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DIGGING INTO DEVELOPMENT

Updates on Projects Around Town

By: Ainsley Allison

Pelham Central Park

The long-anticipated development near the Pelham Public Library, Pelham Park Middle School, and the Pelham Recreation Center has come to life. Pelham Central Park is set to transform the heart of our city with new food and beverage options for residents and visitors alike.

"We're all very excited to see this unique outdoor venue, centered around a public lawn, come to fruition," said developer John Benner. "It's another great example of what the public and private sectors can accomplish with good cooperation."

The Pelham City Council approved two economic development incentive agreements with anchor tenants Edgar's Bakery and Cafe and Waldo's Chicken and Beer. Edgar's plans to repurpose its existing location at 499 Southgate Drive to become an operations center that will supply certain items to its eleven locations statewide. The new bakery and cafe at Pelham Central Park, positioned directly beside the library, will be a retail and restaurant space.

"Edgar's had this plan for an operations center, and we wanted to keep them here in Pelham," said Economic Development Director Michael Simon.



"We worked out an incentive deal to keep approximately 111 jobs and the business in Pelham." The company plans to add 30 jobs over the next three years in addition to seasonal hiring.

While most people in the area are familiar with Edgar's, Waldo's Chicken and Beer may be less well-known. Located at the northern end of the development, this will be just the third franchise in Alabama. The chain has numerous locations around the southeast but only two in Alabama: one in Vestavia Hills and one in Dothan.

The restaurant is known for its chicken, which is cooked two ways: southern fried and rotisserie. Everything on the menu, including the sides, sauces, and dressings, is made from scratch daily. As for the beer, Waldo's stocks its bar with local and regional canned craft beer.

Developers inked a deal with Bullet Coffee, which will be built on the southern end of the development, directly in front of the library. Bullet Coffee is a locally owned, drive-thru coffee shop. The only other location is on Highway 280, and we are excited the owners chose Pelham for their first expansion," Simon said. The menu includes hot or iced classics, specialties, blended and non-coffee drinks, breakfast, and lunch.

The development is structured in two major phases. Phase one will focus on all civil site work, including installing utilities, stormwater management systems, parking lots, and roadways. The developer is handling this crucial groundwork, expected to take 120-180 days, barring any adverse weather conditions and any unexpected site challenges. Upon completion or nearing the end of phase one, Edgar's, Waldo's, and Bullet will begin their respective development projects. Edgar's and Waldo's constructions are expected to take between 12-14 months, while Bullet could be completed within nine-12 months due to its smaller size.

The remaining two parcels of land within the development offer flexibility for future growth. The developer is open to either selling these parcels to end users for their own projects or constructing speculative space to attract potential tenants. The overarching goal is to bring more food or retail options to Pelham Central Park, enhancing its role as a community hub. "This development is a testament to our commitment to improving the quality of life for our residents," Simon said.

Oak Mountain Trail

Construction of the new Jack's restaurant near Tractor Supply is progressing at an impressive pace. In June, the company was just preparing to pour the slab. Now, it is just a couple of months away from opening. The restaurant features the brand's design elements, including a welcoming dining area with a chimney, an outdoor porch, a convenient drive-thru, and ample parking.

Residential Development

Huntley Ridge, a Tower Homes residential development, is really taking shape. Since our last update in this magazine, all of the infrastructure in the first phase was completed, lots have been marked off, and some homes have been completed. This 112-lot subdivision features single-family, detached townhomes. The site is located at the corner of Huntley Parkway and Highway 11. Crews are still grading and installing drainage systems in other subdivision parts. Prices on these homes start in the \$300,000 range, according to the Tower Homes website.

Just north of Huntley Ridge, Tower Homes contractors are installing infrastructure for a third residential development. The planned townhomes will be offered as a rental product like the Huntley Park community that's just up the road. "The influx of hundreds of new residents will ultimately make Pelham more attractive to future developments, including retail, restaurants, and office space," Simon explained. The new development is expected to have 42 townhomes.



Cool Treats; Cool Background

La Monarca Creamery & Snack Bar held a grand opening on August 23, 2024. Pelham's new spot for delicious all-natural ice cream started with a family business in Michóacan, Mexico. José Valdez has been in Alabama for 22 years. He decided to bring his new business to Pelham because he was familiar with the community and liked it here. "Pelham has been great for us. We hope to expand in the next few years if all goes well," said Valdez.

Customers can expect ice cream made with natural fruit and cream, ice cream bars, and delightful agua frescas, to name a few of the offerings.

The name La Monarca pays homage to the monarch butterfly, which migrates to Michóacan to spend the winter. "We wanted to bring a bit of Michóacan culture to Pelham," stated Valdez.

La Monarca Creamery & Snack Bar is located at 3109 Pelham Parkway. They are open Monday - Thursday, 11:00 a.m. - 9:00 p.m., and Friday - Sunday, 10:00 a.m. to 10:00 p.m.



Welcome to Pelham

Business licenses were recently granted to:

L & L Property Enterprise

Skyline Exteriors

MB El Paso

On the Run Concessions

Melissa's Express Car Wash

Macs and Macs Freight

Allcover Insurance Agency

Oak Mountain Mobil

Hatfield and Company

Kamp

Product Forge

Just Breathe Yoga & Fitness

Partners, Brothers, & Friends -

(Poppa G's Billiards)

Lavender and Lotus

American Equipment Company

D & J Beauty

It's Wing Time

Extreme Truck Accessories 2

John E. Madaris Attorney at Law

Control Systems

Morgan Services

Jyothi Naga Dakarapu

Julia Vasilevich

Discount Furniture Mart

Gulfsouth Outdoor Living

Two Oaks Way

La Monarca Creamery & Snack Bar

Ray Engineering Group

Crown Direct

Dashiv

The Book Raven Store

**Some existing Pelham businesses on this list may be under new ownership.*

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