

# N. College at E. UNIVERSITY DR.

## INVESTMENT OFFERING STATEMENT



**BERKSHIRE  
HATHAWAY**

**Commercial  
Real Estate**

1810 E Glenn Avenue  
Suite 130  
Auburn, Alabama 36830  
334.501.2112



# CARY CREEK

*Auburn, Alabama*

## INVESTMENT SUMMARY

Address:	Cary Creek
Location:	Auburn, Alabama
Current Use:	Land
Lot Size:	1 to 5 acres
Zoning:	CDD & PDD/CDD/DDH
Adj. Zoning:	DDH/LDD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2022)	3,300	42,474	74,881
POPULATION (2027 Estimate)	3,573	45,637	80,265
AVERAGE HH INCOME	81,570	41,958	43,949

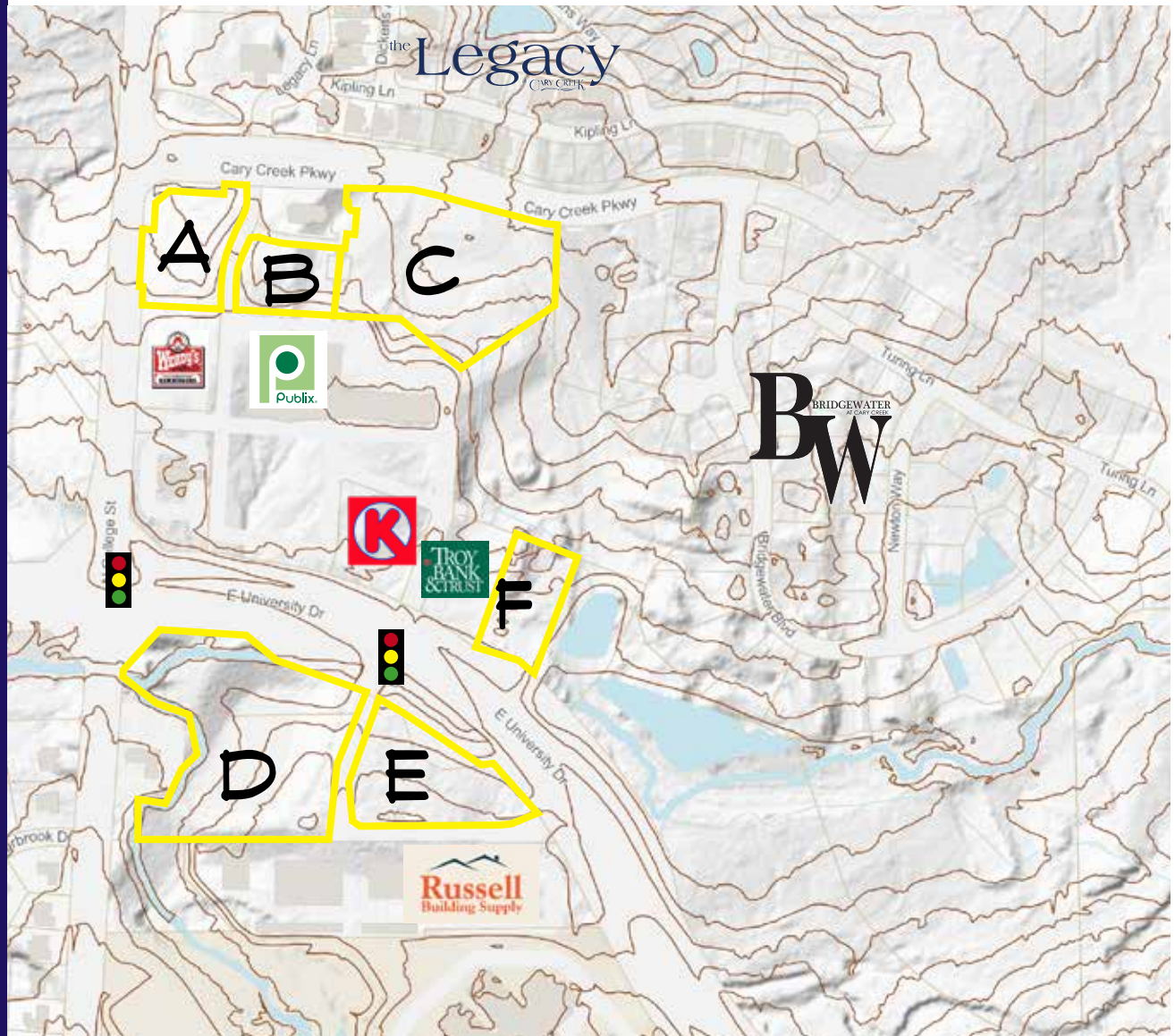
## PARCELS

	SIZE	PRICE
A	1.72 ac	\$1,050,000
B	1.02 ac	\$ 400,000
C	4.28 ac	Off-Market
D	5.29 ac	\$ 1,850,000
E	2.19 ac	\$ 2,100,000
F	1.14 ac	\$ 1,050,000



# INCREDIBLE REAL ESTATE WITH GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

*in Cary Creek, Auburn, Alabama*

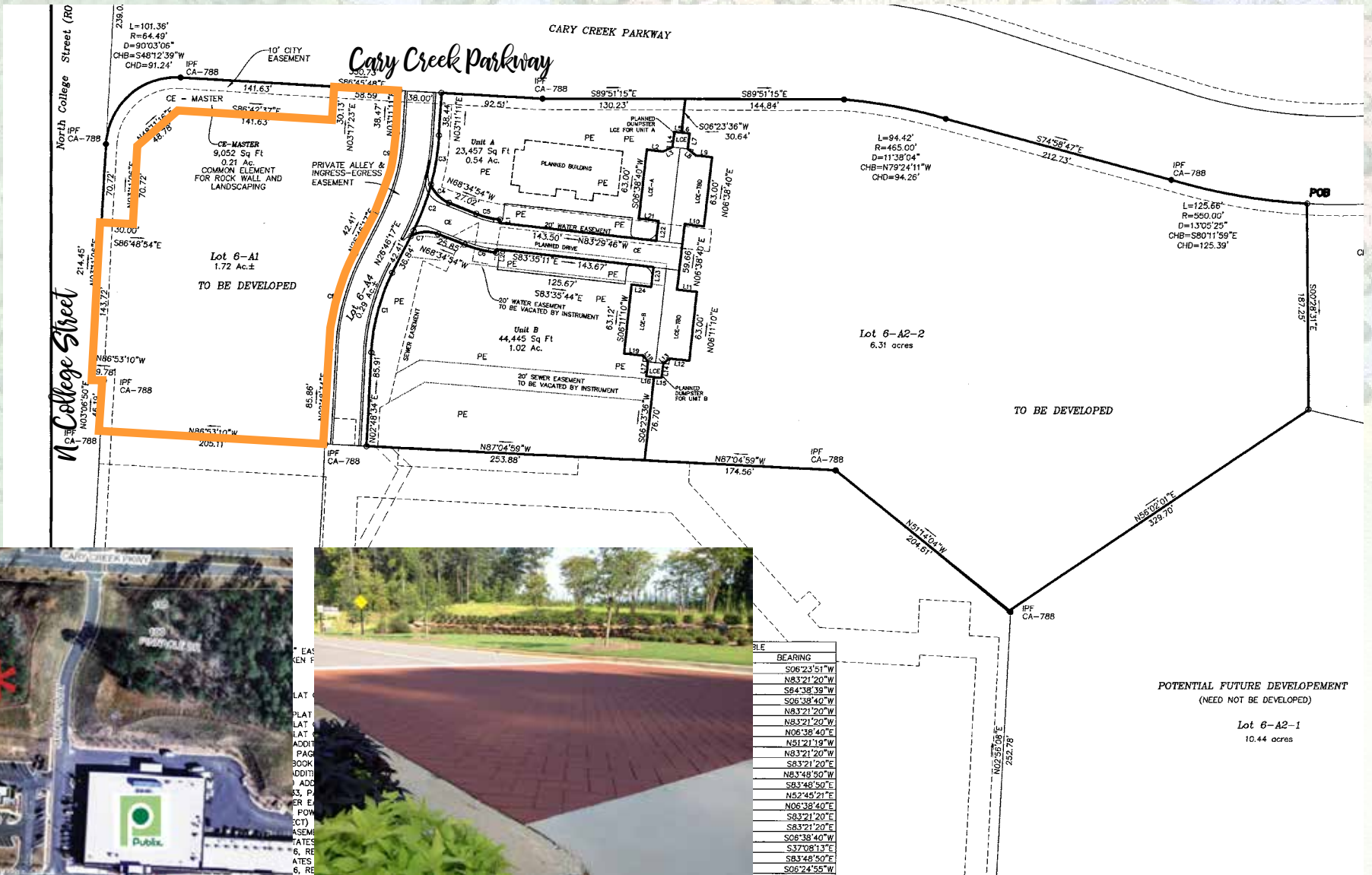


# LAND FOR SALE

1530 N. College St.  
 Auburn, Alabama

Located in North Auburn at the intersection of N. College and Cary Creek Parkway, in the growing Cary Creek Development. A traffic light is planned in the future for this intersection. This parcel is part of The Offices at Cary Creek, a condominium development adjacent to the Cary Creek Publix Shopping Center. The corner parcel is 1.72 acres and is for sale, ground lease or build-to-suit. Could also potentially be subdivided.

Offered at \$1,050,000





# LAND FOR SALE

100 Pinnacle Dr.  
 Auburn, Alabama

Located in North Auburn at the intersection of Pinnacle Drive and Cary Creek Parkway, in the growing Cary Creek Development. A traffic light is planned in the future for the N. College/ Cary Creek Parkway intersection. These parcels are a part of The Offices at Cary Creek, a condominium development adjacent to the Cary Creek Publix Shopping Center. This parcel is 1.02 acres and is for sale, ground lease or build-to-suit.

Offered at \$400,000



# LAND FOR SALE

300 Pinnacle Dr.  
 Auburn, Alabama

Located in North Auburn at the intersection of N. College and E. University Dr., in the growing Cary Creek Development. This parcel is part of The Annex at Cary Creek, a commercial development adjacent to the Cary Creek Publix Shopping Center. The parcel is 1.14 acres and will be graded and compacted. There is over 150 ft. of frontage along E. University Drive and adjacent the new Troy Bank & Trust building (coming soon).

Offered at \$1,050,000





# LAND FOR SALE

# Cary Crossing Parcels

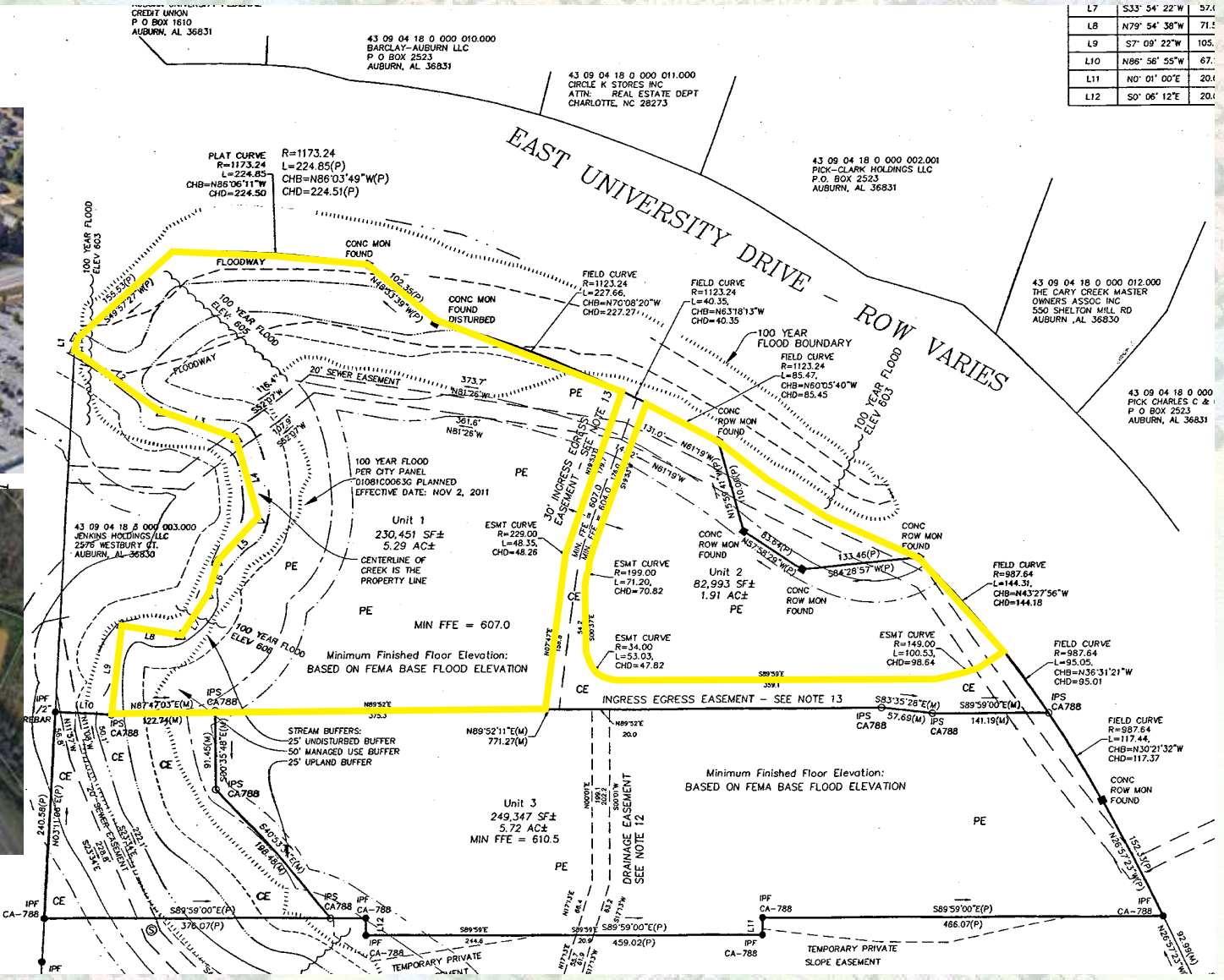
Auburn, Alabama

Located in North Auburn across E. University Drive from the Cary Creek Publix Shopping Center, in the new Cary Crossing Development adjacent to Russell Building Supply. Extensive frontage along E. University. This property consists of two parcels totaling 7.48 acres. The 2.19 acre parcel will be delivered pad ready and can be subdivided.

\$1,850,000 - 5.29 acres  
 \$2,100,000 - 2.19 acres



43-09-04-18-0-000-005.000  
 MUELLER ANN K TRUST  
 175 CAMP RD  
 MONETA, VA 24121



L7	S33° 54' 22\"	57.1
L8	N79° 54' 38\"	71.1
L9	S7° 09' 22\"	105.
L10	N86° 56' 55\"	67.
L11	N0° 01' 00\"	20.1
L12	S0° 06' 12\"	20.1

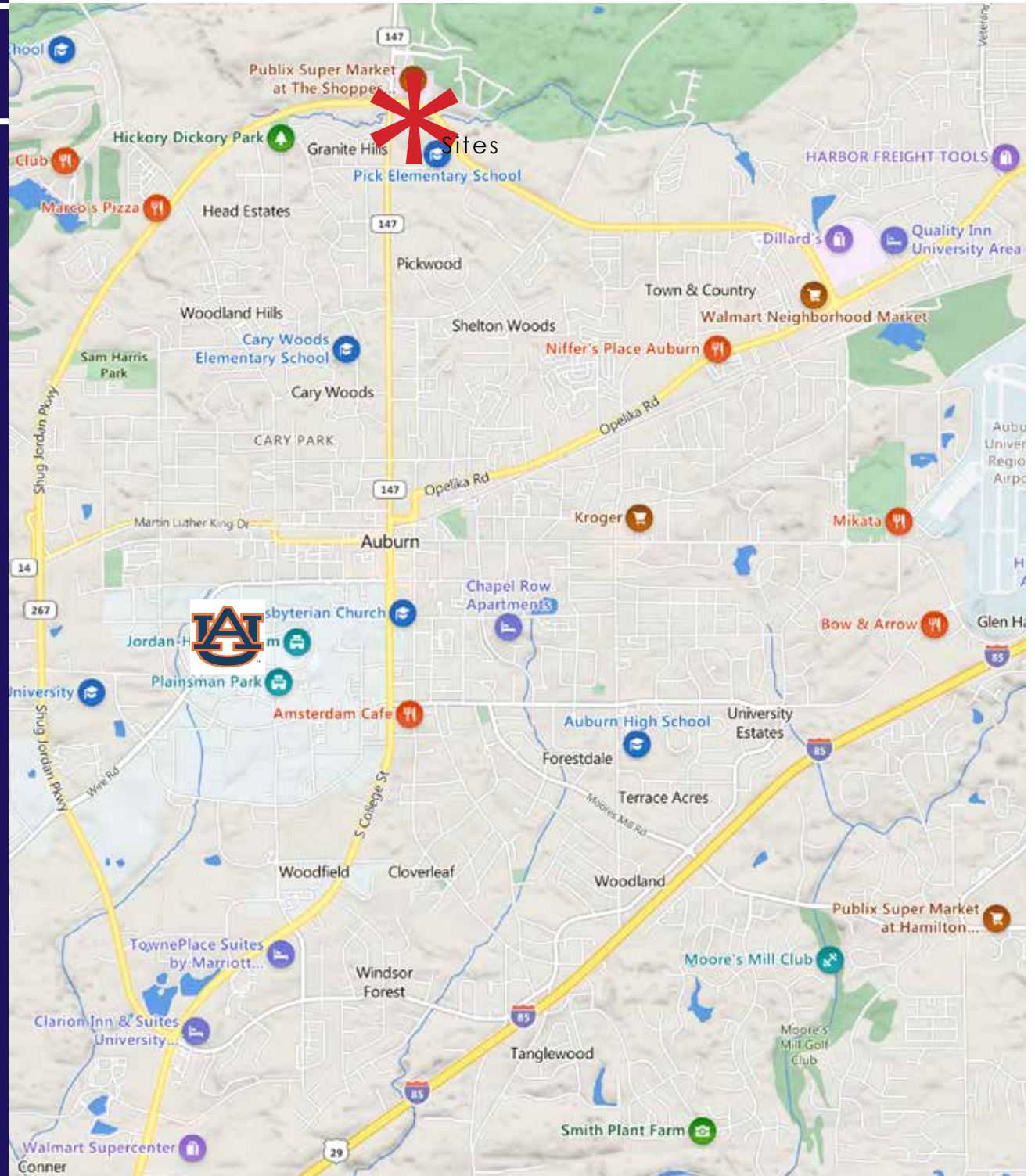


# Cary Creek Parcels

*Auburn, Alabama*

For more information:

Lee Alice Johnson  
1810 E. Glenn Avenue  
Suite 130  
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334.703.7169





# Confidentiality Agreement

The following will serve to confirm the understanding and agreement concerning certain material, data and information, either the digital or printed document (collectively the "Offering Statement"), which BHHS Commercial Real Estate (the "Broker") will make available to you. Owner is prepared to furnish you with the Offering Statement, only on the condition that you treat such Offering Statement confidentially.

The Offering Statement furnished to you will be used by you solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction and not as a broker or agent for any other person. By acknowledgment of your receipt of this Confidentiality Agreement, you agree that the Offering Statement is confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Statement or its contents to any other person, firm or entity without prior written authorization of the Owner, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited. The Offering Statement shall remain the property of Owner. This confidential Offering Statement does not purport to be all inclusive or to contain all the information which a prospective lender may desire. Neither Owner nor Broker, nor any of its officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this digital or printed Offering Statement or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

## Cary Creek Parcels

*Auburn, Alabama*

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