

Vacant Gas Station

204 Jordan Ln NW, Huntsville, AL 35805

**Retail
Investment Opportunity**

Offering Memorandum



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Exclusively Listed By

Hutt Cooke

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Property Overview

Vacant Gas Station

204 Jordan Ln NW, Huntsville, AL 35805



Investment Highlights

Property Highlights

- At 1,375 SF, the C-store offers a right-sized retail box tailor-made for a fuel tenant to maximize merchandise sales per square foot
- The site sits on 0.89 AC, including capacity for 6 fuel pumps. The property contains four (4) UST's consisting of three 10,000-gallon tanks and (1) 2,000-gallon tank
- Jordan Lane consists of 30,000+ VPD with 2 lanes going northbound, 3 lanes southbound, and highly accessible ingress and egress points
- The site also includes fiberglass tanks meaning lower environmental/compliance risk profile than older steel tank sites, easing diligence for a fuel operator or redeveloper
- Just under 2 miles from the University of Alabama Huntsville with 8,500+ students attending
- Direct access to Highway 565, one of Huntsville's primary east-west arteries carrying 100,000+ VPD, putting the site at the convergence of two major traffic generators
- Minutes from Huntsville Hospital — an ±880 bed flagship facility and regional referral center — along with Huntsville Hospital for Women & Children and Crestwood Medical Center, forming a multi-campus medical corridor generating steady daytime traffic and shift-worker fuel/convenience demand





3.2 Miles
Downtown Huntsville

Logos for retail stores: sam's club, ALDI, BEST BUY, DOLLAR TREE, Gordon FOOD SERVICE STORE, TRADER JOE'S, TARGET, Walmart Supercenter.

Logos for Harbor Freight (QUALITY TOOLS, LOWEST PRICES), Schlotzsky's, Bojangles, Scooters Coffee, TACO BELL.

DOLLAR GENERAL

CHUCK E. CHEESE

Logos for DQ, McDonald's, KFC, Arby's, Checkers.

Walgreens

DOLLAR TREE

CIRCLE K

MOZZA PIZZA RESTAURANT

FARMERS INSURANCE

SUBWAY

Jackson Hewitt TAX SERVICES

THE UNIVERSITY OF ALABAMA IN HUNTSVILLE
University of Alabama in Huntsville
±8,564 Students | ±520 Employees

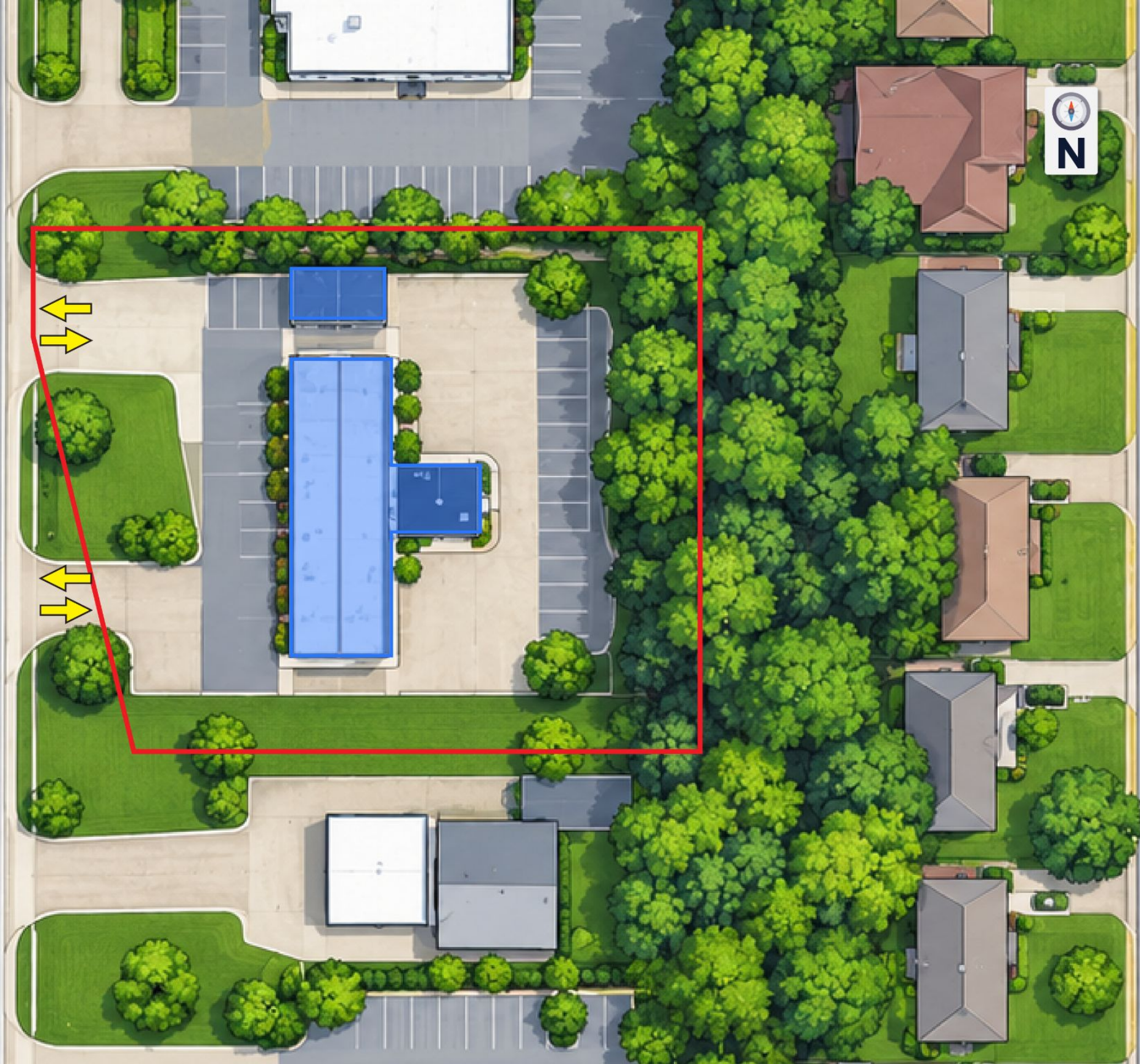
Subject Property

BURGER KING

TIM'S CAJUN KITCHEN

Jordan Lane NW ±30,070 VPD

Jordan Ln NW ± 30,010 VPD



204 Jordan Ln NW
Huntsville, AL 35805

±1,375 SF
GLA

1988
Year Built

±30,010
Vehicles Per Day

0.89 AC
Lot Acreage



Property Photos



Financial Overview

Vacant Gas Station

204 Jordan Ln NW, Huntsville, AL 35805



Financial Summary

\$800,000

List Price

\$582.00

Price Per SF

±0.89 AC

Lot Size

Property Details

Property Address	204 Jordan LN NW
City	Huntsville
State	AL
Zip	35805
GLA (SF)	±1,375
Lot (AC)	±0.89
Lot (SF)	±38,768
Year Built	1988
APN	17-02-04-1-000-062.000
Zoning	C1
Parking Spaces	20
Parking Ratio (Per 1,000)	15
Pumps	6
Building Type	Vacant Gas Station & C-Store
VPD	±30,000
Corner	No



Market Overview

Vacant Gas Station

204 Jordan Ln NW, Huntsville, AL 35805



Huntsville, AL

Market Demographics

233,627

Total Population

\$83,235

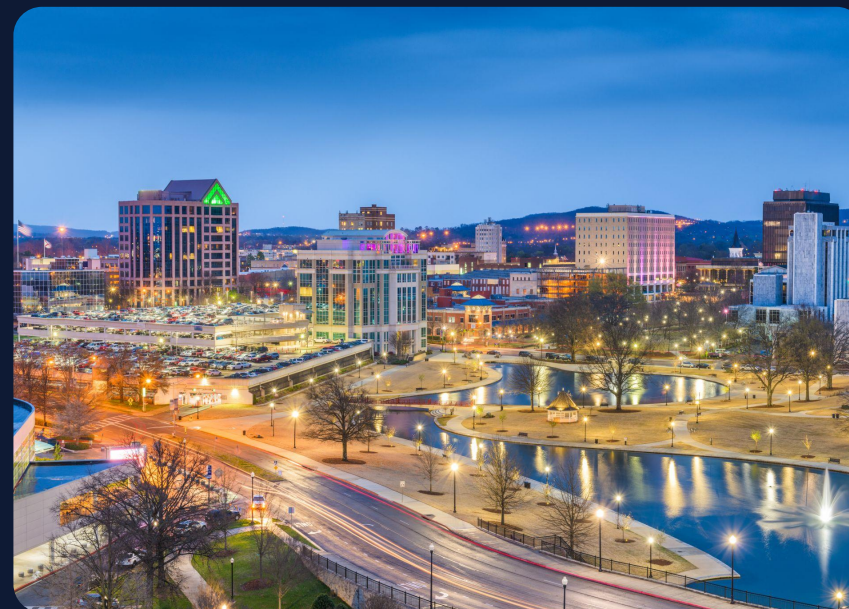
Median HH Income

112,658

Employed Population

3.0%

Retail Vacancy



Local Market Overview

Huntsville, Alabama, is one of the state's largest and fastest-growing cities, serving as a major economic center for North Alabama. Known as the "Rocket City," Huntsville is home to NASA's Marshall Space Flight Center, the U.S. Army's Redstone Arsenal, and Cummings Research Park, one of the nation's largest research parks. The city's concentration of aerospace, defense, engineering, technology, and advanced manufacturing employers has attracted a highly skilled workforce while supporting continued residential and commercial development.

Huntsville also benefits from a central location along I-565 with connections to I-65, providing access to Birmingham, Nashville, Chattanooga, and other major Southeast markets. Major employers and investments from companies such as Toyota, Mazda Toyota Manufacturing, Boeing, Lockheed Martin, Northrop Grumman, and Blue Origin further strengthen the regional economy. Continued population growth, new housing development, expanding retail corridors, and destinations such as the U.S. Space & Rocket Center, MidCity District, and downtown Huntsville contribute to the city's position as a leading business and population center in the Southeast.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,023	60,488	134,330
Current Year Estimate	9,321	59,551	128,015
2020 Census	9,566	58,685	122,136
Growth Current Year-Five-Year	-3.20%	1.57%	4.93%
Growth 2020-Current Year	-2.56%	1.48%	4.81%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,019	27,176	62,120
Current Year Estimate	3,165	26,483	58,405
2020 Census	3,442	25,336	53,909
Growth Current Year-Five-Year	-4.62%	2.61%	6.36%
Growth 2020-Current Year	-8.05%	4.53%	8.34%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$57,241	\$74,561	\$98,380



#7 Best Place to Live in U.S.

U.S. News & World Report, 2025

#4 in U.S. for 5-Year Job Growth

Milken Institute, 2026

#2 Best-Performing Large City in U.S.

Milken Institute, 2026

Economic Drivers

- **Rapid Population & Housing Growth** – Huntsville’s population reached an estimated 250,648 in 2025, while nearly 5,000 new housing units were completed during the year, expanding the customer base for convenience retail and automotive-oriented uses. City of Huntsville
- **Major Employment Base** – Redstone Arsenal supports approximately 45,500 on-site workers and has an estimated \$36.2 billion annual economic impact in Alabama, generating significant commuter and daytime traffic throughout the Huntsville market. City of Huntsville Blog
- **Strong Commercial Expansion** – Huntsville issued more than 500 commercial building permits in 2025, with continued development around Cummings Research Park, Redstone Gateway, and other growth corridors supporting additional retail and service demand. City of Huntsville
- **High-Traffic Transportation Network** – I-565 serves as Huntsville’s primary east-west transportation corridor, with portions near Redstone Arsenal handling more than 140,000 vehicles per day, providing strong traffic generators for gas station, convenience retail, and redevelopment uses.



8,500+
Student Population

115
Degrees Offered



University Overview

The University of Alabama in Huntsville (UAH) is a public research university located in Huntsville, Alabama, within the University of Alabama System. The university serves more than 8,500 students across its 490+ acre campus and offers undergraduate and graduate programs spanning engineering, science, business, nursing, arts, humanities, and education.

UAH is particularly recognized for its programs and research in aerospace engineering, atmospheric science, computer science, astronomy, and other STEM disciplines. Its location in Huntsville places students and researchers near major institutions and employers including NASA's Marshall Space Flight Center, Redstone Arsenal, and numerous aerospace, defense, and technology companies.

Research plays a significant role at UAH, with the university reporting more than \$160 million in annual research and development expenditures. Its research centers and partnerships contribute to Huntsville's established aerospace and technology sectors while providing students with access to internships, research opportunities, and career pathways throughout the region.

UAH also serves as an important economic driver for the Huntsville region by developing a skilled workforce for the area's aerospace, defense, engineering, technology, healthcare, and research industries. University research activity, faculty and staff employment, student spending, and partnerships with organizations such as NASA, Redstone Arsenal, and private-sector employers support continued business growth and talent recruitment throughout North Alabama.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 204 Jordan Ln NW, Huntsville, AL, 35805 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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