THE DISTRICT AT RICHLAND ROAD · AUBURN ·

EXECUTIVE SUMMARY

OPPORTUNITY TO DEVELOP A **5.73 +/- ACRE UPSCALE NEIGHBORHOOD SHOPPING CENTER**

LOCATED AT RICHLAND RD & SHUG JORDAN PKWY

AUBURN, AL

AT THE INTERSECTION OF **COLLABORATION & COMMUNITY**

BY TRINITAS VENTURES

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Available AC: 5.73 +/- Acres

Price: Contact Agent

Zoning: PUD *(Planned Unit Development)*

The ± 5.73-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. The site provides a great opportunity for the development of a highly desired first class neighborhood shopping center.

Property Highlights

- **Prime Opportunity:** Fully Entitled for a 20,000 SF Upscale Neighborhood Shopping Center at a Premier Signalized Intersection in Auburn, AL
- **Part of the 30-Acre District at Richland Road Development,** Featuring 275 Market-Rate Residential Units Adjacent to the Site, Expected for Completion in 2026
- **The Site Comes Fully Equipped:** Off-Site Detention, Rough Grading, Utilities Stubbed, and a Shared Entrance
- **Immediate Access to 1,200+ Rooftops** with an Additional 1,900+ Approved for Construction on Richland Road
- **Exceptional Advantage:** Non-Topographically Challenged Site in the Auburn MSA Ideal for Multi-Tenant Users
- **Strategically Located near Downtown Auburn & Auburn University:** Boasting an Enrollment of 28,000+ and 5,500 Employees, it's one of the Largest and Fastest Growing Universities in the South.

JONATHAN MCCALL, CCIM | 334.356.3780 | JMCCALL@MCRMPM.COM

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INTEGRATED LOCATION

Traffic Counts

Shug Jordan Pkwy: ±21,072 ADT
Richland Rd: ±9,223 ADT

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CONCEPTUAL SITE PLAN

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Residential Stats

- **275 Units**
- **24 Acres**
- **Mix of Flats, Townhomes, & Duplexes**

Retail Information

Fully Entitled for 20,000 SF Neighborhood Shopping Center on 5.73 Acres

Key Features

- Neighborhood Focused
- Public Gathering Spaces

Delivery Conditions

- Rough Graded
- Utilities Stubbed to Pad
- Detention Included in Master Development
- Shared Entrance

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CONCEPTUAL RENDERING
AERIAL VIEW

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DEMOGRAPHICS
AUBURN, ALABAMA

Auburn has nearly doubled in population since 2000 and is regularly one of the fastest growing cities in Alabama, growing by 48% between 2010 and 2022. It serves as a hub of population, education and commercial activity in the region. With this growth, Auburn has continued to see ever increasing income levels and educational attainment.

Population (2022)

City of Auburn	80,008
Auburn-Opelika MSA (Lee County)	180,773

Historical Population

City of Auburn

1970	22,767
1980	28,471
1990	33,830
2000	41,987
2010	53,802
2020	76,143

Age & Gender

City of Auburn

Male	48.9%
Female	51.1%
Median Age	24.7
> 18 Years	18.5%
18 to 64 Years	73.3%
65 Years+	8.2%

Income

Auburn Family Income (2022 Average)	$135,349
Auburn University Student Family Income* (Avg.)	$237,184
Alabama (2022 Average)	$100,785

Income Continued

Family incomes in Auburn outpace both the state and nation. Auburn University students also present significant purchasing power, though they do not have 'high incomes' by standard metrics. Family incomes of Auburn University students are higher, in many cases significantly, than those of peer universities. ***Learn more about how Auburn benchmarks to other peer college towns.***

Educational Attainment

High School Diploma or Higher	98.4%
Bachelor's Degree	31.9%
Graduate or Professional Degree	21.1%
Bachelor's Degree or Higher	64.1%

As the home of Auburn University, it is no surprise than Auburn has a highly educated population. Auburn's percentage of residents with a bachelor's degree or higher are greater than peer university towns and twice the national average.

Additional Demographic Information

- Auburn Market Profile
- Auburn-Opelika MSA *(Lee County)* Market Profile

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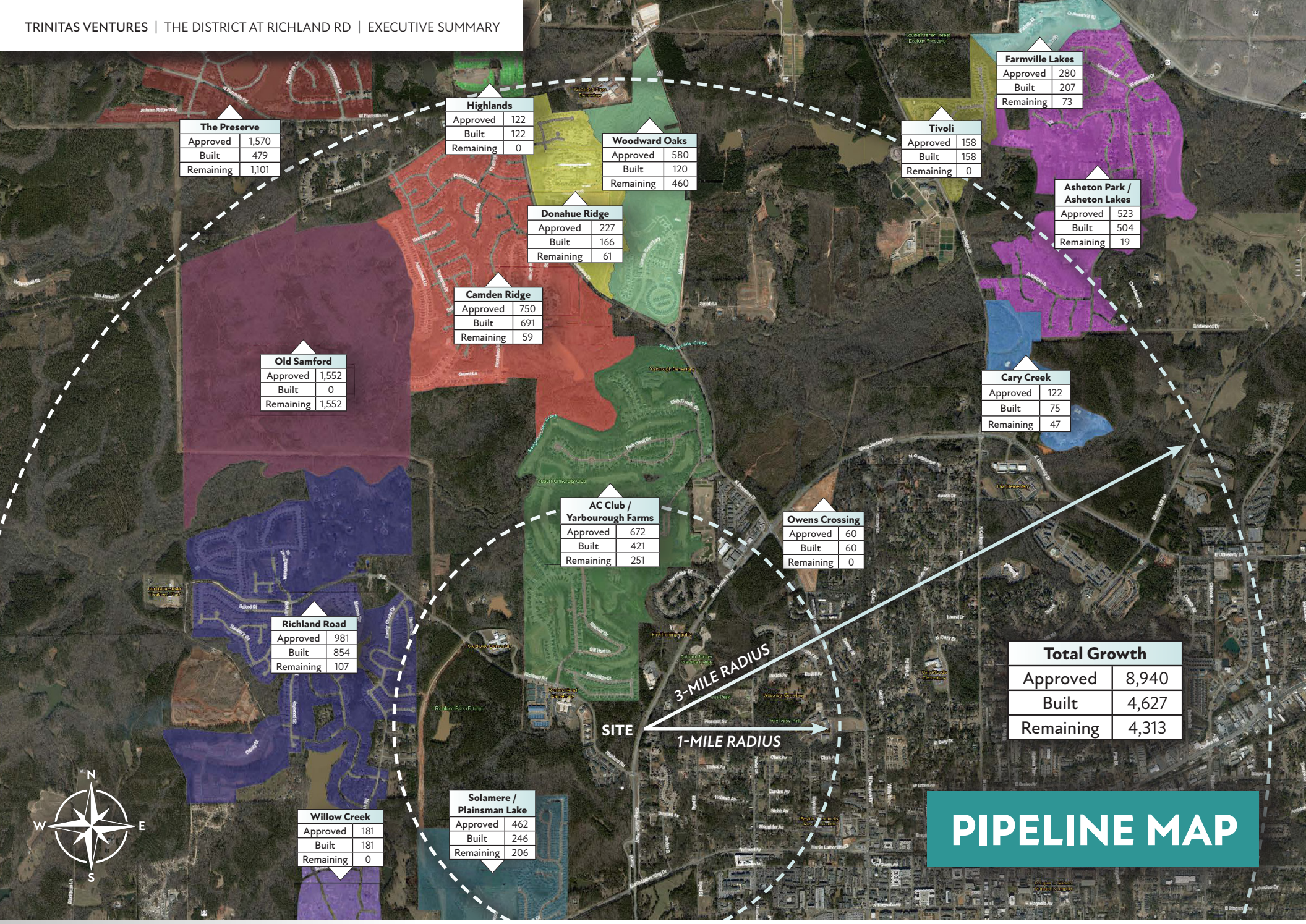

Total Growth	
Approved	8,940
Built	4,627
Remaining	4,313

PIPELINE MAP

JONATHAN MCCALL, CCIM | 334.356.3780 | JMCCALL@MCRMPM.COM

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RETAIL MAP

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Contact Us Now for More Information

Jonathan McCall, CCIM
Moore Company Realty
(P) 334.356.3780
(E) JMccall@mcrmpm.com

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312 Catoma St #200,
Montgomery, AL 36104

334.262.1952

MooreCompanyRealty.com

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