

NOTES:

NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM TWELVE (12) FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.

BY PLACING OBSTRUCTIONS WITHIN OR ENCRDACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREE TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.

ANY FUTURE DRIVEWAYS MUST BE IN CONFORMANCE WITH THE MINIMUM SPACING REQUIREMENTS OF THE CITY OF AUBURN.

UTILITIES LOCATED BASED ON EVIDENCE VISIBLE ON THE SURFACE. CALL FOR UTILITY LOCATION BEFORE EXCAVATION.

FIELD WORK COMPLETED ON 12.20.2021. OFFICE WORK COMPLETED ON 12.13.2022.

SOURCES OF INFORMATION ARE AS SHOWN ON SURVEY.

BEARING REFERENCE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE.

West Pace Village | Commercial Development Land

SHELL TOOMER PARKWAY

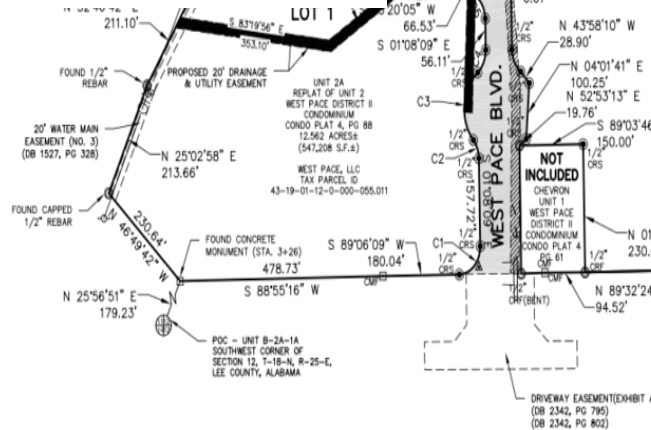
Auburn, AL 36830

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U.S. HIGH



SHELL TOOMER PARKWAY
(300' ROW)





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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	SUBJECT TO OFFER
LOT SIZE:	132.7 Acres
ZONING:	PDD (Planned Development District)
MARKET:	Auburn
SUBMARKET:	South
APN:	Various (5 Parcels totaling 132.87 acres)

PROPERTY OVERVIEW

SVN is pleased to present one of the most unique commercial development opportunities in booming market of Auburn, Alabama. Home to the Auburn Tigers and Auburn University, this nearly 133 acre development land is now being offered for sale. Consisting of 5 parcels that can be developed.

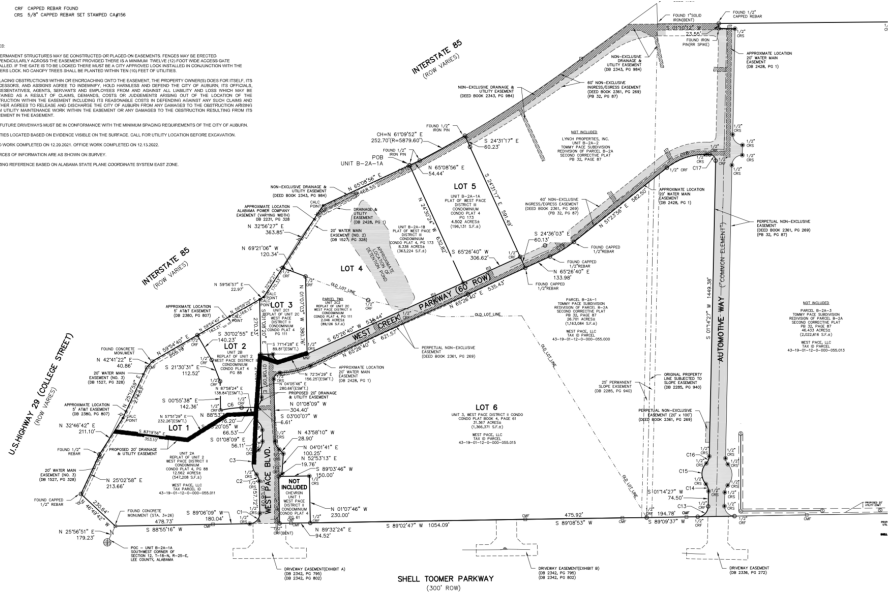
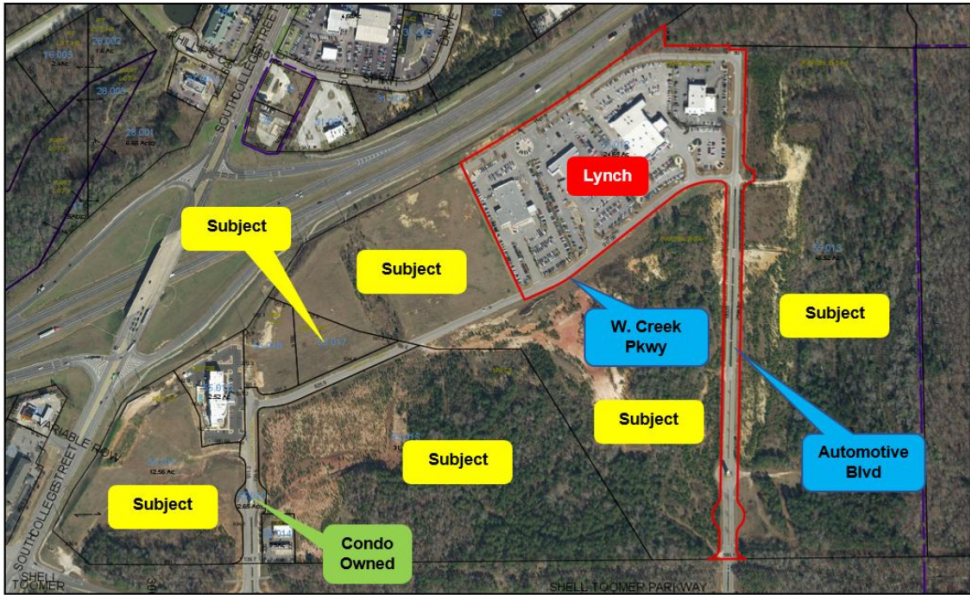
The general area is developed with various commercial and multi-family residential on S. College Street and residential development in the outlying areas. The area of S. College Street on the northern side of I-85 is approximately 95 percent developed, with the highest concentration of development along this primary traffic artery. This is a desirable area for retail automotive, industrial and commercial use.

The economy in the market area is heavily influenced by Auburn University. The University had a 2021 enrollment of 31,526 students, which exceeded the pre-determined student capacity; therefore, future population growth that provides a driver for the local economy is expected to proceed at a slower pace.

ADDITIONAL PHOTOS



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	West Pace Village Commercial Development Land
STREET ADDRESS	Shell Toomer Parkway
CITY, STATE, ZIP	Auburn, AL 36830
COUNTY	Lee
MARKET	Auburn
SUB-MARKET	South
CROSS-STREETS	S. College Street & Shell Toomer Parkway

BUILDING INFORMATION

NUMBER OF LOTS	5
BEST USE	Commercial and Retail Development

PROPERTY HIGHLIGHTS

- Entitled Commercial Development Land
- 132+/- acres
- Great Visibility
- Located in major retail corridor at Auburn University, Auburn, Alabama

LOCATION DESCRIPTION



LOCATION DESCRIPTION

The subject property is comprised of 132.87 acres of vacant land within the West Pace Village Development. The subject property is located on S. College Street and Shell Toomer Parkway at the Exit 51 Interchange of Interstate 85 in the southern portion of Auburn, AL.

The subject property is located on S. College Street and Shell Toomer Parkway at the Exit 51 Interchange of Interstate 85 in the southern portion of Auburn. S. College Street is a four-lane major transportation route that runs north and south. College Street is an arterial road, which connects to the loop known as University Drive (Shug Jordan Parkway) to the north that encircles Auburn. It connects to I-85 at the subject location. Shell Toomer Parkway is a two-lane road that connects from S. College Street and I-85 to the west and dead-ends at Chewacla State Park to the east.

The Opelika-Auburn area, 110 miles southwest of Atlanta, Georgia, is in east-central Alabama in Lee County. Lee County is larger than the four surrounding counties which are Chambers, Macon, Russell, and Tallapoosa counties. Opelika-Auburn is the home of Auburn University and Lee County is the preferred location of numerous industrial companies. The location of Opelika- Auburn and Lee County combined with a well-educated workforce, excellent school system, and quality of life features have spurred Opelika-Auburn/ Lee County population and employment growth.

PROPOSED SITE PLANS

CRF CAPPED REBAR FOUND
CRS 5/8" CAPPED REBAR SET STAMPED CA#156

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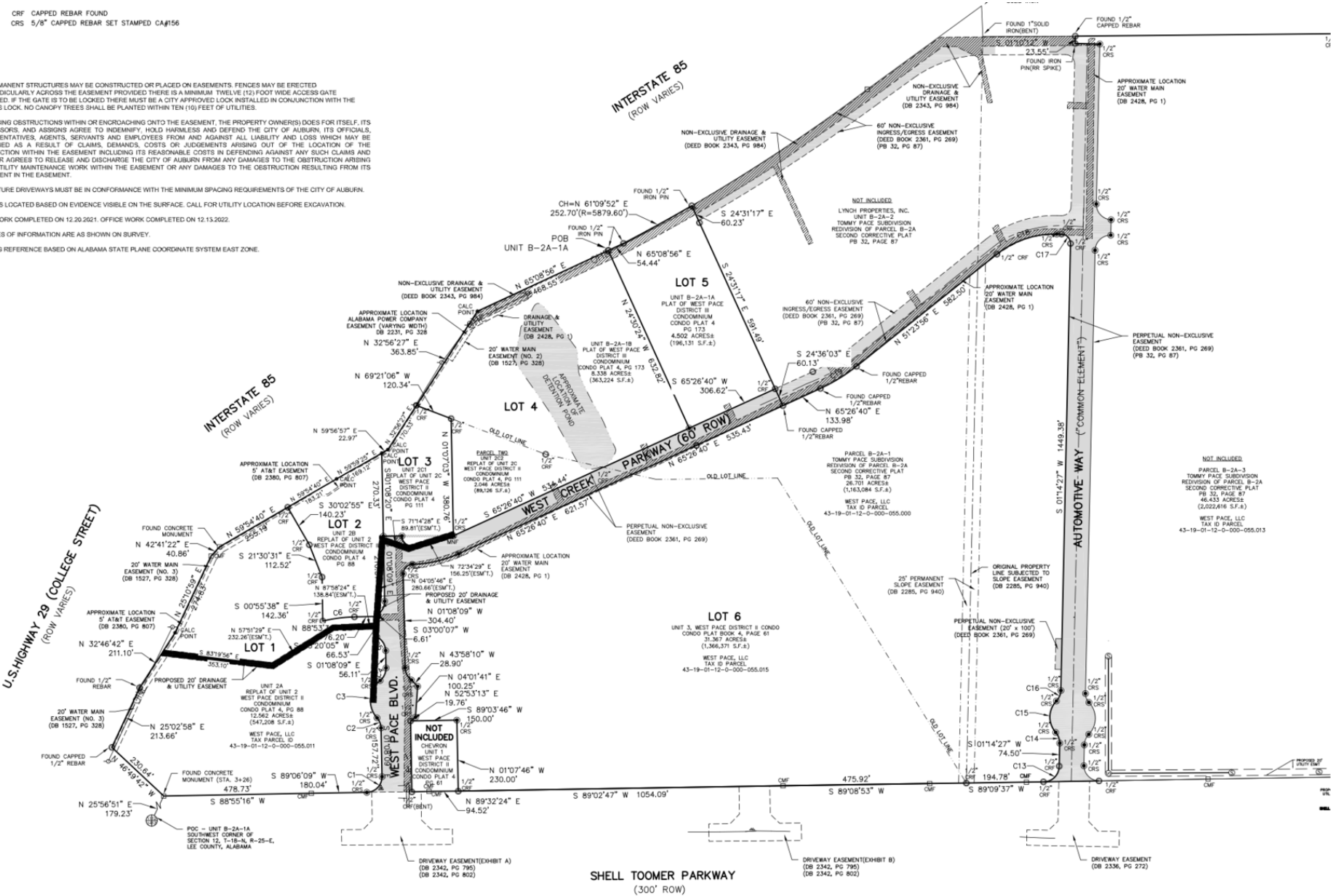
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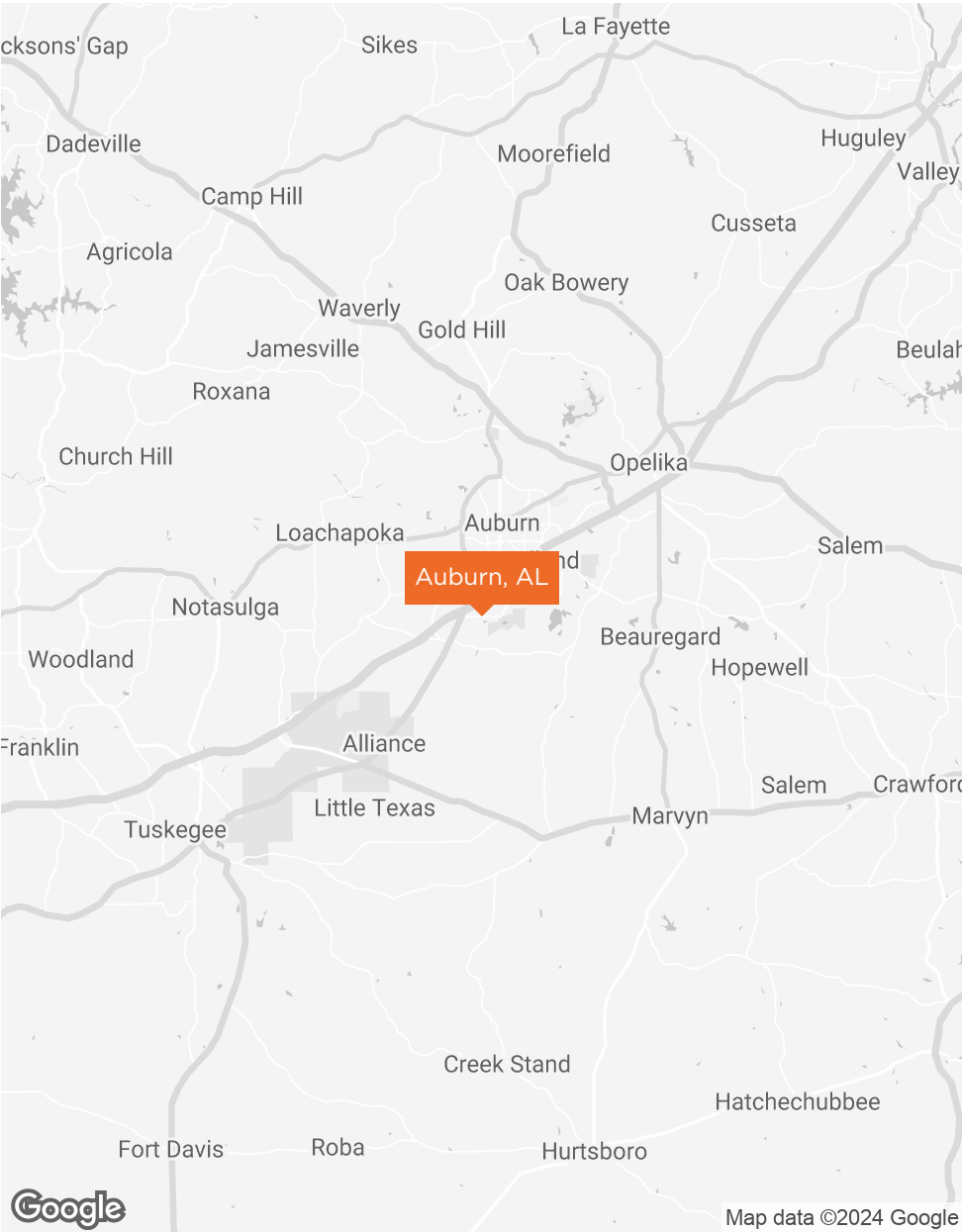
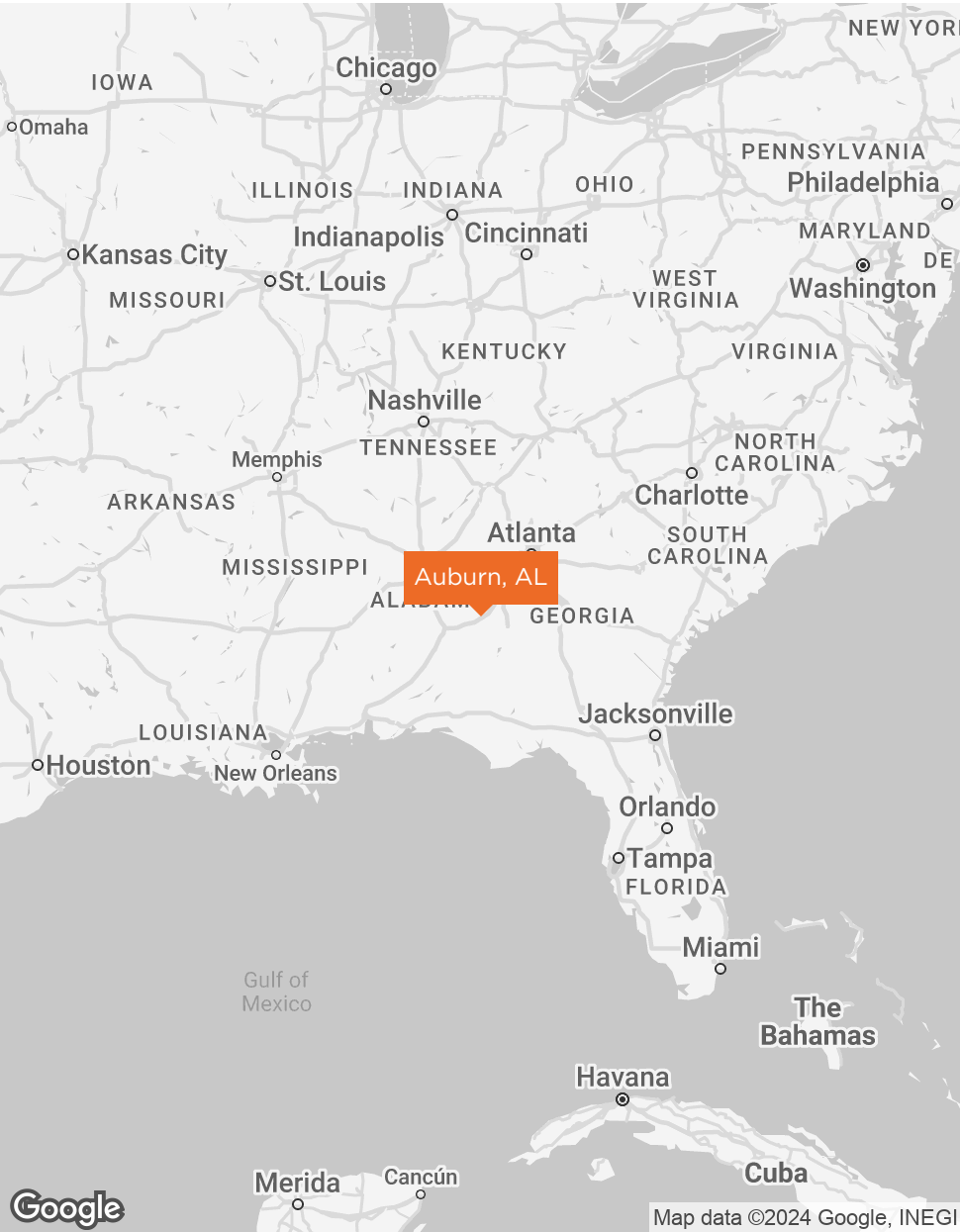
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REGIONAL MAPS



AERIAL MAP

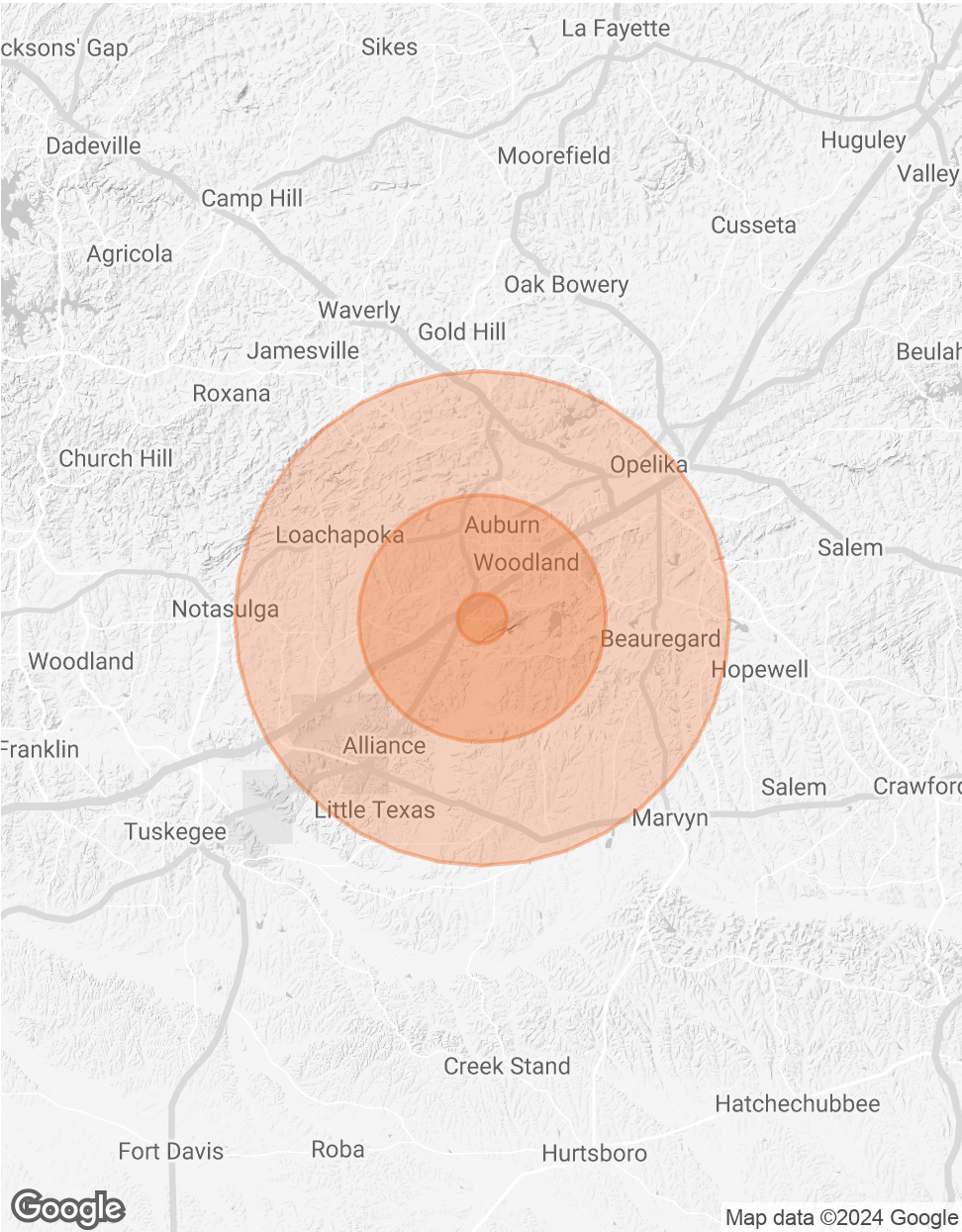


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,804	47,670	84,632
AVERAGE AGE	33.4	26.2	29.3
AVERAGE AGE (MALE)	32.7	25.9	28.5
AVERAGE AGE (FEMALE)	34.4	27.0	30.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	697	20,021	36,171
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$90,155	\$49,805	\$50,799
AVERAGE HOUSE VALUE	\$232,545	\$185,967	\$178,569

* Demographic data derived from 2020 ACS - US Census



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.