



Prime Commercial Development Opportunity

Development Opportunity



Richland Rd + Shug Jordan Parkway Auburn, AL 36832

CONTACT:

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EXECUTIVE SUMMARY

Property Overview

Richland Road + Shug Jordan Parkway Auburn, AL 36832

Acerage	30.41 AC (1,324,660 SF)
Zoning	CDD Comprehensive Development District
Traffic Count	23,300 Per Day
Current Land Use	Timberland

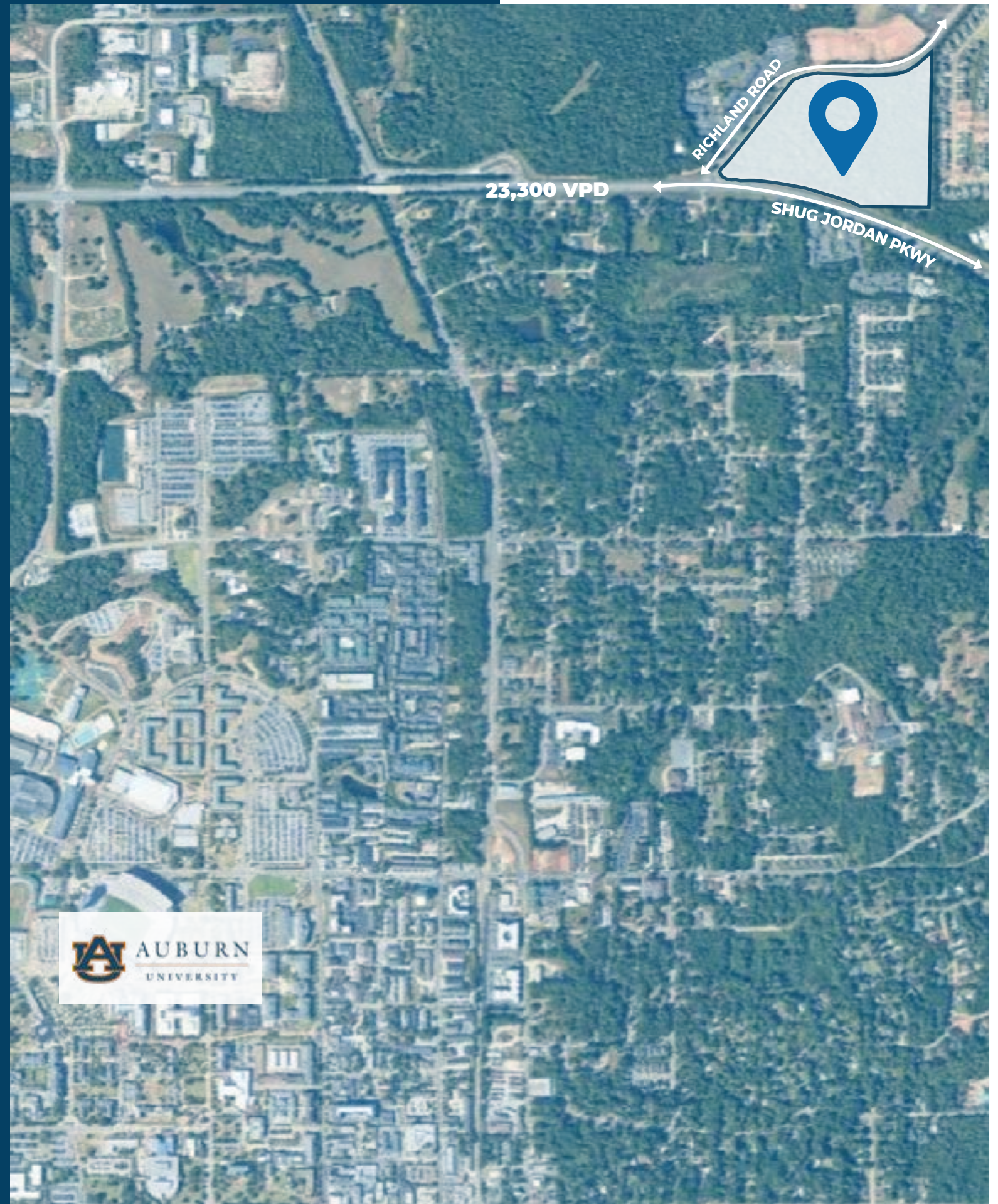
The Site

The 30.41-acre site is in rapidly growing Northwest Auburn just 1 mile from the Campus of Auburn University and 2.5 miles from Downtown. Four of the cities six elementary schools are located nearby or within a few miles. Elementary schools locate as close to the population they teach. The site will make a great mixed use development for the region.



INVESTMENT HIGHLIGHTS

- | Zoned CDD – Comprehensive Development District
- | Situated Along Shug Jordan Pkwy in Rapidly Growing NW Auburn
- | Fastest Growing City in Alabama
- | 2.5 Miles Northwest of Downtown
- | 1 Mile to Auburn Campus
- | Over 3,000 Rooftops in some phase of Development in NW Auburn.





Publix

Auburn Mall
Dillard's
bek
LOFT
AMERICAN EAGLE
Chick-fil-A
maize & co
Applebee's
Starbucks
Waffle House
Cook Out
Firehouse Subs
Tractor Supply Co
Horseshoe
Walgreens
CVS pharmacy

Walmart

Lowe's

Walmart
Neighborhood Market

Walmart
Neighborhood Market

MIDTOWN
AUBURN

Walmart
Neighborhood Market

Kroger
Tenda Chick

Academy
Sams Club

EXIT 58

Home Depot
Kohl's
Target
Old Navy
Dick's Sporting Goods
FJ-Moxie
TJ-Maxx
Best Buy
Hobby Lobby
Office Depot
World Market
Men's Wearhouse
Ware
Five Below
Taziki's
Newk's
Sleep Number

TIGER TOWN
Kroger
Kohl's
Target
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Ware
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Newk's
Sleep Number

W GLENN AVE

E GLENN AVE

EXIT 57

W MAGNolia DR

CVS pharmacy
BurgerFi
Taziki's
Newk's
Beyond the Work

Waffle House
Garden Inn

AUBURN UNIVERSITY

AMSTERDAM
MARK MOCHES

Publix

SHUG JORDAN PKWY

TOWNEPLACE SUITES
MARRIOTT

CVS pharmacy

Winn-Dixie

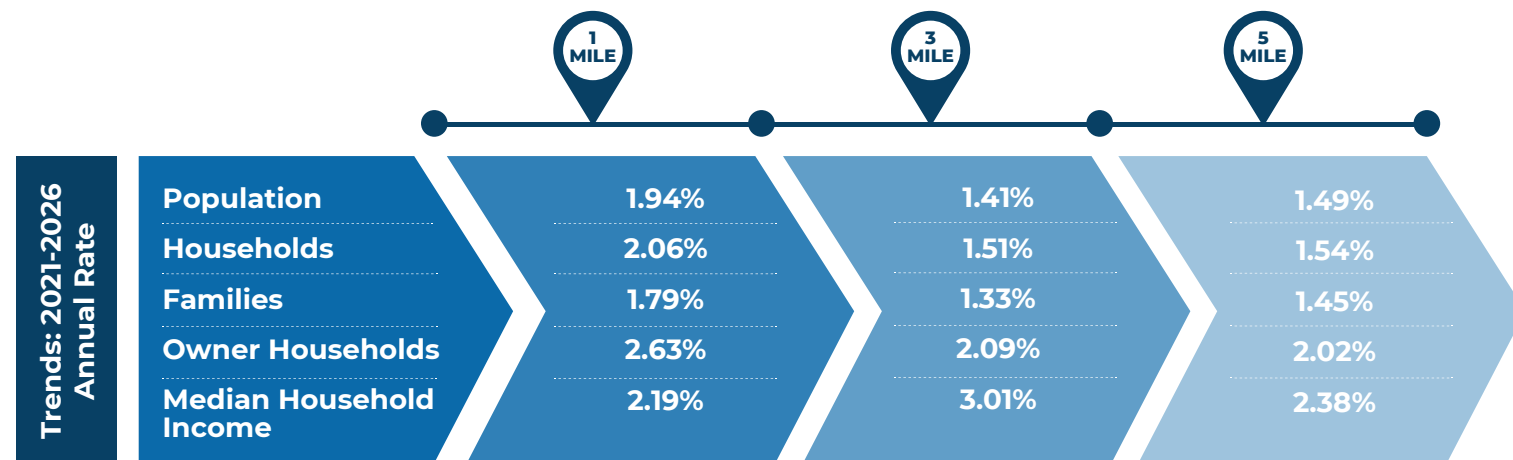
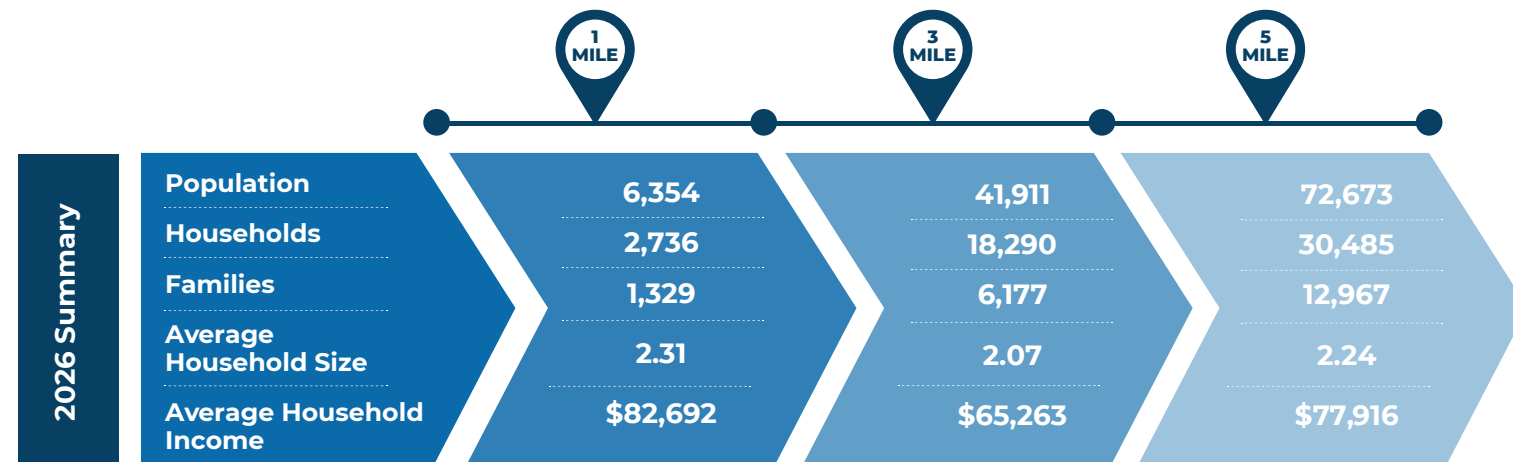
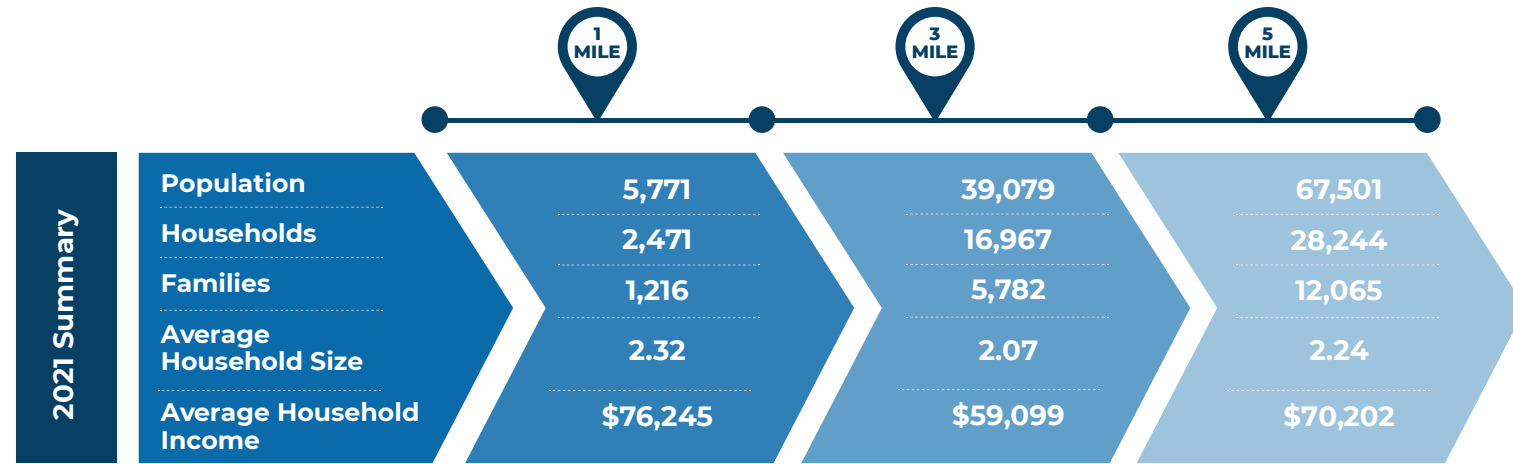
85

Walmart

JIM N NICK'S
BAR-B-Q

SONIC
Arby's
Firehouse Subs
Pizza Hut
Dunkin' Donuts

DEMOGRAPHICS



HIGHLIGHTING GROWTH

Area Growth



Auburn, AI: Auburn has a positive business environment, a viable workforce, a fantastic education system and a high quality of life have all fueled the economy and growth over the years. Driven by continued population growth in East Alabama, rapidly expanding tourism and travel marketing, Auburn continues to experience steady commercial growth.



Retail Market: A positive business environment, a viable workforce, a fantastic education system and a high quality of life have all fueled Auburn's economy and growth over the years. Driven by continued population growth in East Alabama, rapidly expanding tourism and travel marketing, Auburn continues to experience steady commercial growth.



Job Growth: The City announced over \$2.28 billion in capital investment and adding 7,400 jobs. The industrial base includes 46 companies housed in four different parks producing a wide variety of parts including from aviation components to textiles.



Population Growth: According to the latest census Auburn is the fastest growing large city in Alabama. Census data shows the population in 2010 was just north of 53,000. Now, it's over 76,000.



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