



# CARY CREEK

N. COLLEGE @ E. UNIVERSITY DR.

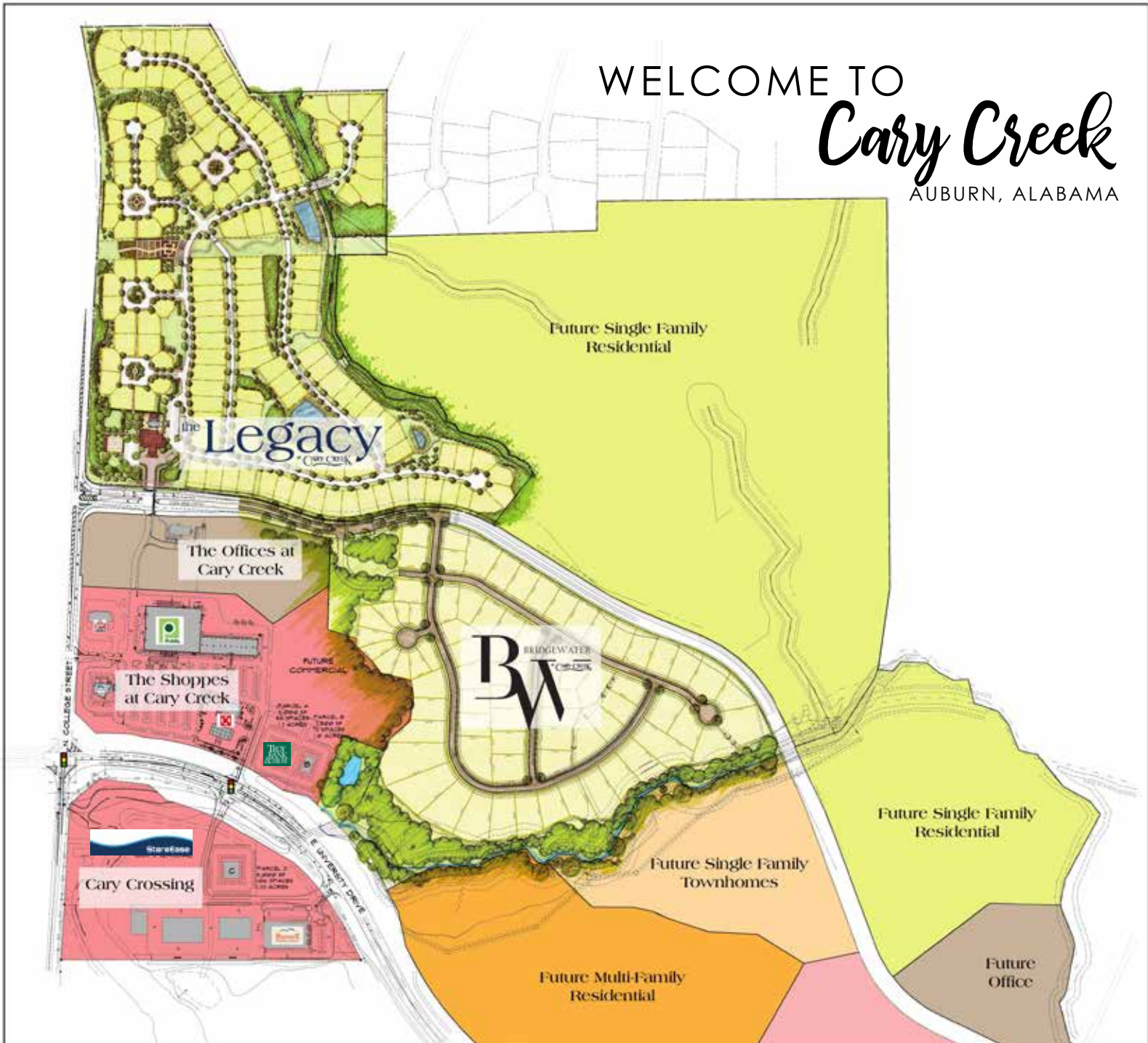
*Auburn, Alabama*

## LAND INVESTMENT OFFERING STATEMENT



325 Lee Rd 672  
Auburn, Alabama 36830  
laj.cre@gmail.com  
334.703.7169

WELCOME TO  
*Cary Creek*  
AUBURN, ALABAMA



N. College at E. UNIVERSITY DR.  
Auburn, Alabama

# 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

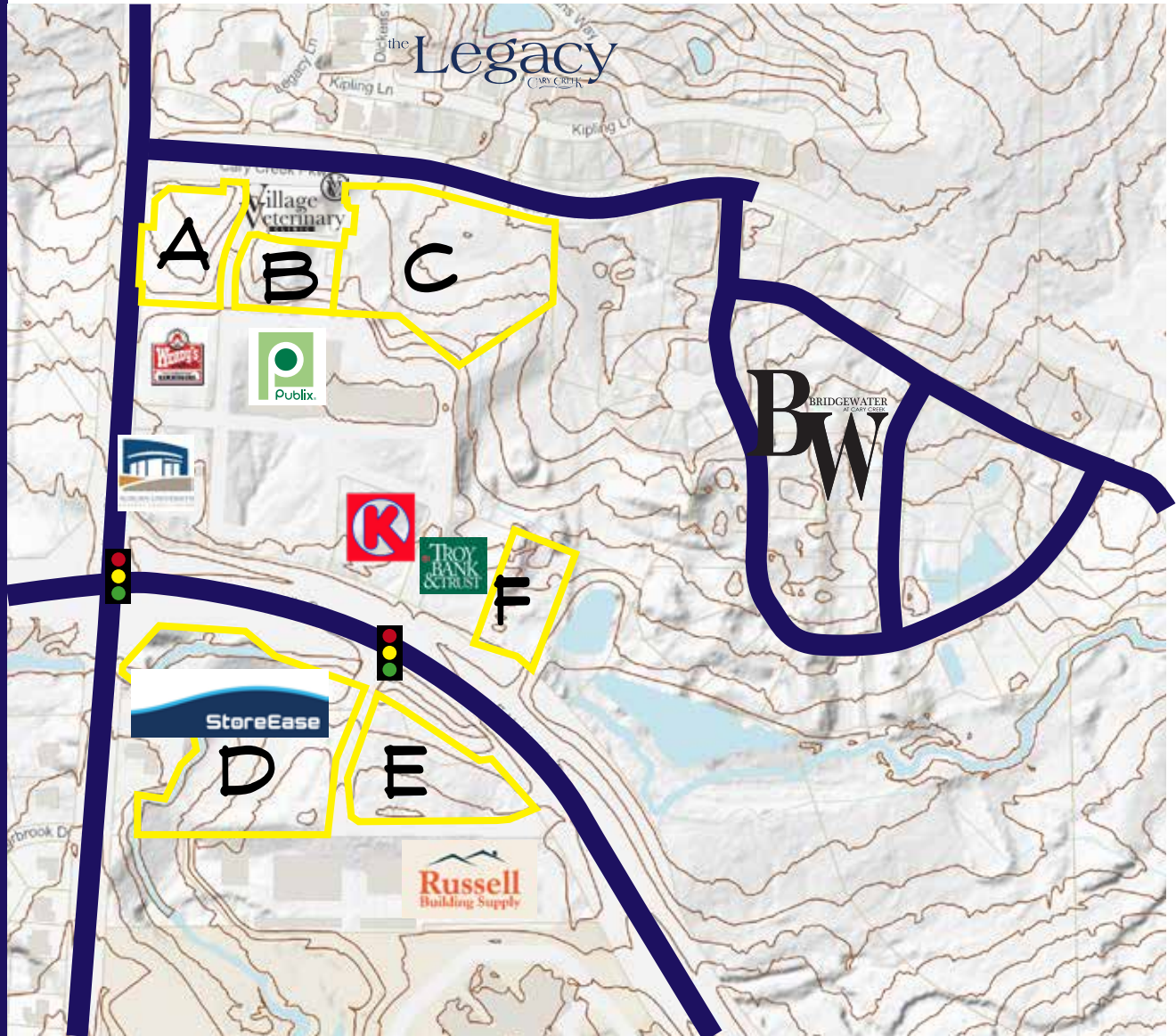
## PARCELS

	SIZE	PRICE
A	1.1+/-	\$1,100,000
B	1.02 ac	\$ 400,000
C	4.28 ac	\$1,350,000
D	5.29 ac	SOLD
E	2.25 ac	\$ 1,300,000
F	1.19 ac	\$ 1,200,000



# INCREDIBLE REAL ESTATE WITH GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

*in Cary Creek, Auburn, Alabama*

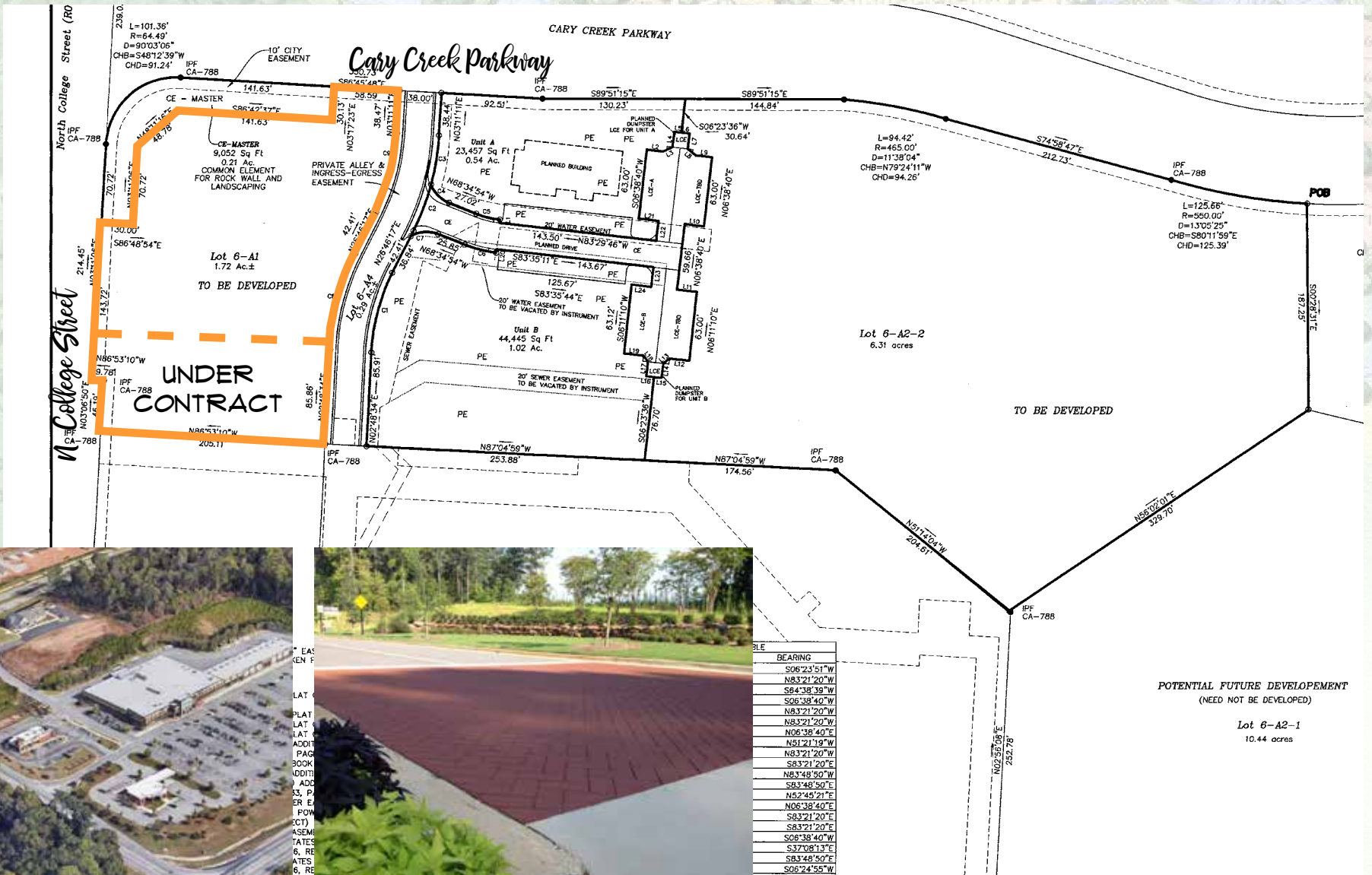


# LAND FOR SALE

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 approximately 1.1 acres and is for sale, ground lease or build-to-suit.

Offered at \$1,100,000



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# 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 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 4.28 acres and is for sale, ground lease or build-to-suit.

Offered at \$ 1,350,000



# LAND FOR SALE

2680 E. University 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 1.19 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 \$1,200,000



# 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 and, coming soon, Cary Crossing StoreEase. Cary Crossing **StoreEase** is a state-of-the-art climate storage facility. The stream area has recently been cleared and has completely opened up the view from E. University Drive. Cary Crossing is part of the Cary Crossing Condominium Owner's Association.

\$1,300,000 - 2.25 acres





# The Auburn Market

# Cary Creek Overview

Auburn, Alabama

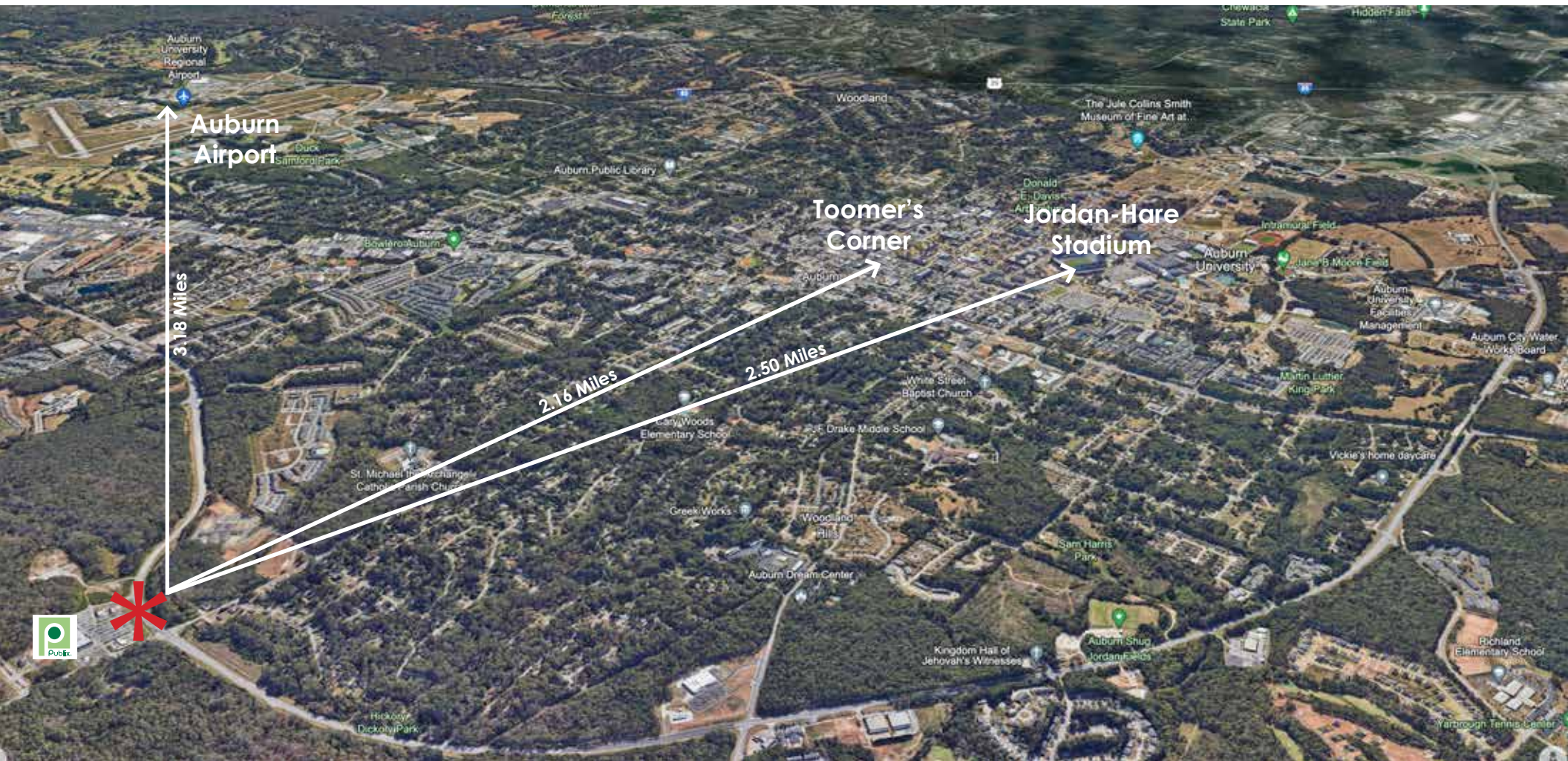


- #3** South's Best College Town  
Southern Living
- #3** Best School District in AL  
Niche
- 17th** Best Performing for Economic Growth  
Milken Institute
- 6th** Best Metro for Attracting Business  
Site Selection



**AUBURN**  
UNIVERSITY

- #1** Universities in Alabama  
US News & World Report - #93 Nationally
- 33,000** Students Enrolled 23-24
- 6.45B** Estimated Annual Economic Impact
- 2nd** Largest University in Alabama

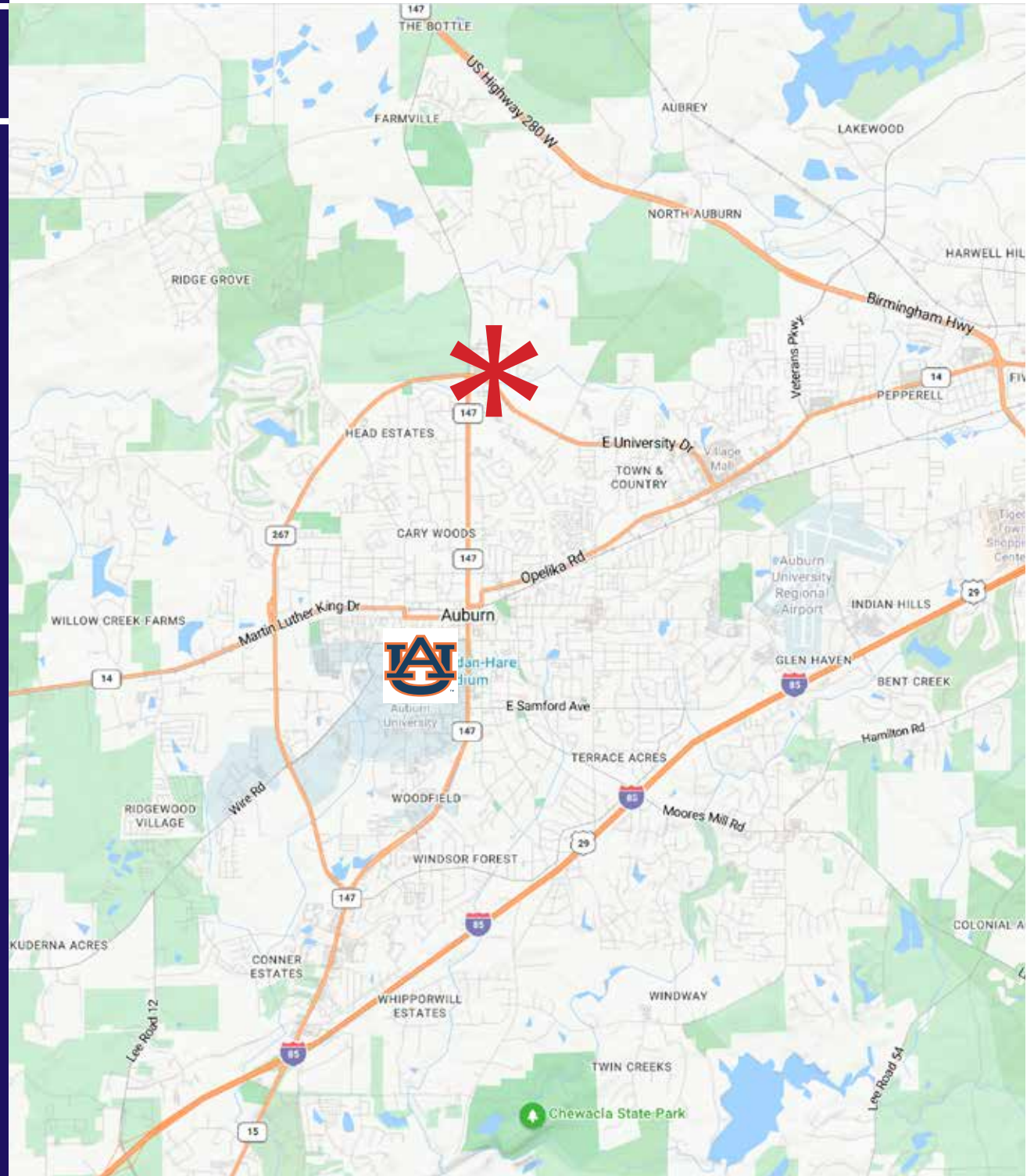


# Cary Creek Parcels

*Auburn, Alabama*

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# 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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