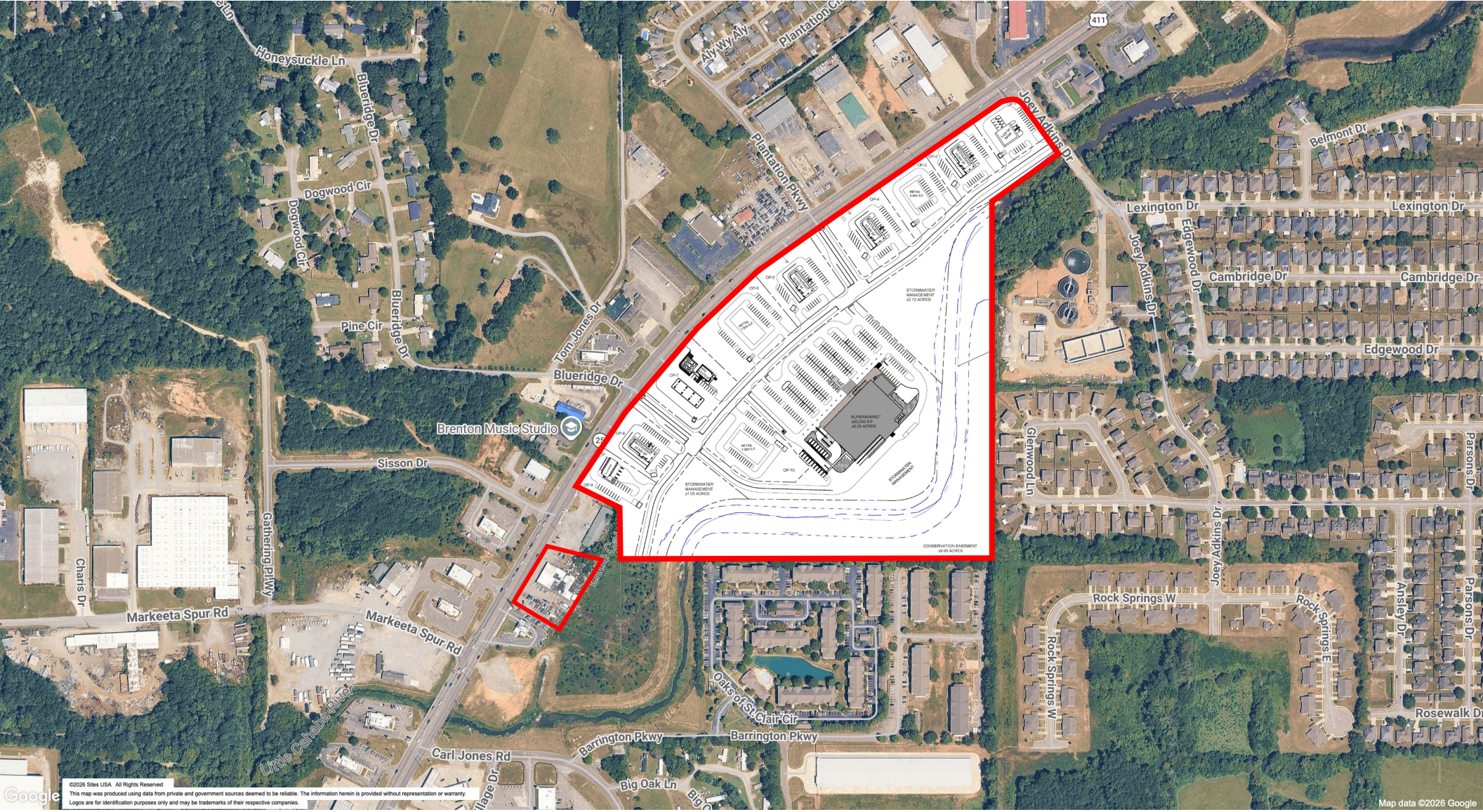


FUTURE RETAIL DEVELOPMENT

Moody Exchange

2304 Moody Pkwy, Moody, AL 35004

AVAILABLE

±36.17 AC

Major retail pad plus 12 outparcels

JLL

Property Overview

±36.17 AC
Total project Per concept plan

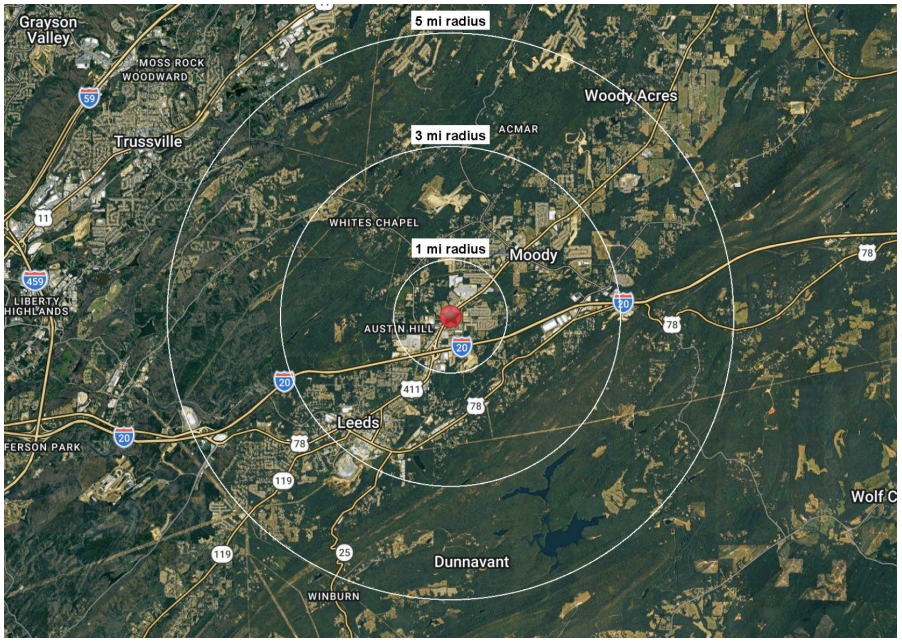
±8.09 AC
Major retail ±50,000 SF supermarket

12
Outparcels ±0.79 to ±1.65 AC

27,060 VPD
US-411 (Moody Pkwy)

PROPERTY HIGHLIGHTS

- ±36.17-acre conceptual retail center on US-411 (Moody Pkwy): a ±8.09 AC major-retail pad and twelve outparcels
- Established US-411 corridor neighbors: Starbucks, 7 Brew Coffee, Moody Motors, Vulcan Tire and MainStreet Family Care
- Concept plan includes a proposed traffic signal on US-411
- Total includes ±9.99 AC conservation easement and stormwater areas along the Little Cahaba River
- Contact broker for pricing
- **Owner will build to suit (BTS) or deliver a pad-ready site**

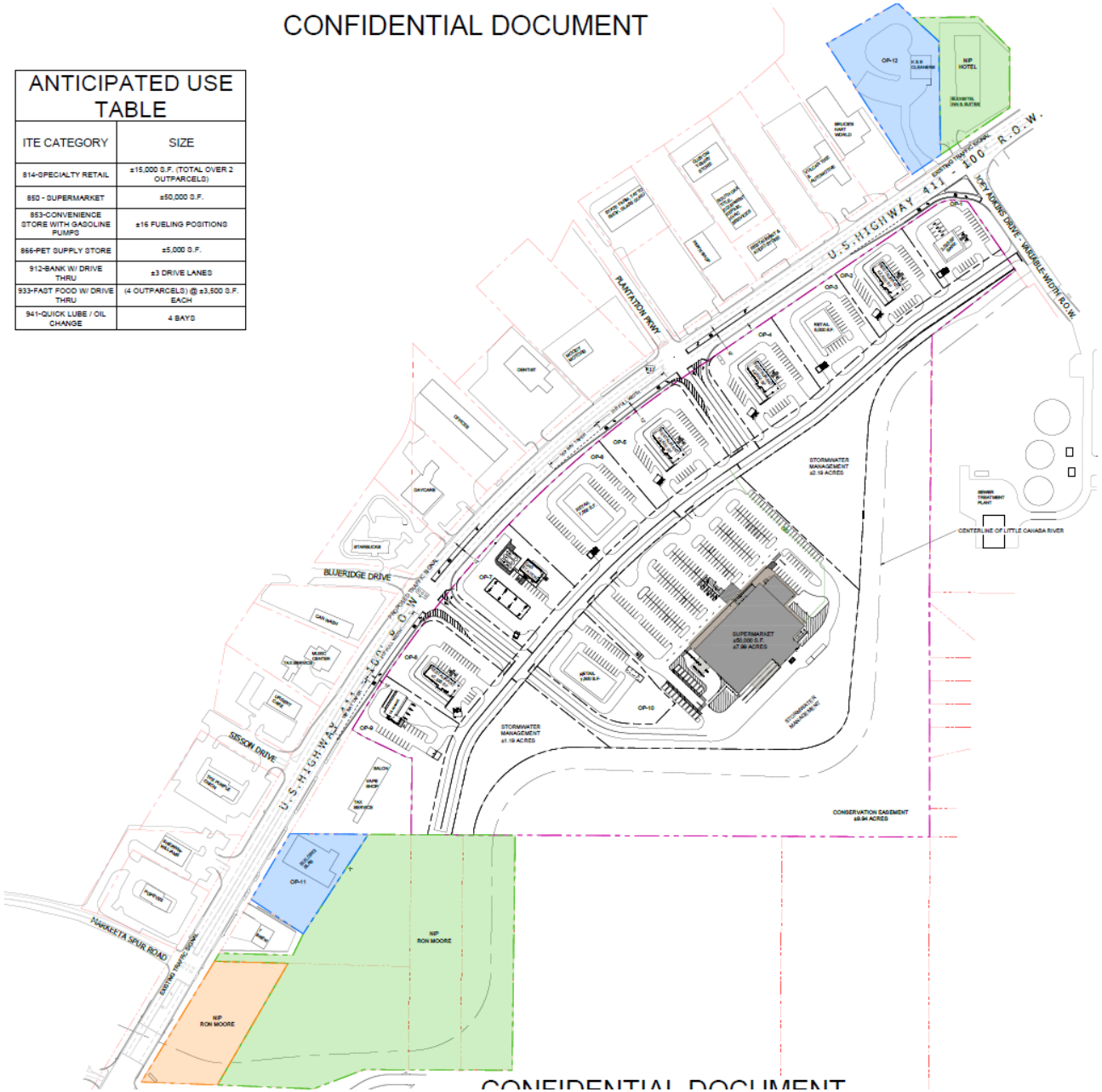


2026 Demographics	1 Mile	3 Mile	5 Mile
Population (2026)	3,946	16,544	30,076
Households (2026)	1,707	6,910	11,971
Median HH income	$83,785	$83,611	$90,399
Average HH income	$103,088	$100,284	$109,993
Median age	37.5	37.7	38.0
Employees (2026)	2,126	6,374	7,483

Source: SitesUSA / AGS, May 2026. Rings measured from the subject property. Traffic counts: SitesUSA, 2025.

Site Plan

ANTICIPATED USE TABLE	
ITE CATEGORY	SIZE
814-SPECIALTY RETAIL	±15,000 S.F. (TOTAL OVER 2 OUTPARCELS)
850 - SUPERMARKET	±50,000 S.F.
853-CONVENIENCE STORE WITH GASOLINE PUMPS	±16 FUELING POSITIONS
866-PET SUPPLY STORE	±5,000 S.F.
912-BANK W/ DRIVE THRU	±3 DRIVE LANES
933-FAST FOOD W/ DRIVE THRU	(4 OUTPARCELS) @ ±3,500 S.F. EACH
941-QUICK LUBE / OIL CHANGE	4 BAYS



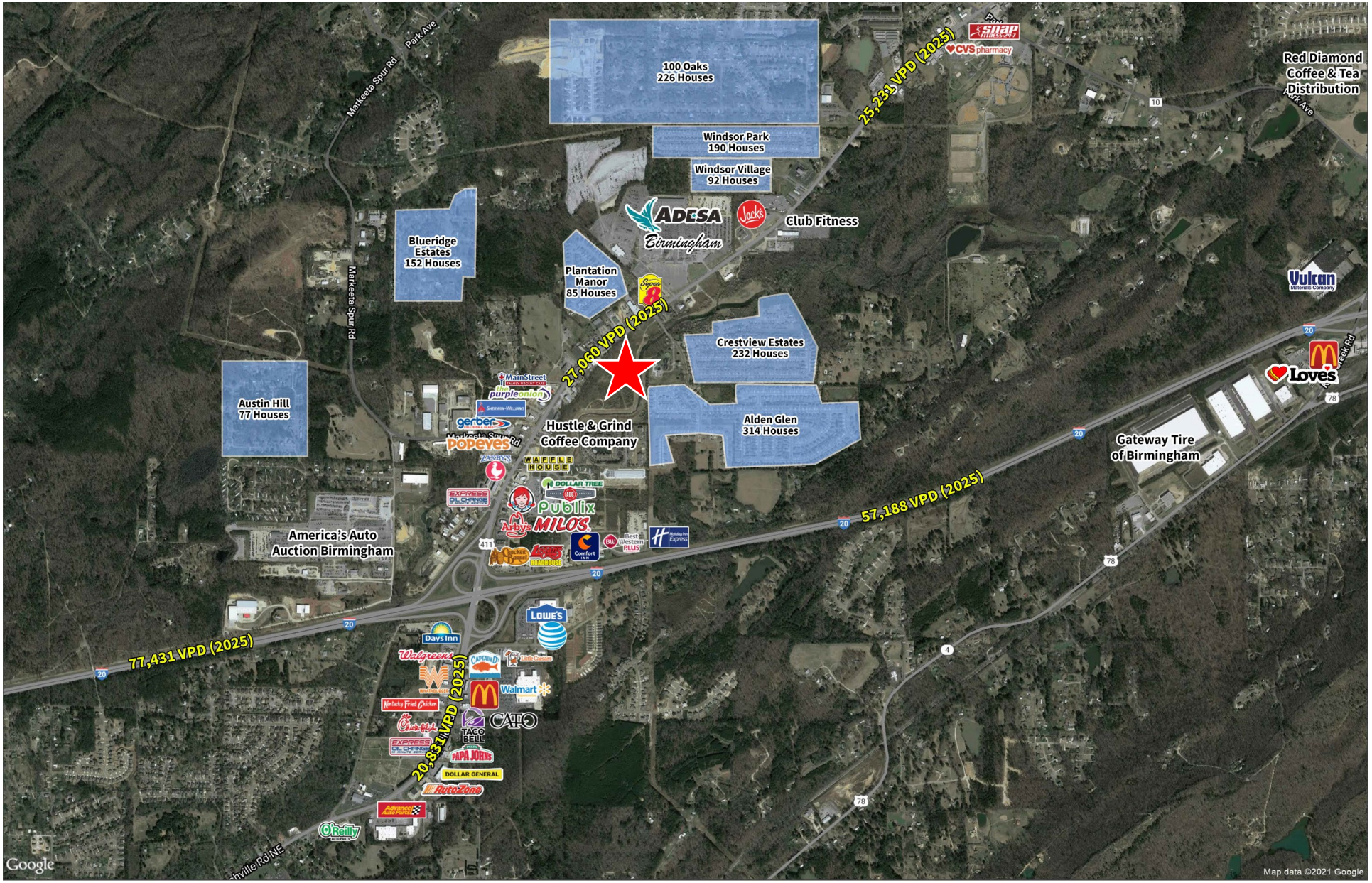
1"=100'
0 50' 100' 200' 300'
GRAPHIC SCALE

LEGEND
- OVERALL PROJECT BOUNDARY
- INDIVIDUAL PARCEL BOUNDARIES
- OUTPARCELS OWNED OUTSIDE OF MAJOR LIMITS

PROPERTY TABLE	
LOT	SIZE (ACRES)
MAJOR RETAIL	±7.99 ACRES
OP-1	±0.75 ACRES
OP-2	±0.91 ACRES
OP-3	±0.97 ACRES
OP-4	±1.12 ACRES
OP-5	±1.28 ACRES
OP-6	±1.61 ACRES
OP-7	±1.16 ACRES
OP-8	±0.98 ACRES
OP-9	±1.06 ACRES
OP-10	±1.18 ACRES
OP-11	±0.96 ACRES
OP-12	±1.71 ACRES
CONSERVATION EASEMENT	±9.94 ACRES
ROADS & DRAINAGE RIGHTS OF WAY TO BE DEDICATED TO CITY	±3.82 ACRES
COMMON AREAS (SWM)	±3.38 ACRES
TOTAL PROJECT AREA	±38.82 ACRES

Conceptual site plan (Gonzalez-Strength & Associates, 2025). Preliminary, not for construction.

Retail Aerial



Source: SitesUSA, 2025.

Contact

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