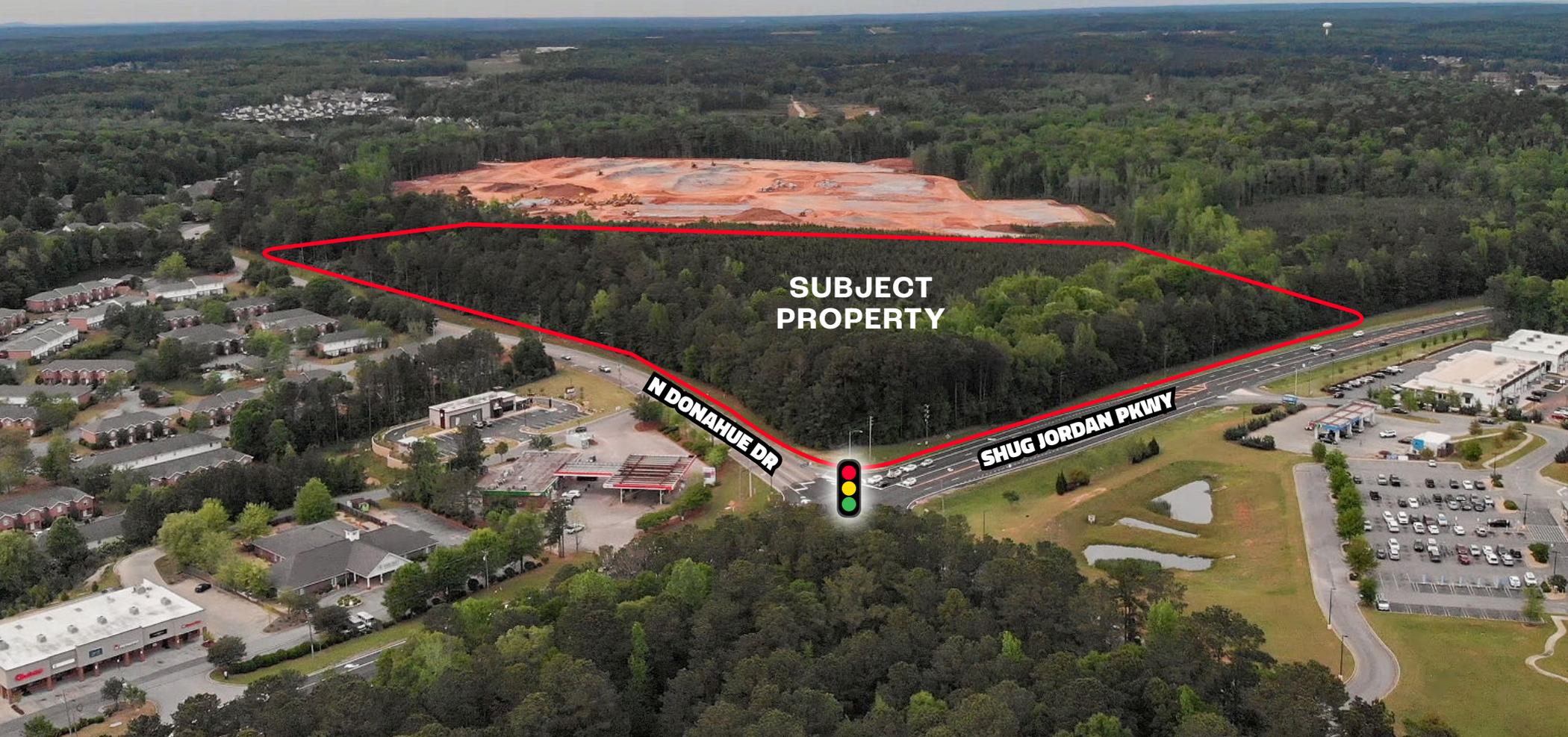


# ±61 Acre Retail Development Opportunity



# Executive Summary

## LOCATION:

» North Corner of: N Donahue Dr & Shug Jordan Pkwy

## KEY HIGHLIGHTS:

- » Prime ±61-Acre development opportunity at a high-visibility, signalized intersection in rapidly growing NW Auburn
- » Located less than 2 miles from Auburn University and just 1.5 miles from downtown Auburn, AL
- » Immediately adjacent to a new high school currently under construction
- » Surrounded by new developments, including a retail center across the street anchored by a Walmart Neighborhood Market
- » Additional nearby retail includes Taco Bell, Milo's, a gas station, and multiple pad site tenants at the same intersection
- » Area is experiencing a major development boom, with residential, retail, and institutional growth converging
- » According to an October 2024 City of Auburn report, 4,954 homes have been recently built nearby, with another 4,034 approved and planned
- » Growth includes subdivisions like Camden Ridge, Woodward Oaks and Owens Crossing, all within half a mile of the site

## TRAFFIC COUNTS:

» Over 25,000 VPD on Shug Jordan Pkwy

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	4,815	50,673	83,079
Households	1,894	19,479	33,376
Avg. HH Income	\$104,137	\$83,815	\$85,277

## FOR PRICING & INFORMATION, CONTACT:

**Craig Melton**

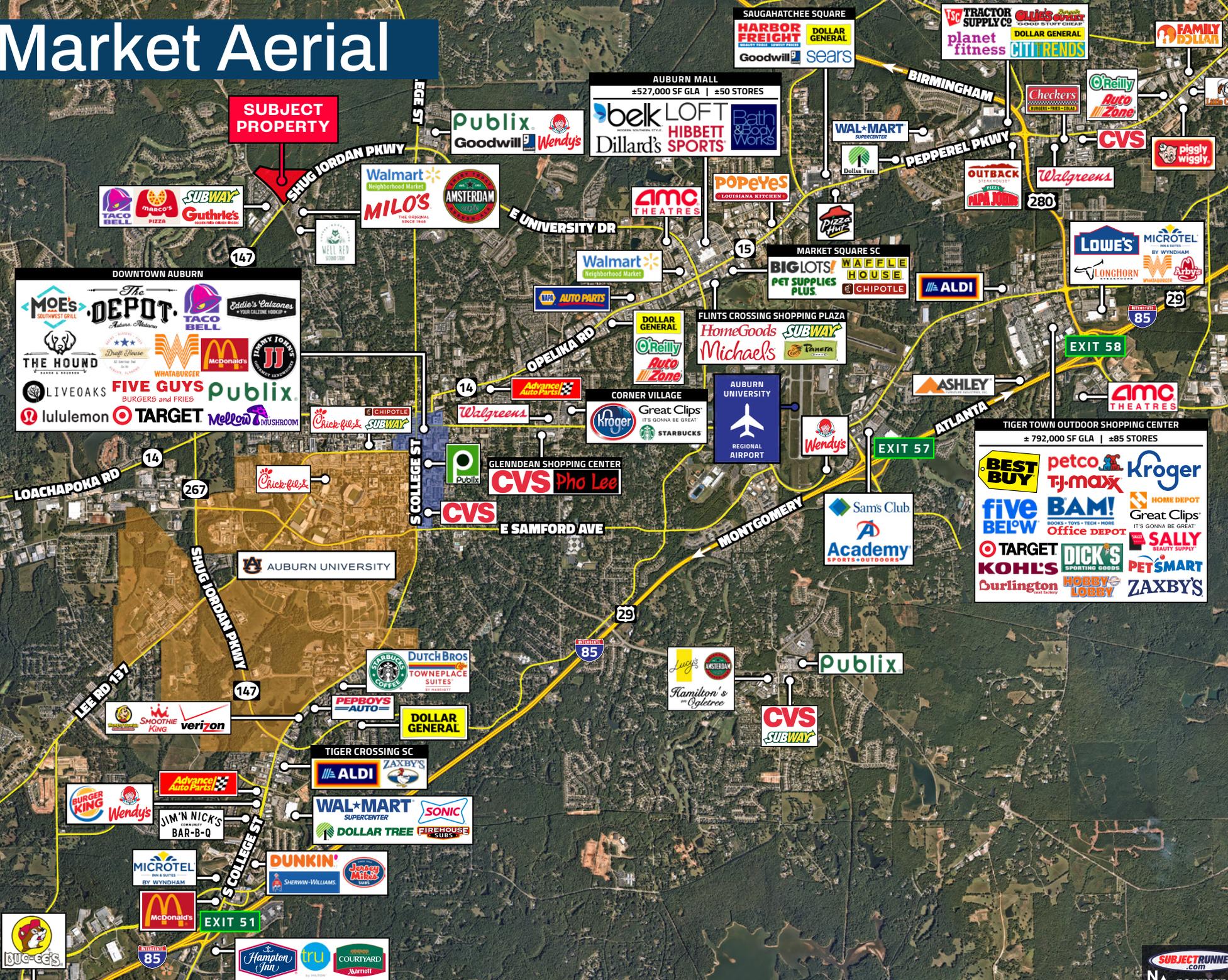
comprehensivecre@gmail.com

334-559-4914



# Market Aerial

**SUBJECT PROPERTY**



**TIGER TOWN OUTDOOR SHOPPING CENTER**  
± 792,000 SF GLA | ± 85 STORES

- BEST BUY
- petco
- Kroger
- TJ-maxx
- HOME DEPOT
- five BELOW
- BAM!
- Great Clips
- Office DEPOT
- SALLY BEAUTY SUPPLY
- TARGET
- DICK'S SPORTING GOODS
- PETSMART
- KOHL'S
- HOBBY LOBBY
- ZAXBY'S
- Curlington

**AUBURN MALL**  
±527,000 SF GLA | ±50 STORES

- belk
- LOFT
- Bath & Body Works
- Dillard's
- HIBBETT SPORTS

**DOWNTOWN AUBURN**

- MOE'S SOUTHWEST GRILL
- The DEPOT
- TACO BELL
- Eddie's Calzones
- THE HOUND
- Draft House
- McDonald's
- TRIMMY TOWN
- LIVEOAKS
- FIVE GUYS
- Publix
- lululemon
- TARGET
- Mellow
- WUSHROOM

# Closeup Aerial

N DONAHUE DR

FUTURE HIGH SCHOOL

SUBJECT PROPERTY

FUTURE RESIDENTIAL DEVELOPMENT

N COLLEGE ST

Publix

Goodwill

Wendy's

147

K

147

SHUG JORDAN PKWY

E UNIVERSITY DR

TACO BELL

25,000 VPD

MILO'S  
THE ORIGINAL SINCE 1946

HICKORY LN

SUBWAY

Walmart  
Neighborhood Market

N COLLEGE ST

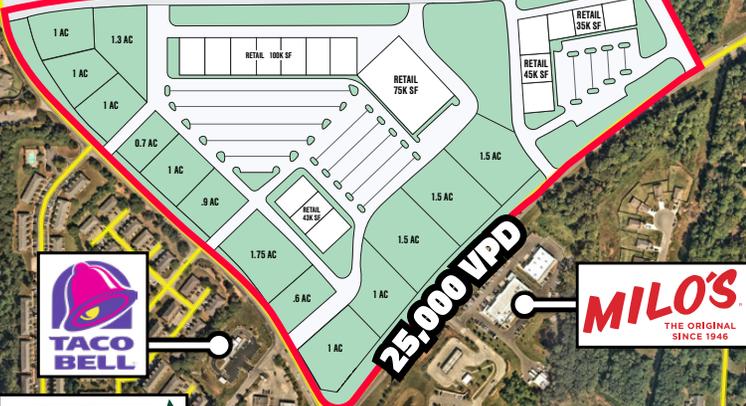
Guthrie's  
GOLDEN FRIED CHICKEN FINGERS

267

SHUG JORDAN PKWY

CHURCH OF THE HIGHLANDS

N DONAHUE DR



# AUBURN, AL

## POPULATION AND ECONOMIC GROWTH

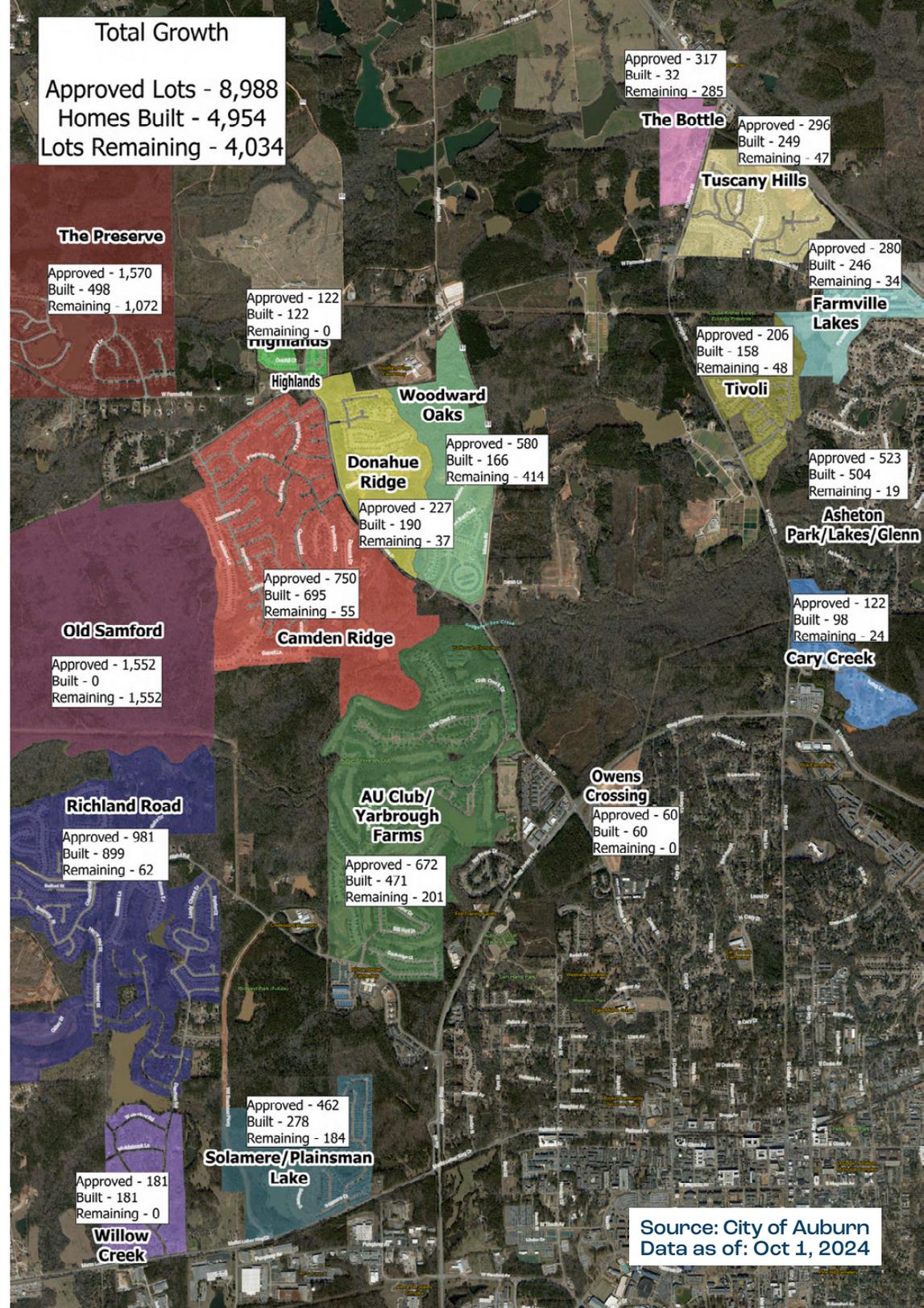
- » Auburn's population reached approximately 85,343 in 2025, growing at an annual rate of 1.98%, with a 10.77% increase since 2020.
- » Between 2022 and 2023, Auburn added 1,648 residents, marking a 2.1% growth, ranking it among Alabama's fastest-growing cities.
- » The Auburn-Opelika metropolitan area had a population of 206,006 in 2024, up from 202,618 in 2023, reflecting steady regional growth.
- » Auburn's median household income rose to \$56,123 in 2023, with a median age of 25.6, reflecting a youthful and economically active community.
- » Auburn was ranked No. 10 in the 2024 Best-Performing Small Cities report, with employment growing 4.6% from 2022 to 2023 and wages increasing by 10.5%.

## EDUCATION & INSTITUTIONAL IMPACT

- » Auburn University contributed \$6.34 billion to Alabama's economy in FY2022, supporting over 30,000 jobs statewide.
- » The city's vibrant college-town atmosphere, outdoor amenities, and reasonable cost of living continue to attract new residents and businesses.

## INDUSTRY & INFRASTRUCTURE EXPANSION

- » The city hosts around 45 manufacturing companies, with about half in the automotive sector, bolstering its industrial base.
- » Shinhwa Auto USA Corp. announced a \$114 million expansion in Auburn Technology Park West, creating 50 new jobs to support electric vehicle parts production.
- » A \$2.85 million SEEDS grant is fueling the expansion of Auburn Technology Park West, projected to attract \$400 million in private investment and create approximately 600 jobs over the next decade.



Source: City of Auburn  
Data as of: Oct 1, 2024

# AUBURN, AL

## POPULATION DEMOGRAPHICS

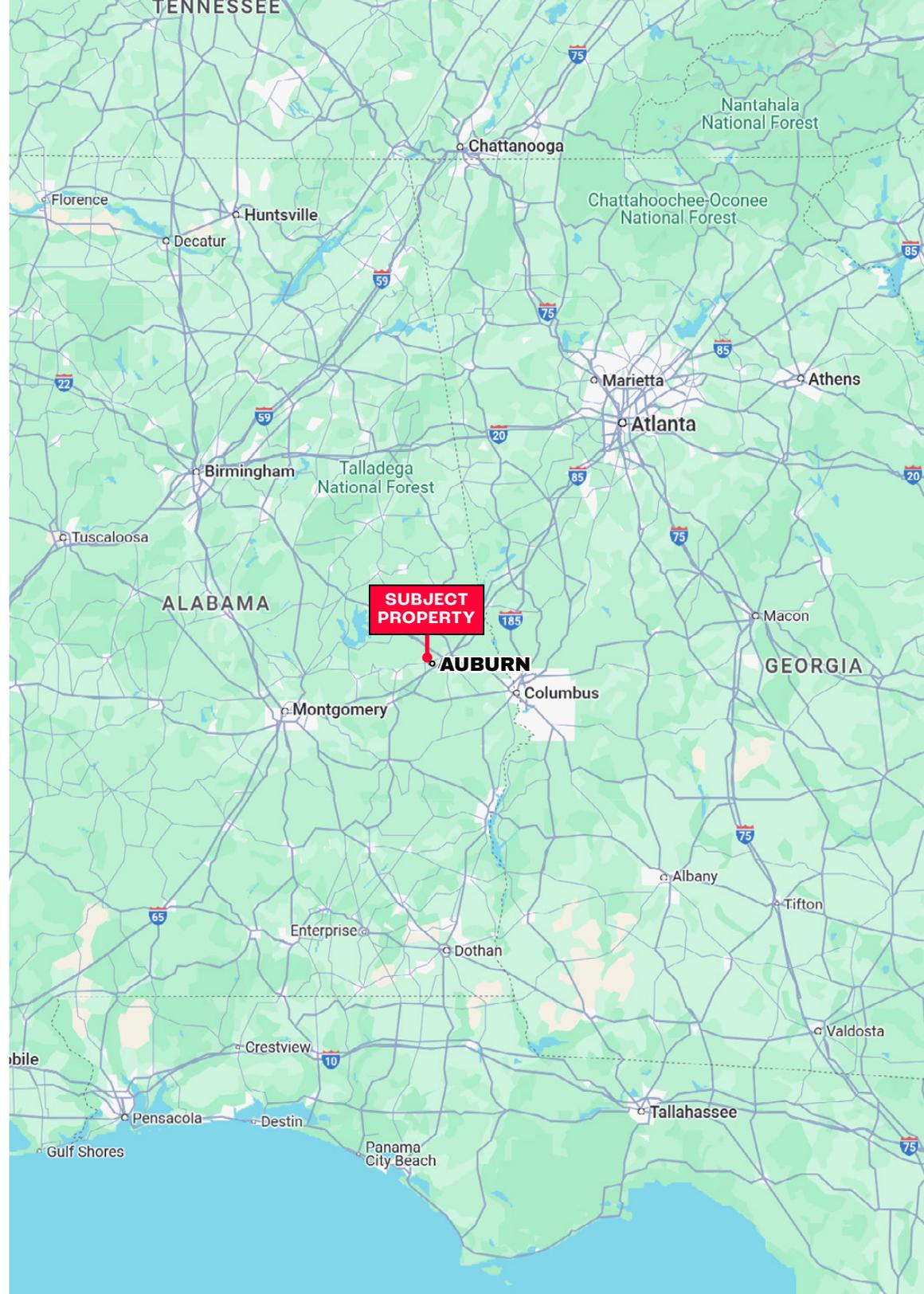
	1 Mile	3 Mile	5 Mile
2010 Total Population	2,705	30,985	56,402
2020 Total Population	4,442	46,773	76,385
2024 Total Population	4,815	50,673	83,079
2029 Total Population	5,092	54,573	88,439
2024-2029 Annual Rate	1.12%	1.49%	1.26%
2024 Total Daytime Pop. Workers	3,508	51,478	83,856
	897	23,731	39,705

## HOUSEHOLD DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Households	1,111	12,949	23,834
2020 Total Households	1,771	18,141	30,792
2024 Households	1,894	19,479	33,376
2029 Households	1,981	21,017	35,487
2024-2029 Annual Rate	0.90%	1.53%	1.23%

## INCOME DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Average HH Income	\$104,137	\$83,815	\$85,277
2029 Average HH Income	\$121,410	\$96,834	\$97,538
2024 Median HH Income	\$78,266	\$53,109	\$54,738
2029 Median HH Income	92,068	60,033	61,873
2024 Per Capita Income	\$39,961	\$32,609	\$34,491
2029 Per Capita Income	\$45,983	\$37,672	\$39,373



# ±61 Acre Retail Development Opportunity

