

THE LEGENDS OF MAGNOLIA

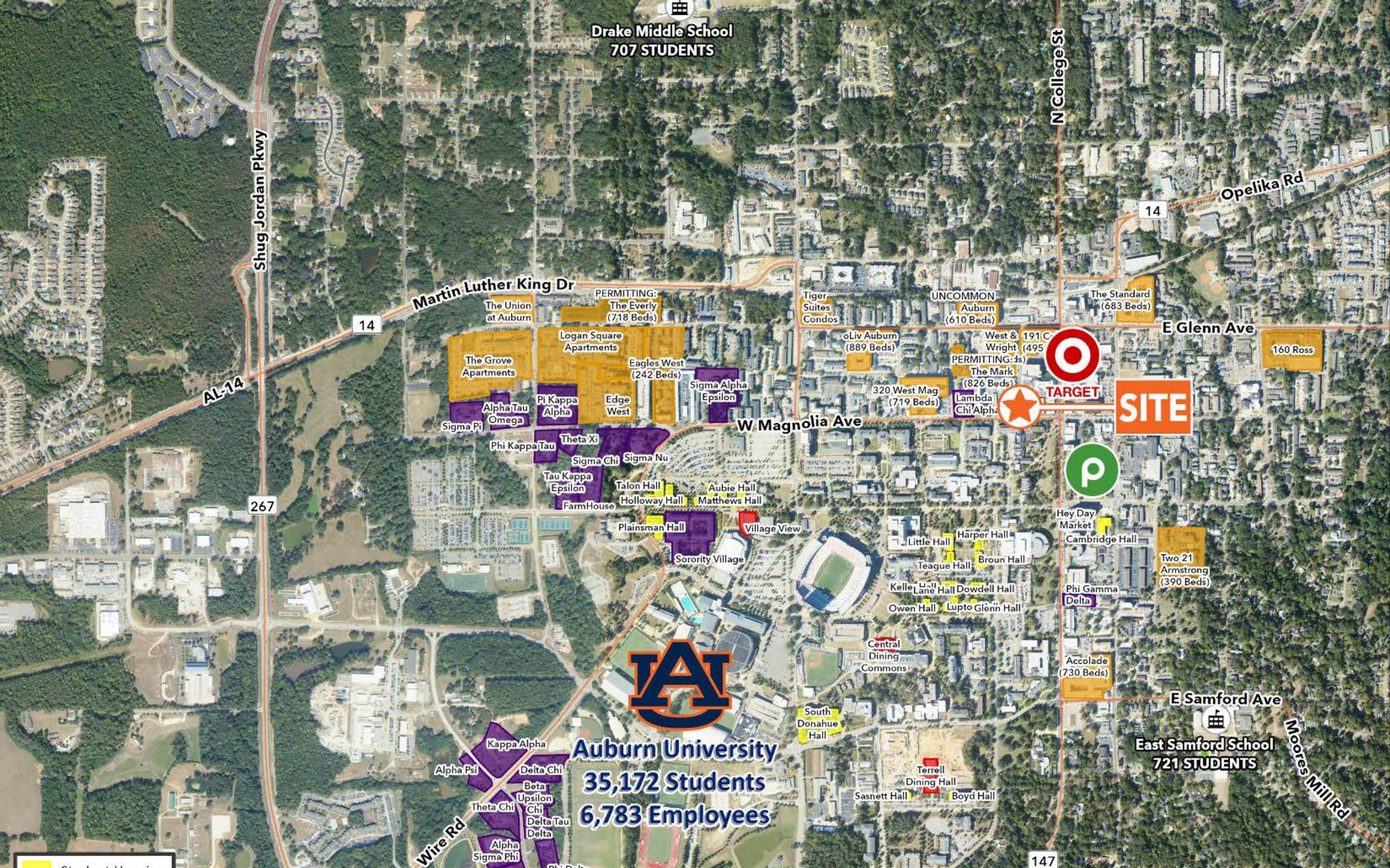
UNITS B & C

234 WEST MAGNOLIA AVENUE | AUBURN, AL 36830



OFFERING MEMORANDUM



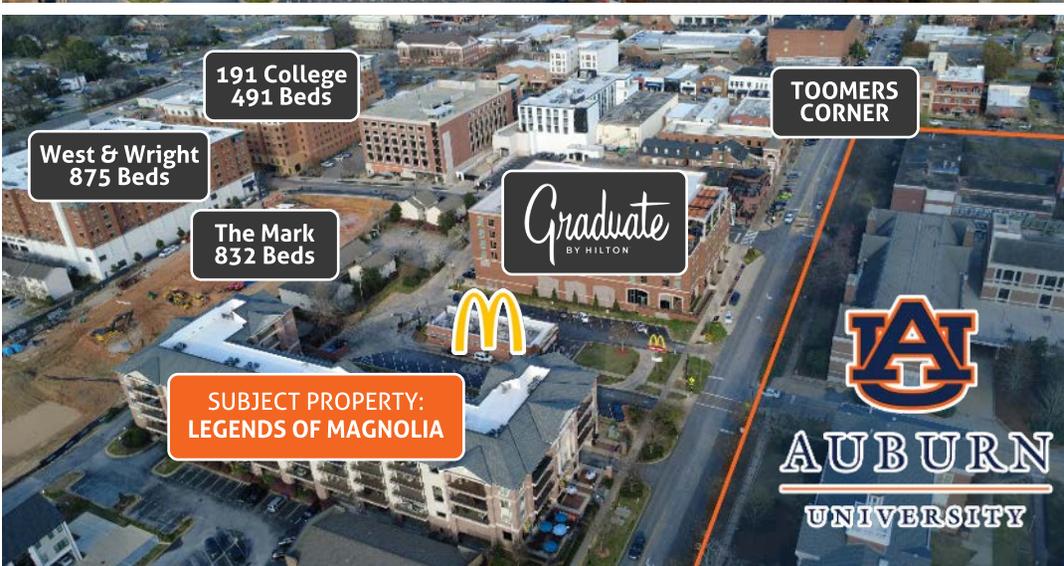


MARKET AERIAL



PROPERTY HIGHLIGHTS

- 4,375 SF with 33 dedicated parking spaces for retail users.
- Currently leased to Tekila (3,000 SF) with term expiring November 1, 2026. Tenant is interested in renewing for another five (5) years though the renewal notice date is not until June 1, 2026.
- Fizz N Fork (1,375 SF) opened in November 2025. The tenant has annual increases to help offset inflation.
- Minimal Landlord involvement due to the condo association.
- Irreplaceable real estate in growing SEC College market.
- Immediately across the street from Auburn University (Student Enrollment 35,172).
- City of Auburn is one of the fastest growing cities in the State of Alabama. It experienced a 34% population increase from 2015 until 2023.



INVESTMENT SUMMARY

SALE PRICE
\$2,995,000

NOI
\$169,217.50 Annually
\$14,101.45 Monthly

CAP RATE
5.65%

*based on rent in Nov 2026 and assuming Tekila renews



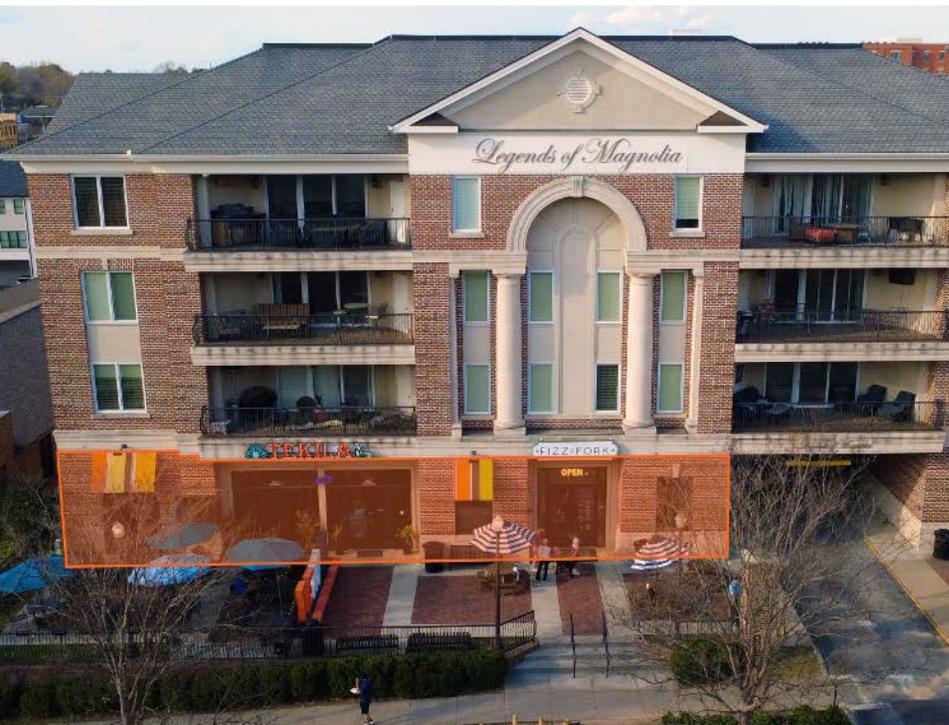
TENANT	Jose Luis Escalera, LLC d/b/a Tekila
TERM	5 Years - Commencing Nov 1, 2021
RENEWAL OPTIONS	One (1) Five (5) Year commencing on Nov 1, 2026; No further options to renew
RENTAL INCREASE	10% every five (5) years

RENT SCHEDULE	ANNUAL BASE RENT	PSF
Years 1-5	\$105,000	\$35.00
*Years 6-10	\$115,500	\$38.50

FIZZ N FORK

TENANT	Fizz N Fork, LLC
TERM	5 Years - Commencing Sept. 1, 2024
RENEWAL OPTIONS	Two (2) five (5) Year Options
RENTAL INCREASE	2% Annual Increases

RENT SCHEDULE	ANNUAL BASE RENT	PSF
Current Year	\$53,295	\$38.76
Year 3	\$54,367.50	\$39.54
Year 4	\$55,453.75	\$40.33
Year 5	\$56,567.50	\$41.14
*Years 6-10	2% annual increases	



KEY LEASE TERMS



FIZZ N FORK



TENANT	Jose Luis Escalera, LLC (d/b/a Tekila Mexican Bar and Grill)	Fizz N Fork, LLC (d/b/a Fizz N Fork)
INITIAL TERM	Five (5) Years	Five (5) Years
BUILDING SIZE	3,000 SF	1,375 SF
OPTIONS	1-5 Year Term	2-5 Year Terms with 2% Annual Increases
CAM/TAX/INS	Reimburse prorata on monthly basis, currently estimate at \$4.13psf	Reimburse prorata on monthly basis, currently estimate at \$4.13psf
LL RESPONSIBILITY	>\$1,500 per unit, per occurrence for HVAC repair & replacement. Roof, exterior walls, foundation, exterior canopies, gutters, water spouts, structural components, floor slab	Roof, exterior walls, foundation, exterior canopies, gutters, water spouts, structural components, floor slab
GUARANTORS	Maria S. Escalera, Jose Luis Escalera	CM Ventures, LLC; Kyle Shaw, Danielle Shaw

MSA OVERVIEW

Auburn–Opelika’s retail market is expanding on the strength of rapid population growth, Auburn University and local school systems, a medical hub of East Alabama, and a wave of mixed use development—especially in downtown Auburn, where new projects are reshaping the urban core. The MSA population experienced a 12.3% growth rate in last few years and is currently 201,500 people. The City of Auburn alone has grown at a 13% rate since 2020.

Auburn University has increased enrollment to 35,000+ students and honored annually for its rankings amongst comparable universities in the southeast. It contributes billions of dollars in economic impact to the State of Alabama. The local school systems are ranked in the top tier within the State. The College of Veterinary Sciences, the Edward Via College of Osteopathic Medicine-Auburn Campus, the nursing and pharmacy schools, and East Alabama Medical center create a medical hub in the region.

The region’s recent national recognition for economic performance underscores why retailers continue to target the MSA. The area draws tourism because of Auburn University and their respective athletic programs, along with The Robert Trent Jones Golf Trail, Chewacla Park, Jules Collin Smith Museum, and the Gogue Performing Arts Center. The Downtown Auburn merchants experienced 5.8% sales tax growth in 2024 and 8% in 2023, per the City of Auburn. There are currently 1,770 beds in 500+ units in the planning, design, or construction stage which should be delivered in the next two years.



DEMOGRAPHICS COMPARISON

RADII (MILES)

3 MILES

5 MILES

10 MILES

TRADE AREA

 2025 Population Density	61,081	89,481	131,811	208,673
 2025 Daytime Population	65,140	92,391	135,851	193,583
 2025 Daytime Worker Population	32,263	45,282	65,811	82,235
 2025 Households	25,401	36,337	54,040	84,089
 2025 Median HH Income	\$44,250	\$54,916	\$57,918	\$62,059
 2025 Average HH Income	\$75,826	\$87,729	\$87,531	\$86,671

DEMOGRAPHICS COMPARISON

DRIVETIME (MINUTES)

5 MINUTES

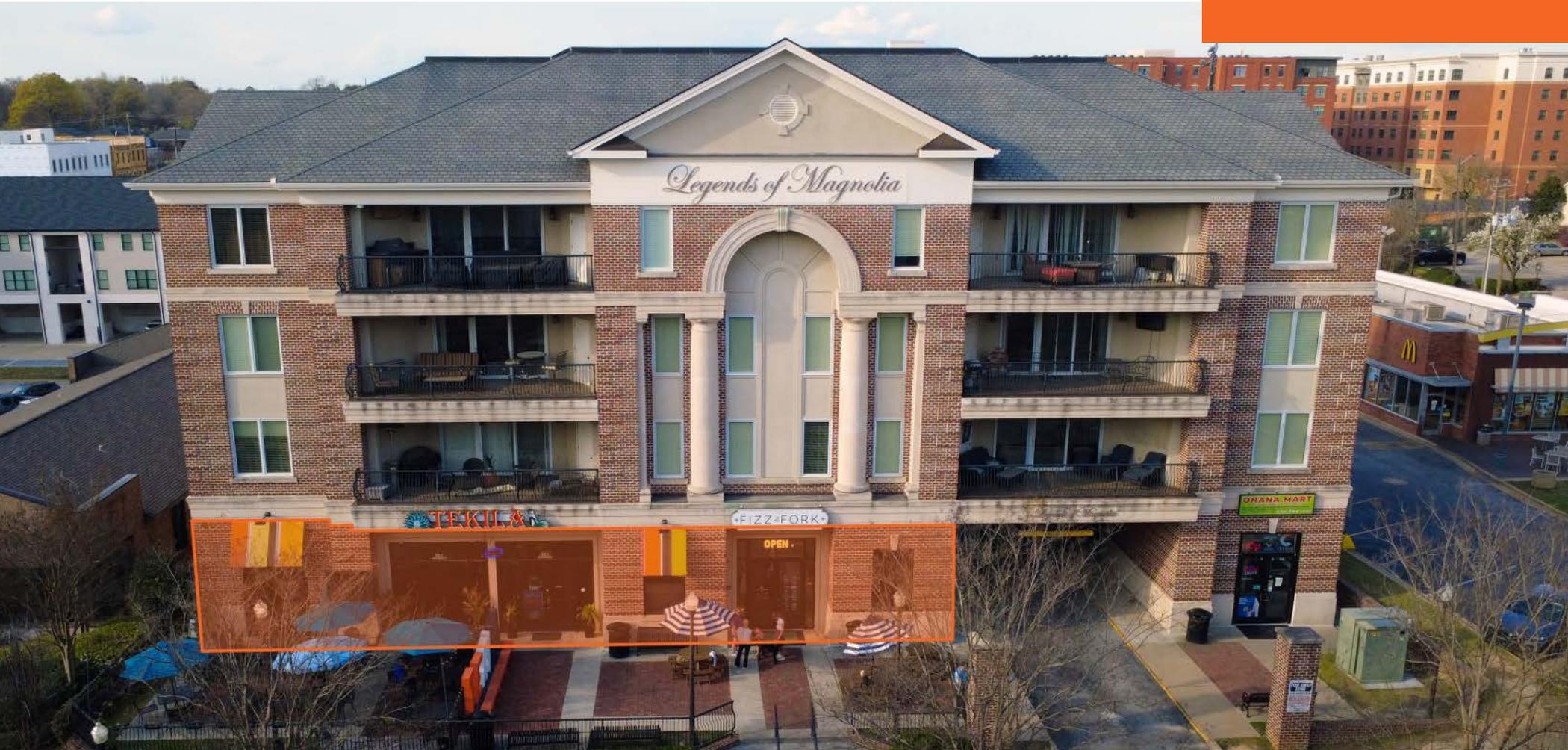
10 MINUTES

15 MINUTES

 2025 Population Density	17,444	48,935	88,156
 2025 Daytime Population	22,532	53,843	89,683
 2025 Daytime Worker Population	11,741	26,958	43,382
 2025 Households	7,181	20,288	35,948
 2025 Median HH Income	\$22,496	\$39,551	\$53,385
 2025 Average HH Income	\$39,895	\$69,895	\$85,833

EXCLUSIVE AGENT(S):

CONTACT



RAY JONES

ray.jones@tscg.com
205.776.6718

ALEX BARINEAU

alex.barineau@tscg.com
205.776.6715

569 BROOKWOOD VILLAGE
SUITE 525
BIRMINGHAM, AL 35209
205.870.5655
TSCG.COM

TSCG