

# THE UNIVERSITY OF ALABAMA IN HUNTSVILLE TRANSFORMATIONAL DEVELOPMENT OPPORTUNITY

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## THE UNIVERSITY OF ALABAMA IN HUNTSVILLE

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# About the Mixed-Use Development Opportunity

- ▶ 58-acre mixed-use development opportunity on the University Drive corridor
- ▶ Unique juncture to create a walkable college-town experience unified around the University's identity as a science and industry pioneer
- ▶ Multi-phased project with possibility to develop a combination of student housing, retail, office, institutional/research space, hotel & conference center and other amenities
- ▶ Located at UAH with proximity to Cummings Research Park (< 1 mi), Redstone Arsenal (2 mi) and Downtown Huntsville (3 mi)

## District Ambitions

- ▶ Office, retail, and collaborative office & research space
- ▶ Student housing
- ▶ Hotel & conference center
- ▶ Opportunities for infrastructure, energy, recreation, and parking development

## Value Proposition

- ▶ Become a strategic University partner and participate in a lucrative, multi-phased, mixed-use development with additional, phased opportunities in the buildout of a unique "college town" in Alabama's largest city.

## Rieth Jones Advisors

*Rieth Jones Advisors is a specialized advisory firm that serves as visionary partners for higher education and commercial development projects. With expertise in real estate, finance, operations, design, construction, and infrastructure, their dedicated team will partner with UAH in support of executing the mixed-use development.*

## About The University of Alabama in Huntsville

UAH is one of the nation's premier doctoral-granting comprehensive higher education institutions and is a **Carnegie R1 Top Tier research university**.

- ▶ The University offers 93 degrees and 100+ fields of study across eight colleges, including 17 high-tech research centers.
- ▶ UAH enhancements include \$130M of new construction, completed or underway.
- ▶ More than 70% of UAH graduates remain in Alabama after graduation.

**9,237**

Students in  
fall 2022

**\$615M**

Annual economic  
impact in Alabama

**5 TOP 20**

Ranked programs for  
R&D expenditures

**\$170M**

Annual R&D  
expenditures

## About Huntsville

The City of Huntsville has a metro population of 462,000 and has experienced a **9% growth since 2017**, leading it to being named one of the best places to live by *U.S. News & World Report*.

From 2020 to 2022, Madison county has experienced a **33% increase** in annual tourists.

Huntsville is listed in **The South Best Cities 2023** by *Southern Living*.

Business Facilities named Huntsville as a **Top City for STEM Opportunities**.

Home of Redstone Arsenal, NASA Marshall Space Flight Center, and the U.S. Space and Rocket Center.

## Next Steps

- ▶ Continued market sounding and project planning through **2023**
- ▶ University procurement anticipated to begin in early **2024**



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PART  
OF THE  University of  
Alabama System.