

LAKE STREET – AUBURN, AL



Asking Price \$4,125,000

ACRES:

+/- 27.5

Address:

Lake Street Auburn, AL 36830

ZONING:

CDD

TRAFFIC COUNTS:

South College-
31,000 +/- VPD

Location:

Just off South College Street across from Holiday Inn, Taco Bell, and directly behind Extra Storage Space

Summary:

+/-Strategically located just off South College Street (U.S. Hwy 29), this site offers unmatched access to Auburn's primary commercial corridor. South College serves as the main gateway into Auburn from Interstate 85 (Exit 51), with traffic counts exceeding 53,000 VPD on I-85 and strong daily visibility from the thousands of vehicles traveling South College into downtown.



COMPREHENSIVE
COMMERCIAL

Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

OVERVIEW

Located in a rapidly expanding area, this property sits off a major corridor, ensuring excellent demand and accessibility.

The surrounding area has experienced significant growth over the past decade, attracting new residents, students and businesses.

With close proximity to key employers, established neighborhoods, and Auburn University this location offers strong potential for various commercial opportunities.

PROPERTY HIGHLIGHTS

Paved Road Entry

Utilities nearby/ on site

Daily Traffic Counts

South College = +/- 31,000 VPD

I85= +/- 53,000 VPD

PROPERTY SUMMARY

Asking Price: \$4,125,000

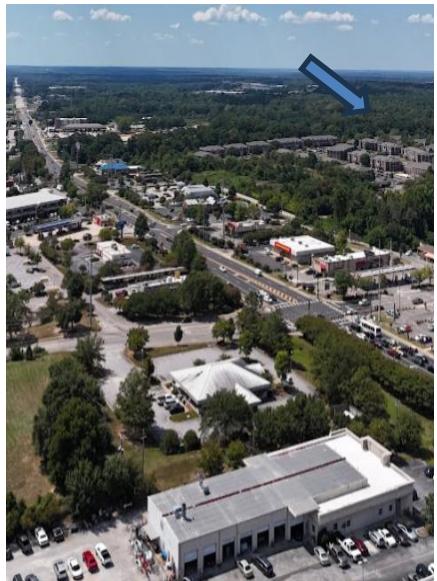
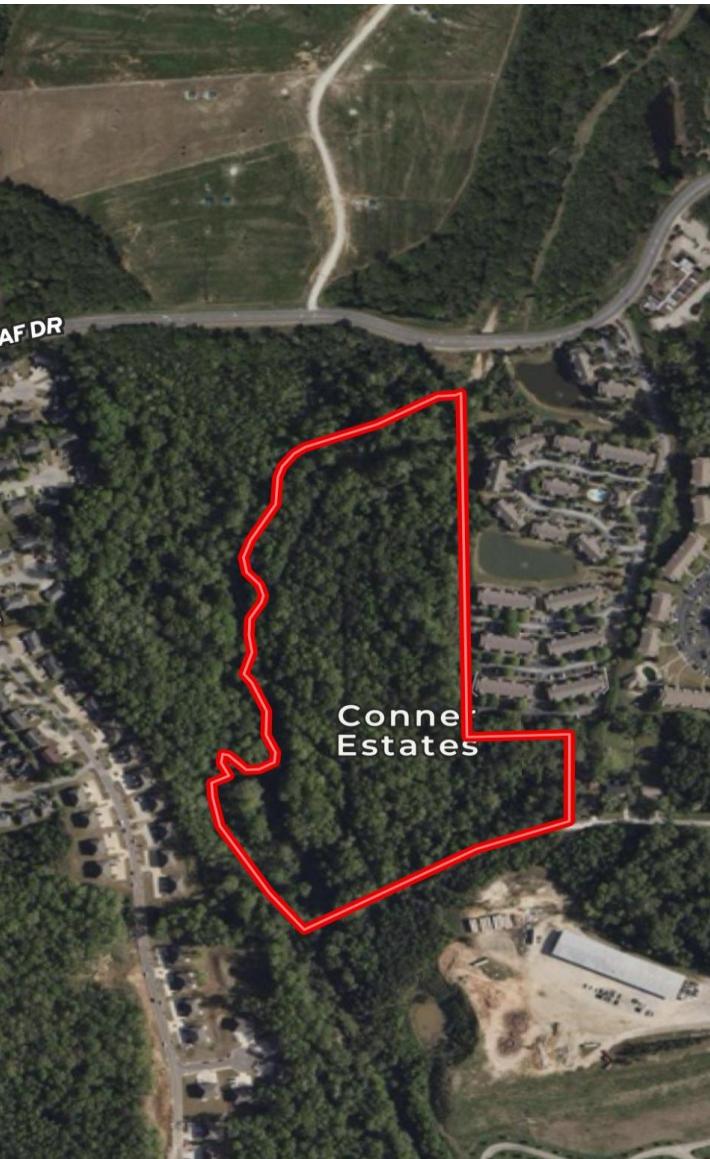
Lot Size: +/- 27.5 Acres

LOCATION HIGHLIGHTS

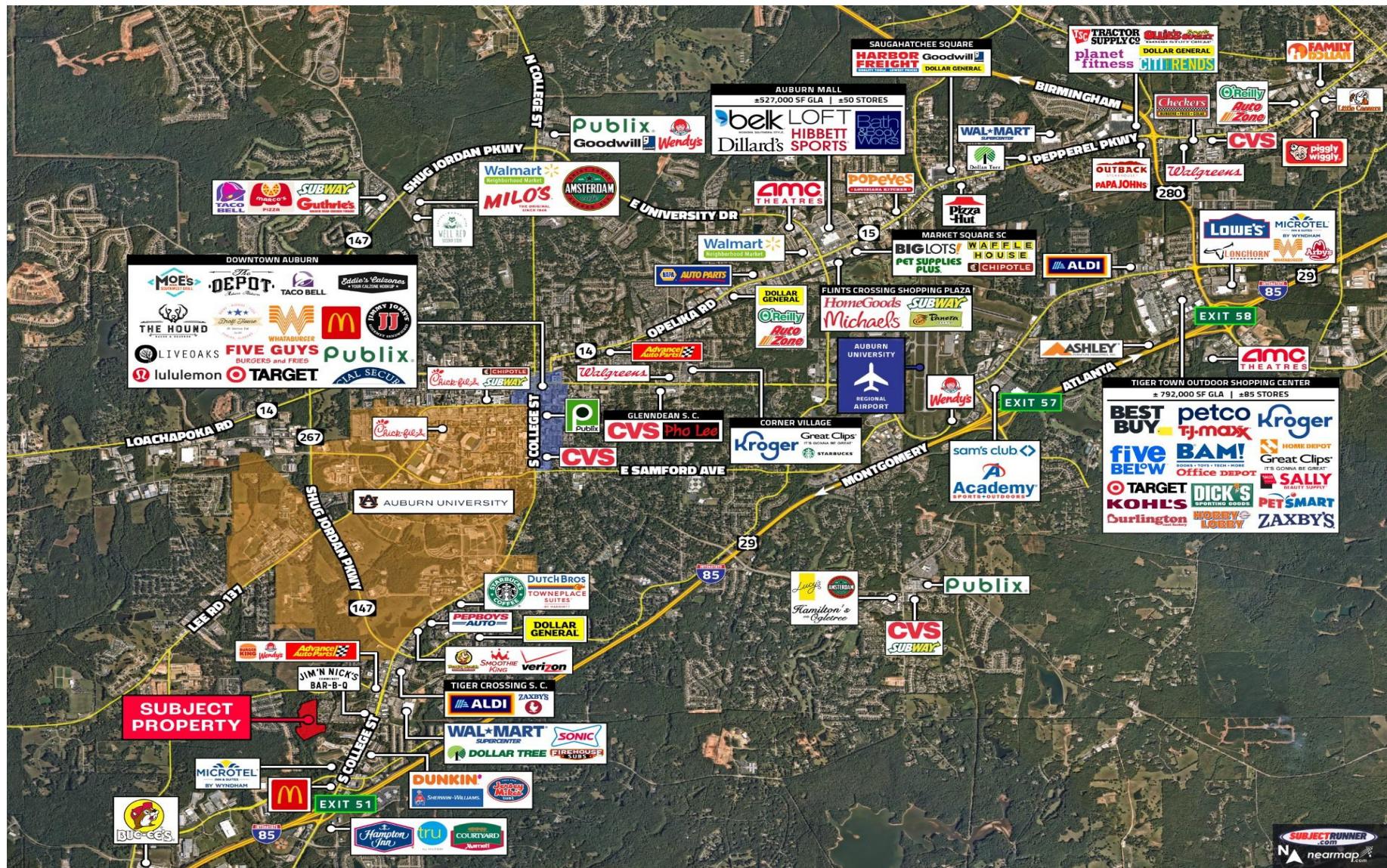
With direct proximity to I-85, South College Street, and Downtown Auburn, this property combines high-traffic exposure with excellent accessibility, making it an ideal setting for office, hospitality, or mixed-use development.



PROPERTY PHOTOS



TRADE AREA RETAIL AERIAL



COMPREHENSIVE
COMMERCIAL

Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

SUBJECT
TRAILER
COM
nearmap.com

TAX MAP



COMPREHENSIVE
COMMERCIAL

Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Location Information- Auburn/Opelika Metro

1. Rapid Economic & Population Growth:

Auburn is one of Alabama's fastest-growing cities, with an expanding population that creates a strong customer base. The metro has seen a 17.1% population increase since 2010, indicating rising economic opportunities.

2. Business-Friendly Environment:

Low business taxes and incentives for startups.

3. Access to a Skilled Workforce:

Auburn University graduates provide a steady stream of highly skilled professionals in business, engineering, and technology.

4. Diverse & Growing Market

Industrial: The city's industrial base comprises over 50 companies, primarily medium-sized, technology-driven manufacturing firms.



Retail & Hospitality: A thriving university town creates demand for shops, restaurants, and services.

Healthcare & Biotech: Strong medical sector with a growing healthcare workforce.

5. Affordable Cost of Living & Doing Business:

Lower rent and operational costs compared to larger metro areas. High quality of life attracts professionals and families to the area.

6. Prime Location & Transportation Access

Conveniently located near Interstate I85 & HWY 280, connecting to Atlanta, Birmingham and Montgomery. Auburn University Regional Airport supports business travel. Rail and logistics infrastructure support manufacturing and distribution businesses.