

# 307

S E C O N D



**COMING FALL 2016**

THE LATEST ADDITION TO THE GROWING DOWNTOWN DECATUR SCENE.

307 2ND AVE SE | DECATUR, ALABAMA

## FEATURES AND AMENITIES

**307**  
SECOND

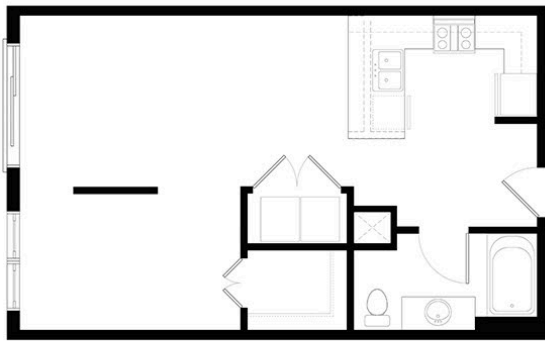
### 307 SECOND

THE LATEST ADDITION TO THE  
GROWING DOWNTOWN DECATUR SCENE.

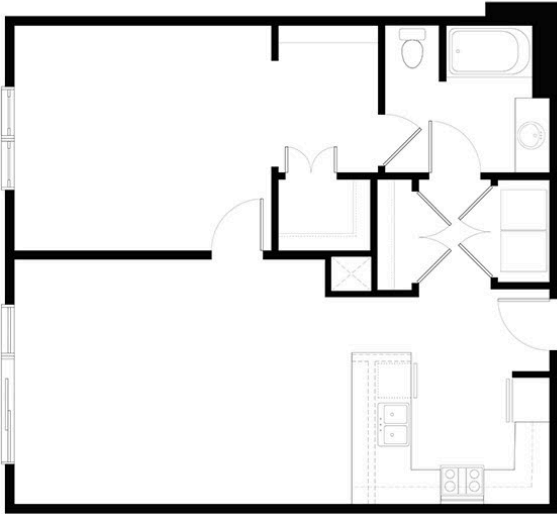
Just beyond the scenic Tennessee River, 307 Second loft apartments are nestled on vibrant Second Avenue, within walking distance from downtown businesses, restaurants and shopping.

This historic site is now being redeveloped into a unique residential community and Decatur's newest urban neighborhood. With masonry elements such as exposed brick and original hardwood that nod to its historic past, this property offers luxe finishes, sleek design, modern appliances and open spaces that leave the past behind.

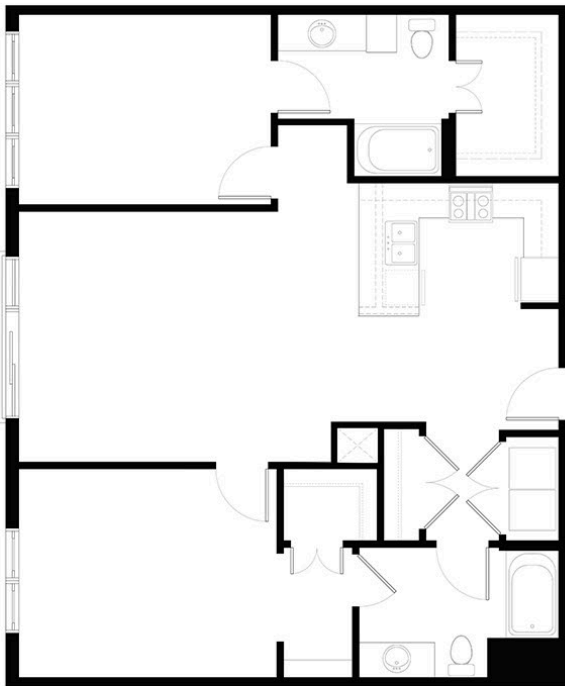
**A CONTEMPORARY LIVING SPACE  
IN A HISTORIC PART OF TOWN**



STUDIO.  
640 SQ. FT.



ONE BEDROOM. ONE BATH.  
900 - 1,040 SQ. FT.



TWO BEDROOM. TWO BATH.  
1,240 - 1,350 SQ. FT.

RESIDENTS MAY CHOOSE BETWEEN A VARIETY OF OPEN LAYOUTS INCLUDING:

- Studio apartments of 640 square feet
- One-bedroom apartments of 900-1,040 square feet
- Two-bedroom apartments with 1,240-1,350 square feet

GROUND LEVEL APARTMENTS ATTAIN THE HEIGHT OF LOFT-STYLE LIVING BOASTING OF 18-FOOT CEILINGS.

## FEATURES AND AMENITIES

- Historically significant architectural features such as exposed brick walls and original hardwood floors, transformed with a modern, urban design
- High end, luxury finishes accentuate a contemporary, earth-tone color palette
- Luxury loft experience with ceilings reaching 10 and 18 feet
- Natural light floods the space with abundant, energy-efficient windows
- Modern, energy-efficient lighting throughout apartments highlight the sleek architectural design
- Studio, one and two bedroom floor plans offer open layouts perfect for entertaining
- Each residence is prepared for cable and high speed internet access
- Each kitchen offers generous storage in modern, wood cabinetry and is equipped with GE stainless steel appliances accenting the custom granite countertops
- Cohesive design is achieved with ceramic tile floors and granite counter tops in each bathroom
- High efficiency washer and dryer included in every residence
- Each loft-style apartment opens onto an outdoor Juliet balcony or enclosed patio area to take in the views of beautiful downtown Decatur.



## FEATURES AND AMENITIES

**307 SECOND** is the best of both worlds. Experience the benefits of downtown living with resident amenities that help balance demands of life and excel to the luxury lifestyle you always wanted.

- Common area offers an additional entertainment area with ample seating, electronics, and other modern conveniences
- On-location gym accommodates your fitness regimen on your schedule
- Elevator access and dedicated parking (one space per unit) to streamline your daily routine
- Secure basement-level storage units are available for rent for convenient additional storage



# 307 SECOND

CONTEMPORARY DESIGN.  
COMMUNITY LIVING.

Situated on Second Avenue, residents are minutes away from the music, entertainment, and delicious cuisine that Decatur offers, with more than 130 restaurants ranging from fine dining to award-winning barbecue against the backdrop of gorgeous streetscapes and pocket parks.



## 307 SECOND

LUXURY LOFT LIVING IN THE HEART OF DOWNTOWN DECATUR'S HISTORIC DISTRICT.

## PLAY.

Enjoy the live music, delicious food, and growing nightlife of downtown Decatur. The historic district has an assortment of clothing boutiques, art shops, restaurants, and fitness centers within walking distance; with bike trails, disc golf, and an archery park just minutes away.

### LOCAL RESTAURANTS & SPECIALTY FOOD STORES

- |                                    |                                 |
|------------------------------------|---------------------------------|
| Albany Bistro                      | J.W. Steakhouse                 |
| Apple Lane Farms                   | Keep Your Fork Cafe             |
| Big Bob Gibson's BBQ               | Las Vias Mexican Grill          |
| BB Perrin's BBQ                    | Let's Do Lunch                  |
| Cafe 113                           | Mellow Mushroom Pizzeria        |
| C.F. Penn Hamburgers               | Morgan Price Candy              |
| City Cafe                          | Simp McGhee's                   |
| Curry's                            | Southern Hickory Barbecue       |
| Downtown Dawgs                     | Tennessee Valley Pecan Company  |
| El Portal                          | The Big Easy                    |
| Food Fite Catering & Gourmet To Go | The Brick Deli                  |
| Francesco's Italian Restaurant     | The Gridiron                    |
| Gyro Uno                           | The RailYard                    |
| Hard Dock Café                     | TimBuck2                        |
|                                    | Vittone's Pizzeria & Ristorante |

### ENTERTAINMENT

- |                                     |                            |
|-------------------------------------|----------------------------|
| 3rd Friday Downtown Street Festival | Decatur Youth Orchestra    |
| Alabama Center for the Arts         | Founders Park Amphitheatre |
| Carnegie Visual Arts Center         | Historic Railroad Depot    |
| Cook Museum of Natural Science      | Point Mallard Park         |
|                                     | Princess Theatre           |

## WORK.

Downtown Decatur is the city's center, with 65 new businesses and 450 new jobs in the last five years alone. From locally owned businesses to Global 500 companies, Decatur offers a strong and diverse workforce. Cut your commute and join this thriving market.

### SOME AREA MAJOR EMPLOYERS

- |                  |                        |
|------------------|------------------------|
| General Electric | United Launch Alliance |
| 3M               | Nucor Steel            |

### SOME AREA MAJOR RETAILERS

- |                        |                             |
|------------------------|-----------------------------|
| Academy Sports         | Pier 1 Imports              |
| Hibbett Sporting Goods | Publix                      |
| Hobby Lobby            | Lowe's                      |
| Kirkland's             | Target                      |
| Kohl's                 | Ulta                        |
| Kroger                 | WalMart Neighborhood Market |
| Old Navy               |                             |

Within a day's drive of 50% of the nation's population, the city of Decatur is strategically located on the Tennessee River in North Alabama midway between Nashville, Tennessee, and Birmingham, Alabama.

**DRIVE TIMES**

Huntsville International Airport 15 minutes

Birmingham International Airport 1.25 hours

- Birmingham, AL 1.25 hours
- Nashville, TN 1.5 hours
- Atlanta, GA 3.5 hours
- Memphis, TN 4.25 hours
- Tunica, MS 4.25 hours
- Louisville, KY 4.75 hours
- Orange Beach, AL 5.5 hours
- New Orleans, LA 6.75 hours
- St. Louis, MO 6.75 hours
- Charleston, SC 9 hours

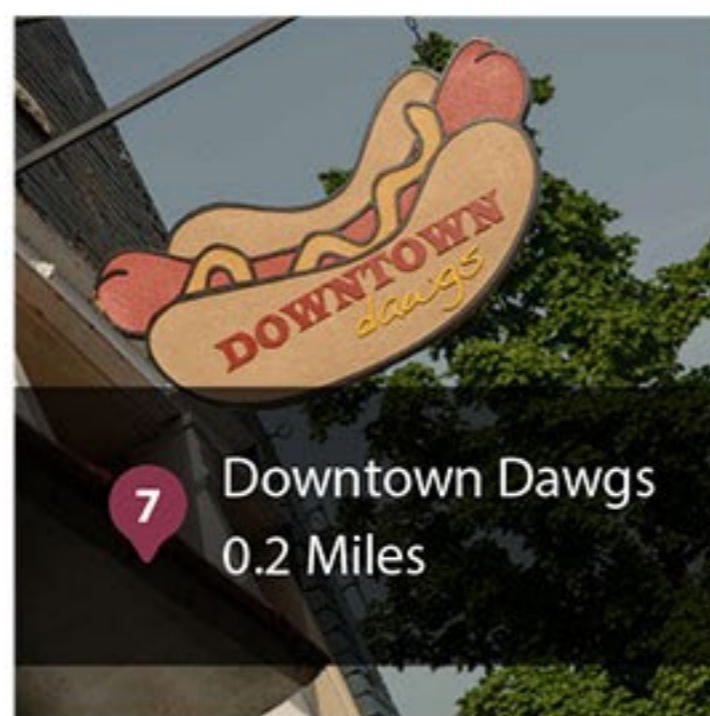


★ **307 SECOND**

- 1 Cafe 113
- 2 Gyro Uno
- 3 The RailYard
- 4 Curry's
- 5 The Gridiron
- 6 C.F. Penn Hamburgers
- 7 Downtown Dawgs
- 8 City Cafe
- 9 The Brick Deli & Tavern
- 10 The Big Easy
- 11 Keep Your Fork Cafe
- 12 Mellow Mushroom
- 13 Princess Theatre
- 14 Vittone's Pizzeria & Ristorante
- 15 Alabama Center for the Arts
- 16 Let's Do Lunch
- 17 BB Perrin's BBQ
- 18 Mi Hacienda Mexican
- 19 Jack's
- 20 Waffle House
- 21 Carnegie Visual Arts Center
- 22 Food Fite Catering & Gourmet To Go
- 23 Tennessee Valley Pecan Company
- 24 Simp McGhee's
- 25 Tim Buck2
- 26 Moe's Original BBQ
- 27 Farmer's Market



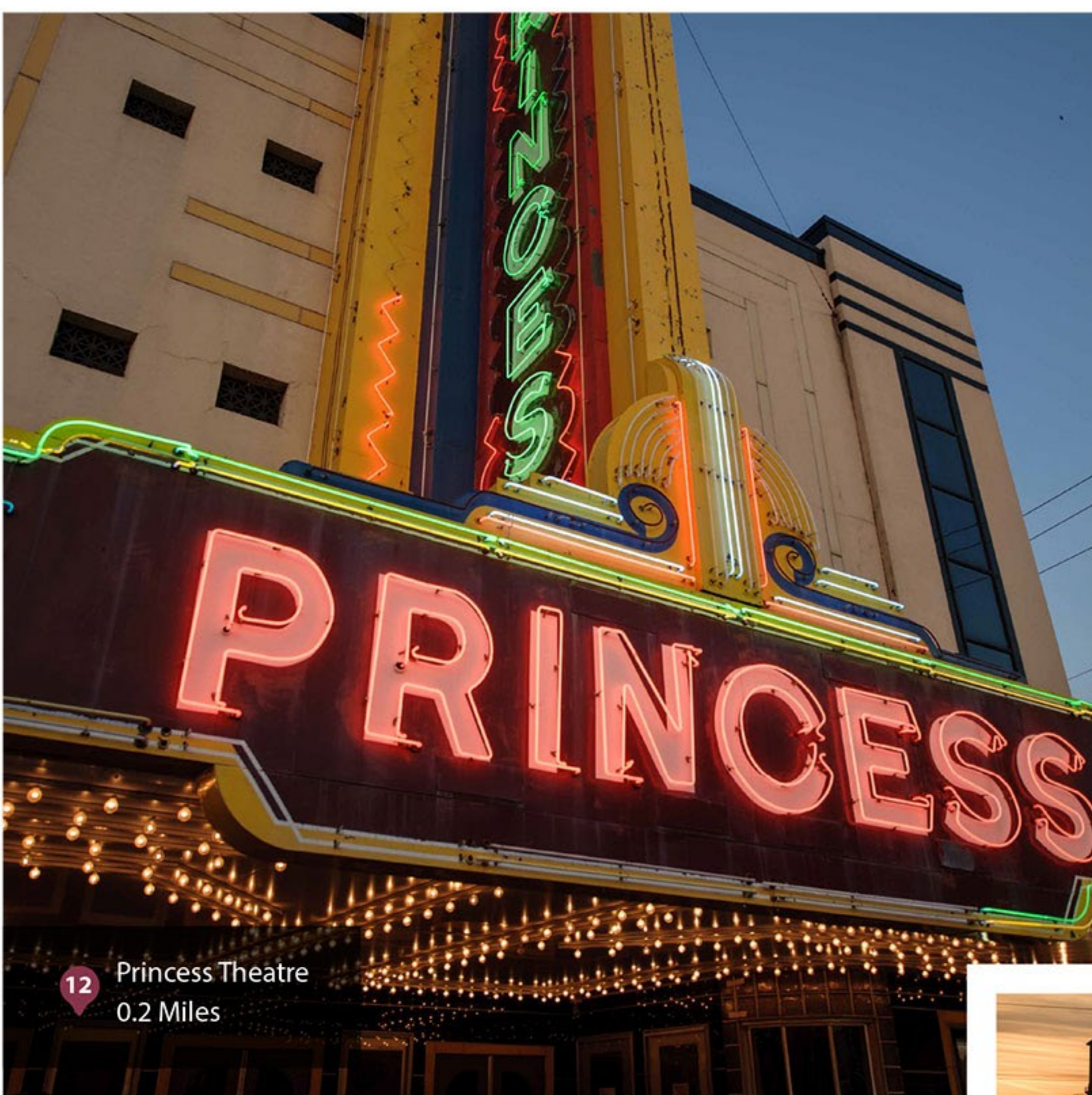
2 Gyro Uno  
125 Feet



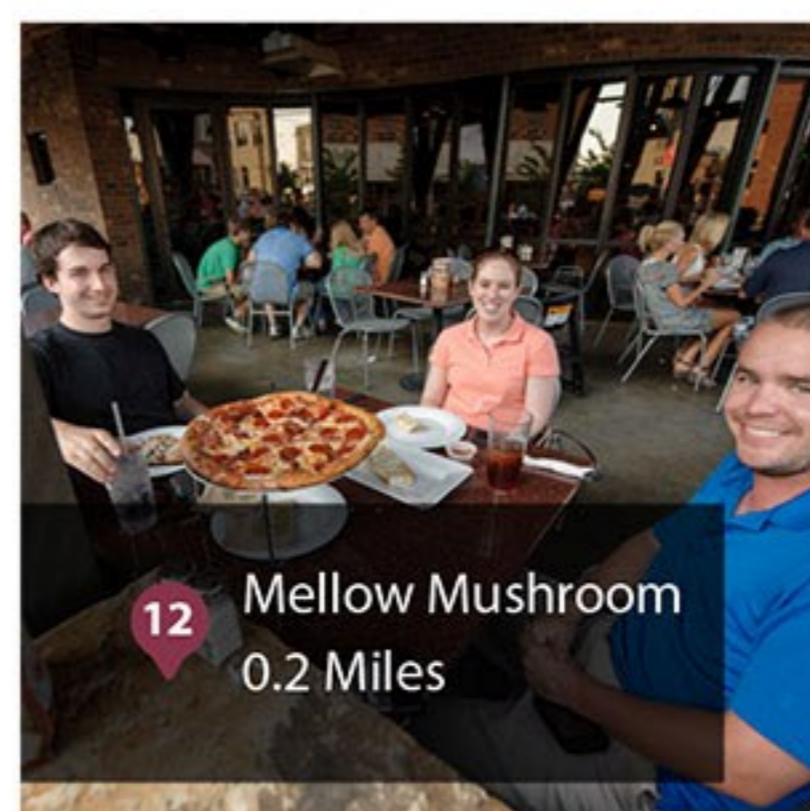
7 Downtown Dawgs  
0.2 Miles

Located in the historic district, Second Avenue is far from an old-fashioned scene. With thriving businesses, art galleries, parks, and restaurants within walking distance residents of the 307 SECOND lofts can experience city living at its best.

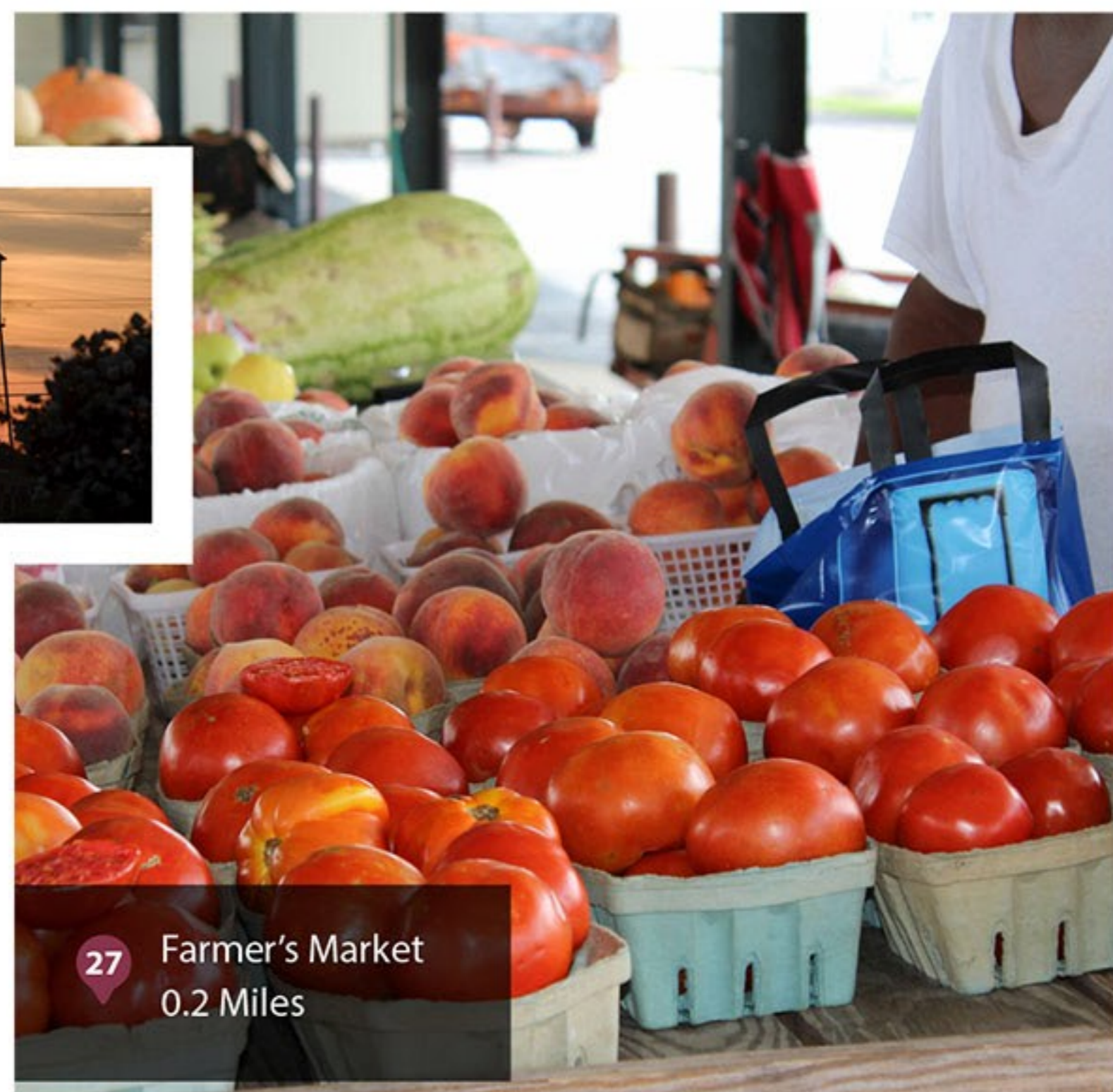
Live music at Vittone's, cocktails at the RailYard, stone-baked pizza from Mellow Mushroom, fresh peaches from the Farmers Market, pedestrian access to 3rd Friday street festivities, **307 SECOND** luxury living offers it all.



12 Princess Theatre  
0.2 Miles



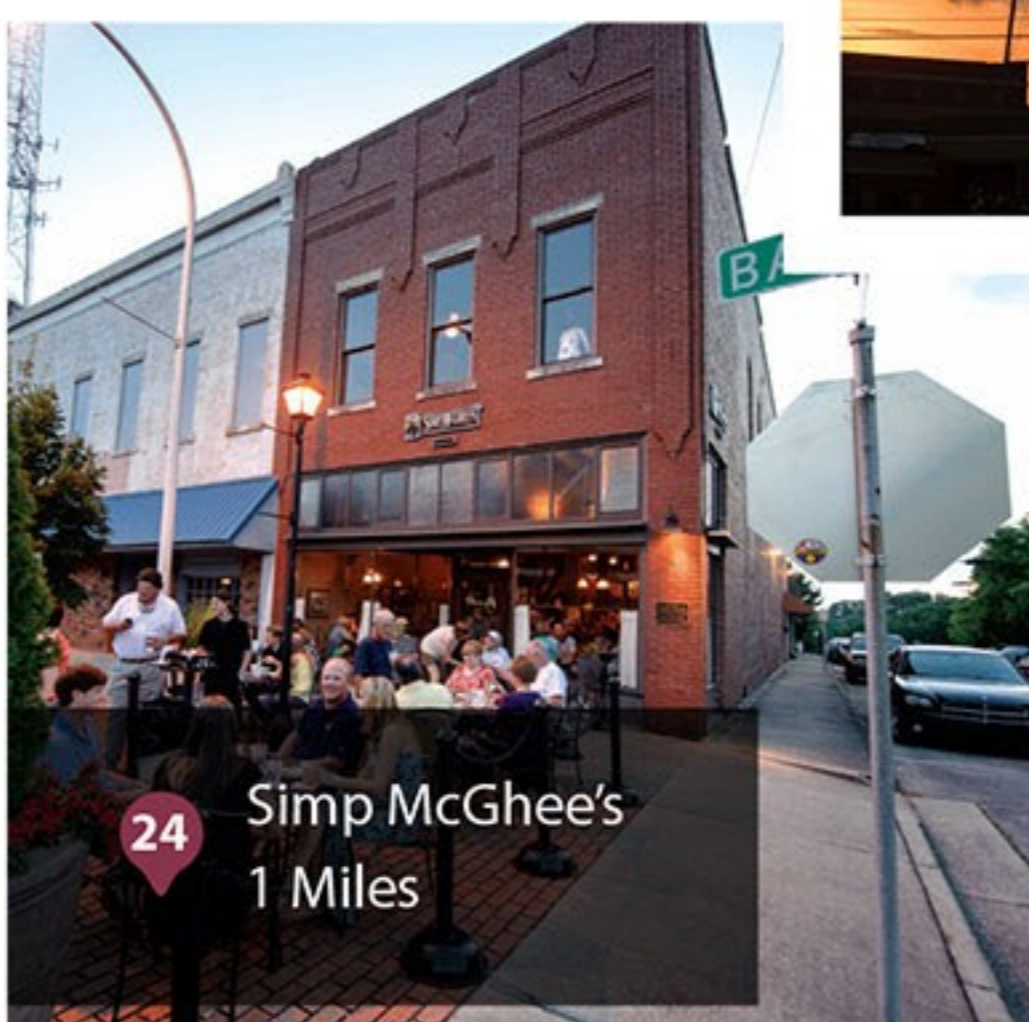
12 Mellow Mushroom  
0.2 Miles



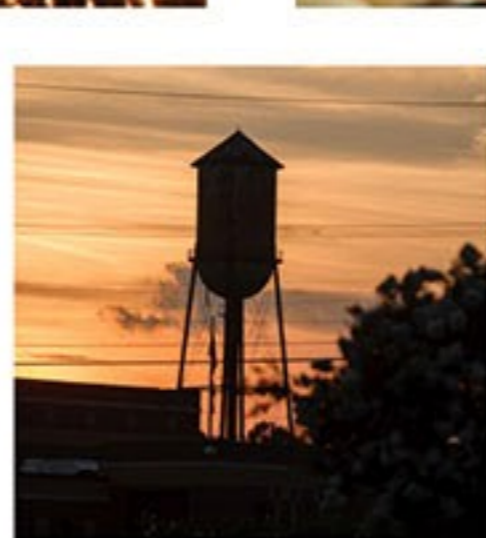
27 Farmer's Market  
0.2 Miles



26 Moe's Original BBQ  
0.2 Miles



24 Simp McGhee's  
1 Miles





**B Cubed, LLC Development**

A Project of Gateway Commercial Brokerage, Inc.  
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