



EXECUTIVE SUMMARY

OPPORTUNITY TO DEVELOP A
5.73 +/- ACRE UPSCALE
NEIGHBORHOOD
SHOPPING CENTER

LOCATED AT RICHLAND RD
& SHUG JORDAN PKWY

AUBURN, AL



Available AC: 5.73 +/- Acres
Price: Contact Agent
Zoning: PUD (*Planned Unit Development*)

The ± 5.73-acre site is in rapidly growing Northwest Auburn just 1 mile from the campus of Auburn University and 2.5 miles from Downtown. Four of the city's six elementary schools are located nearby or within a few miles. The site provides a great opportunity for the development of a highly desired first class neighborhood shopping center.

Property Highlights

- **Prime Opportunity:** Fully Entitled for a 20,000 SF Upscale Neighborhood Shopping Center at a Premier Signalized Intersection in Auburn, AL
- **Part of the 30-Acre District at Richland Road Development,** Featuring 275 Market-Rate Residential Units Adjacent to the Site, Expected for Completion in 2026
- **The Site Comes Fully Equipped:** Off-Site Detention, Rough Grading, Utilities Stubbed, and a Shared Entrance
- **Immediate Access to 1,200+ Rooftops** with an Additional 1,900+ Approved for Construction on Richland Road
- **Exceptional Advantage:** Non-Topographically Challenged Site in the Auburn MSA Ideal for Multi-Tenant Users
- **Strategically Located near Downtown Auburn & Auburn University:** Boasting an Enrollment of 28,000+ and 5,500 Employees, it's one of the Largest and Fastest Growing Universities in the South.



INTEGRATED LOCATION

Traffic Counts
Shug Jordan Pkwy: ±21,072 ADT
Richland Rd: ±9,223 ADT



CONCEPTUAL SITE PLAN



THE DISTRICT AT RICHLAND ROAD AUBURN

Residential Stats

- 275 Units
- 24 Acres
- Mix of Flats, Townhomes, & Duplexes

Retail Information

Fully Entitled for 20,000 SF
Neighborhood Shopping Center
on 5.73 Acres

Key Features

- Neighborhood Focused
- Public Gathering Spaces

Delivery Conditions

- Rough Graded
- Utilities Stubbed to Pad
- Detention Included in Master Development
- Shared Entrance



CONCEPTUAL RENDERING AERIAL VIEW



THE DISTRICT AT
RICHLAND ROAD
AUBURN

5.73 +/- AC
RETAIL PARCEL

RETAIL ENTRY



DEMOGRAPHICS

AUBURN, ALABAMA

Auburn has nearly doubled in population since 2000 and is regularly one of the fastest growing cities in Alabama, growing by 48% between 2010 and 2022. It serves as a hub of population, education and commercial activity in the region. With this growth, Auburn has continued to see ever increasing income levels and educational attainment.

Population (2022)

| | |
|---------------------------------|---------|
| City of Auburn | 80,008 |
| Auburn-Opelika MSA (Lee County) | 180,773 |

Historical Population

City of Auburn

| | |
|------|--------|
| 1970 | 22,767 |
| 1980 | 28,471 |
| 1990 | 33,830 |
| 2000 | 41,987 |
| 2010 | 53,802 |
| 2020 | 76,143 |

Age & Gender

City of Auburn

| | |
|----------------|-------|
| Male | 48.9% |
| Female | 51.1% |
| Median Age | 24.7 |
| > 18 Years | 18.5% |
| 18 to 64 Years | 73.3% |
| 65 Years+ | 8.2% |

Income

| | |
|---|-----------|
| Auburn Family Income (2022 Average) | \$135,349 |
| Auburn University Student Family Income* (Avg.) | \$237,184 |
| Alabama (2022 Average) | \$100,785 |

Income Continued

Family incomes in Auburn outpace both the state and nation. Auburn University students also present significant purchasing power, though they do not have 'high incomes' by standard metrics. Family incomes of Auburn University students are higher, in many cases significantly, than those of peer universities. [Learn more about how Auburn benchmarks to other peer college towns.](#)

Educational Attainment

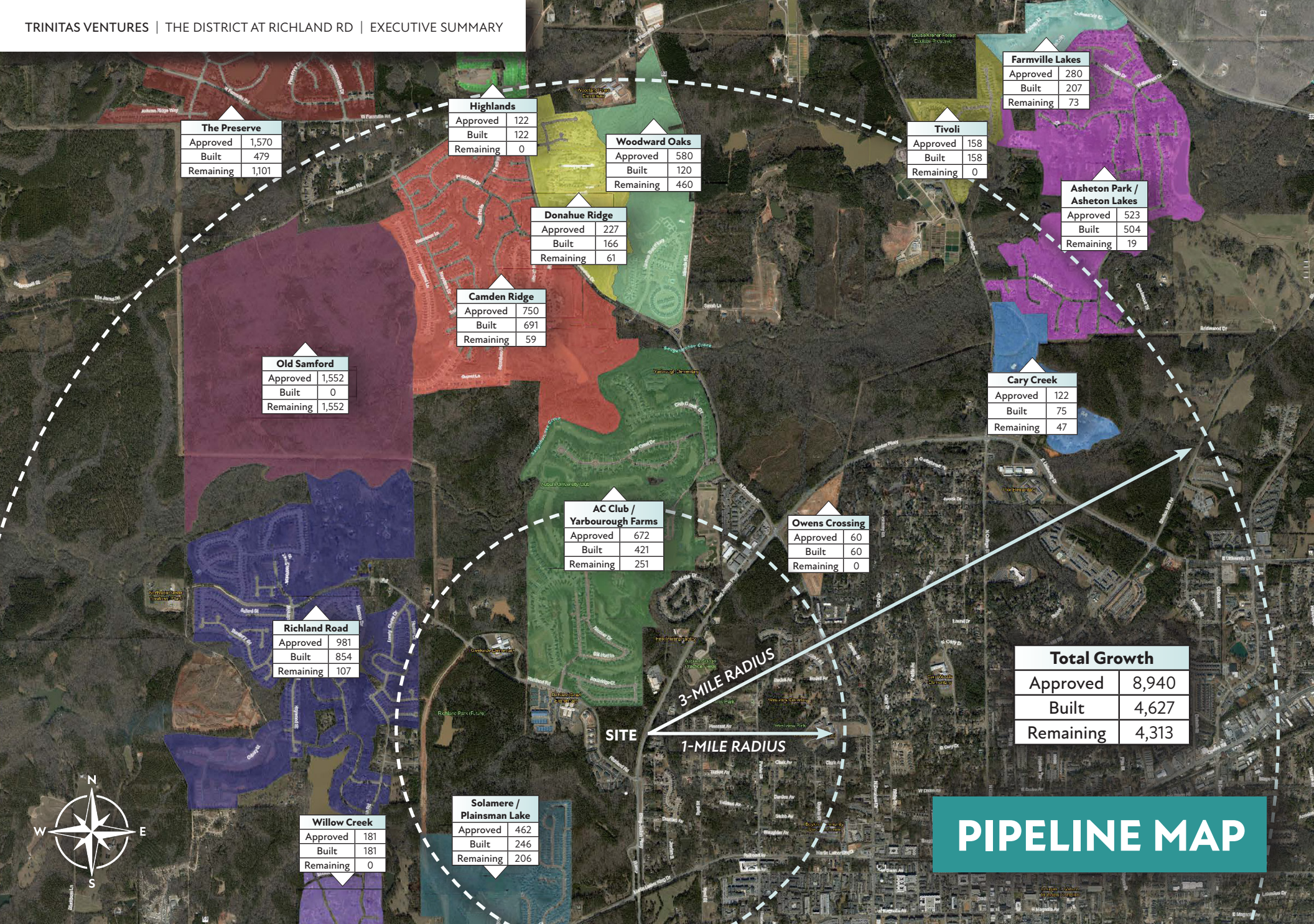
| | |
|---------------------------------|-------|
| High School Diploma or Higher | 98.4% |
| Bachelor's Degree | 31.9% |
| Graduate or Professional Degree | 21.1% |
| Bachelor's Degree or Higher | 64.1% |

As the home of Auburn University, it is no surprise than Auburn has a highly educated population. Auburn's percentage of residents with a bachelor's degree or higher are greater than peer university towns and twice the national average.

Additional Demographic Information

Auburn Market Profile

Auburn-Opelika MSA (Lee County) Market Profile



PIPELINE MAP



RETAIL MAP

RESIDENTIAL COMMUNITY

SITE

Under Construction



- THE DISTRICT AT -
RICHLAND ROAD
· AUBURN ·

Contact Us Now for More Information

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