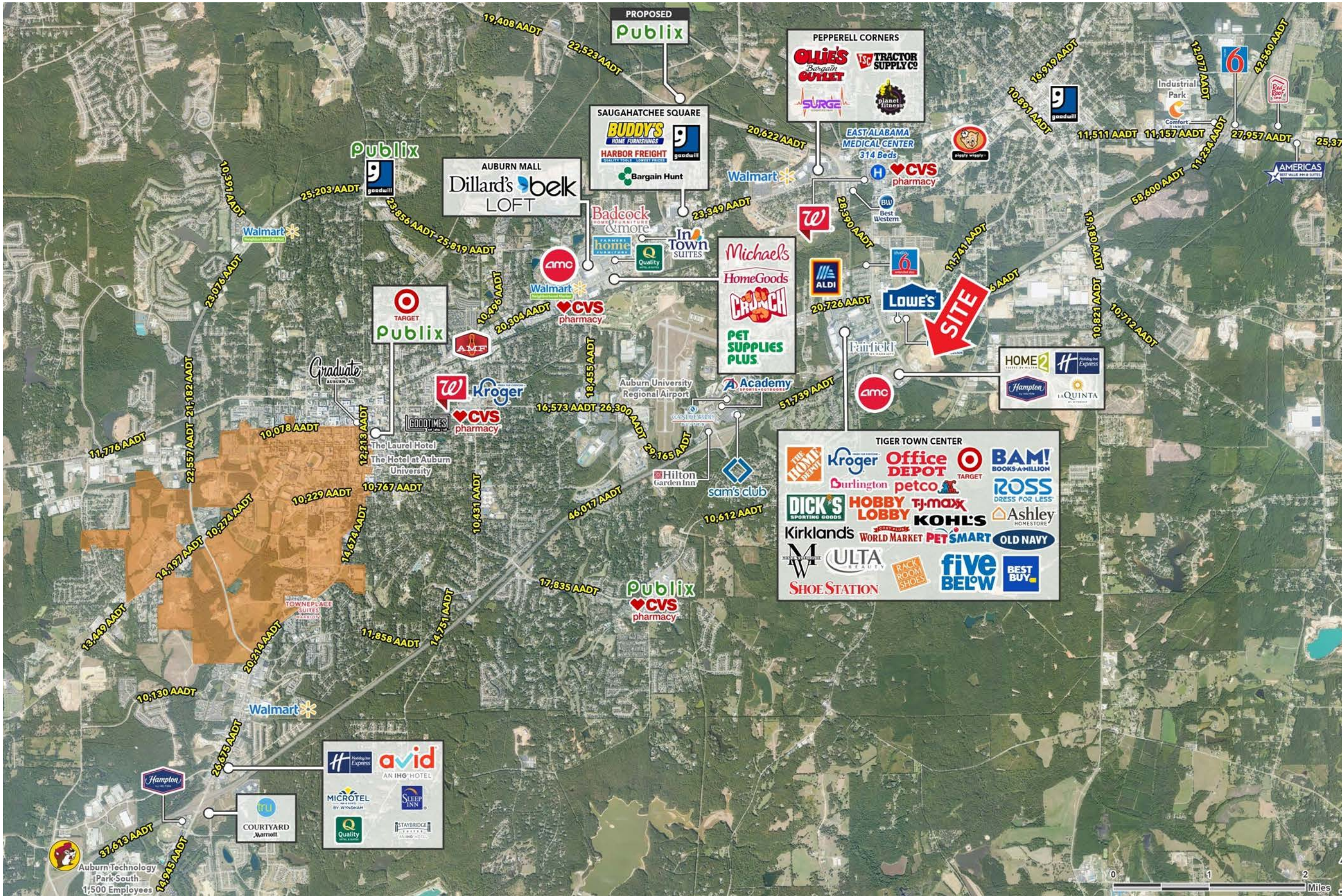


THE LANDINGS

SEC OF I-85/US HIGHWAY 280
OPELIKA, ALABAMA

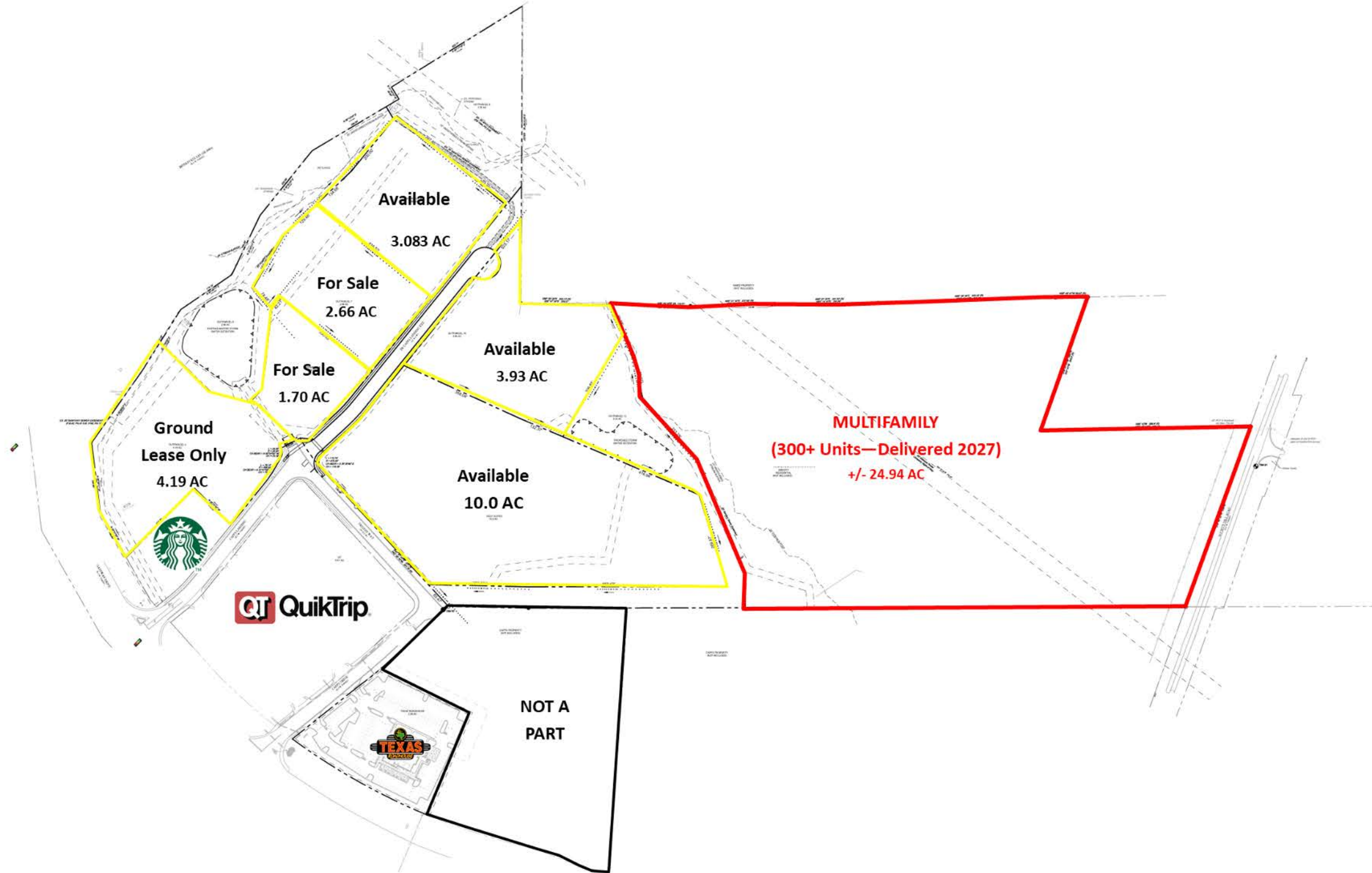
SITE PACKAGE





MAJOR RETAIL

AUBURN & OPELIKA, ALABAMA



THE LANDING
MASTER PLAN



THE LANDINGS DEVELOPMENT

LOCATION OVERVIEW



For representative use only.



Office DEPOT ROSS BEST PLACE
petco five BELOW rue21
OLD NAVY BEL'W BAM! TJ-maxx

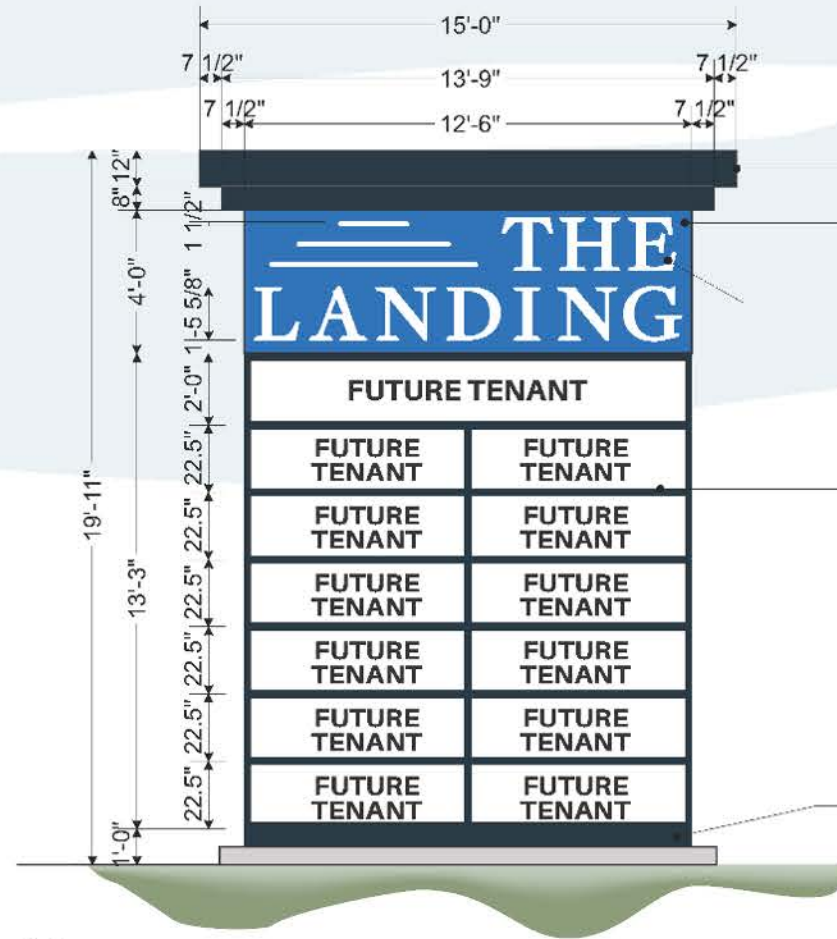
Cross Roads At Opelika

AspenDental TAZIKIS
EUROPEAN CENTER BATTERY SOURCE SportClips
sleep & number MATTRESSFIRM evelab

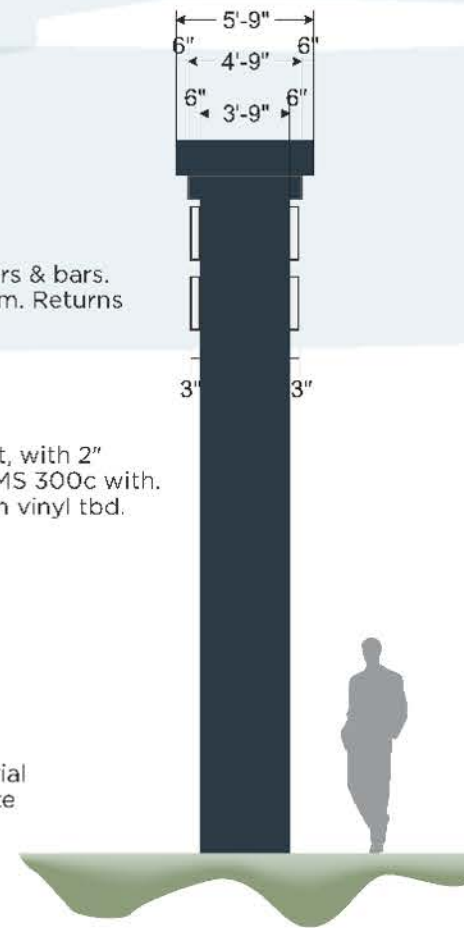
The Landings

TEXAS STARBUCKS
QT QuikTrip

SITE



- 1 Aluminum topper paint PMS 303c
- 2 Aluminum cabinet, paint PMS 300c.
- 3 3" deep internally LED lit channel letters & bars. 3/16" white acrylic faces with white trim. Returns painted white; mount flush to cabinet.
- 4 Double sided LED lit aluminum cabinet, with 2" retainers & 2 1/2" divider bars, paint PMS 300c with, with flat white lexan tenant panels with vinyl tbd.
- 5 Schedule 40, 12" dia. pipe in direct burial filled with 13.04 cubic yards of concrete



Side View
Scale: 3/16" = 1'-0"



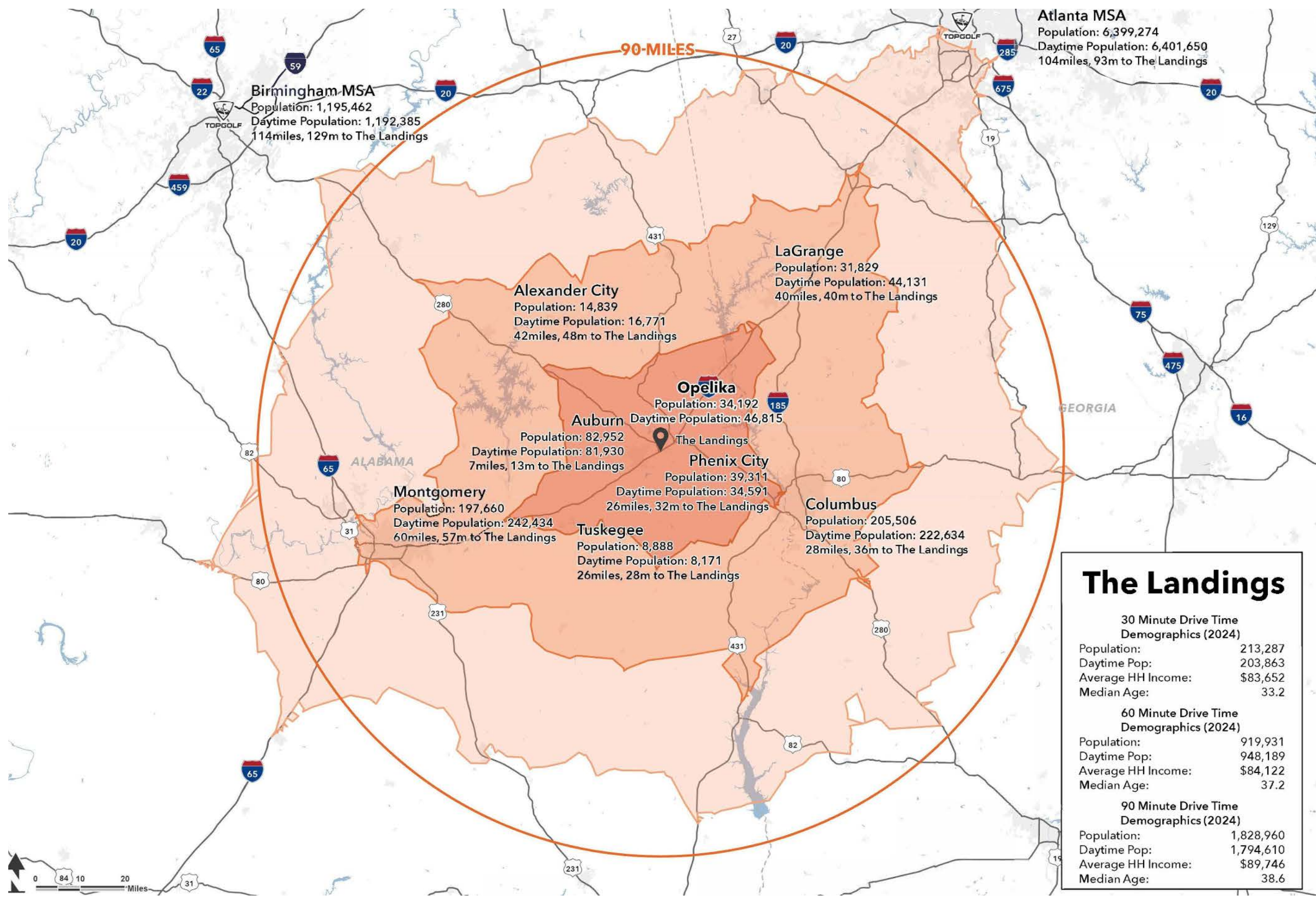
Isometric View
NTS

Pylon
Scale: 3/16" = 1'-0"

For representative use only.

THE LANDINGS

MONUMENT SIGN RENDERING



Atlanta MSA
Population: 6,399,274
Daytime Population: 6,401,650
104miles, 93m to The Landings

Birmingham MSA
Population: 1,195,462
Daytime Population: 1,192,385
114miles, 129m to The Landings

Alexander City
Population: 14,839
Daytime Population: 16,771
42miles, 48m to The Landings

LaGrange
Population: 31,829
Daytime Population: 44,131
40miles, 40m to The Landings

Opelika
Population: 34,192
Daytime Population: 46,815

Auburn
Population: 82,952
Daytime Population: 81,930
7miles, 13m to The Landings

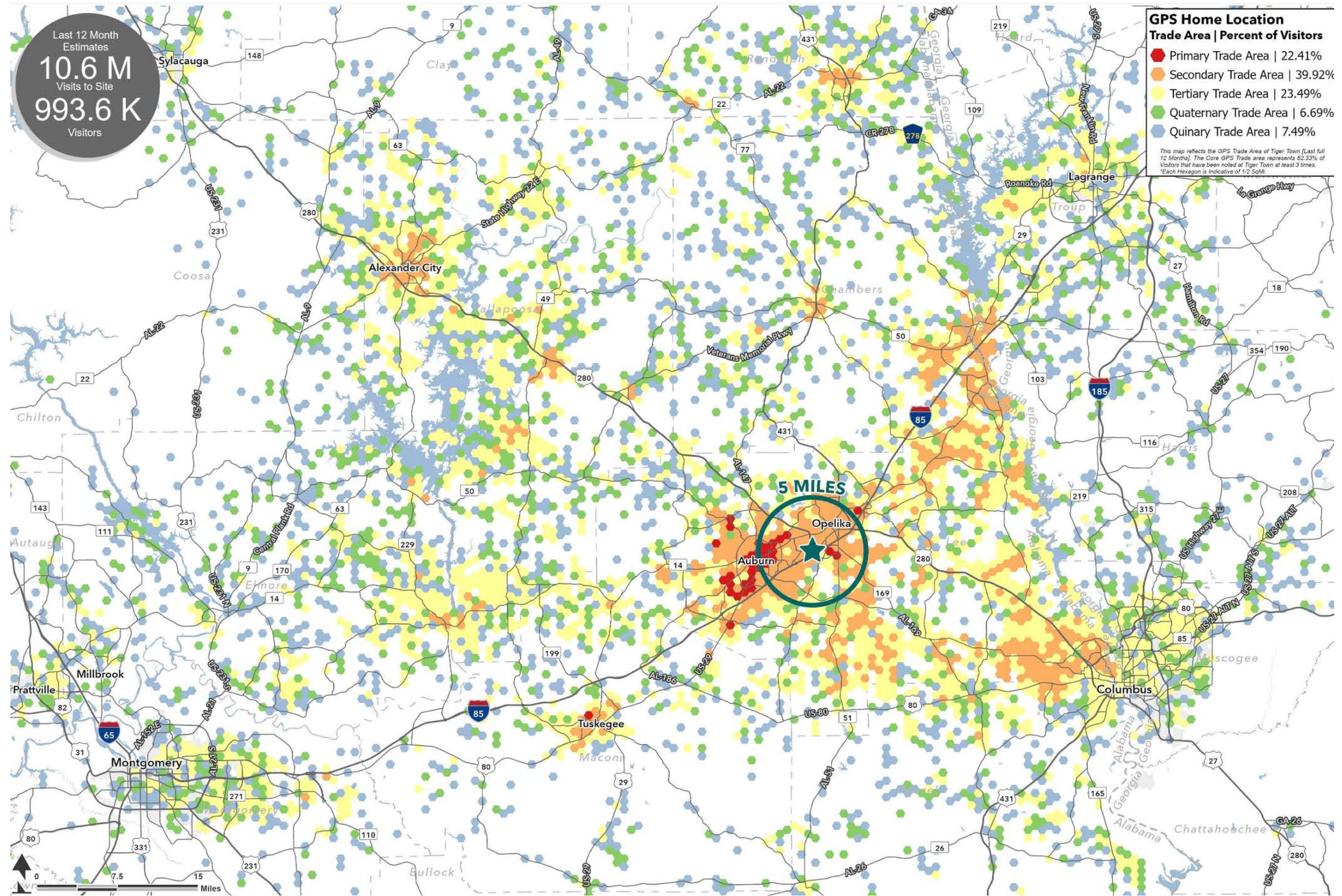
Phenix City
Population: 39,311
Daytime Population: 34,591
26miles, 32m to The Landings

Columbus
Population: 205,506
Daytime Population: 222,634
28miles, 36m to The Landings

Montgomery
Population: 197,660
Daytime Population: 242,434
60miles, 57m to The Landings

Tuskegee
Population: 8,888
Daytime Population: 8,171
26miles, 28m to The Landings

The Landings	
30 Minute Drive Time Demographics (2024)	
Population:	213,287
Daytime Pop:	203,863
Average HH Income:	\$83,652
Median Age:	33.2
60 Minute Drive Time Demographics (2024)	
Population:	919,931
Daytime Pop:	948,189
Average HH Income:	\$84,122
Median Age:	37.2
90 Minute Drive Time Demographics (2024)	
Population:	1,828,960
Daytime Pop:	1,794,610
Average HH Income:	\$89,746
Median Age:	38.6





LOCATION OVERVIEW

The Landings sits at the southeastern corner of US Highway 280 and Interstate 85 at Exit 58 in Opelika, centrally located within the Auburn-Opelika MSA. The same interchange features Tiger Town, which historically has bolstered a <2% vacancy rate since its development in the early 2000's. The Tiger Town interchange features "Best in Class" retailers, along with primary access to Lee County's only hospital, East Alabama Medical Center, Lee County Justice Center, and numerous office and medical users. With ease of access, signage and visibility from I-85, The Landings will continue in the success of the interchange.

AUBURN/OPELIKA MARKET OVERVIEW 2025

The Auburn/Opelika MSA is home to 206,325 residents, and coupled with the Columbus GA-AL MSA and Tuskegee comprises the greater Columbus-Opelika GA-AL CSA, a region home to 622,261 residents. The Auburn-Opelika metro populace has grown 24%+ over the past decade and was ranked #13 on Forbes' 2019 "America's Best Small Cities for Jobs & Business" list. In addition Auburn University is a major economic catalyst that provides the region with a talented workforce.

Much of the retail activity takes place at the Hwy 280/I-85 interchange and centers around the Tiger Town development (>1 million sqft GLA). In 2022, the Auburn/Opelika MSA has a 2.2% retail vacancy rate and had 430,313 sqft of absorption. The area has significantly lower vacancy rate and a faster pace of absorption than the national average.

ACCOLADES:

- Opelika ranked #23 (2024) Heartland Forward's Most Dynamic Metropolitan
- Auburn/Opelika MSA ranked #2 (2024) per capita in nation by Site Selection Magazine
- Opelika Economic Development receives 2025 Mac Conway Award for Excellence in Economic Development as one of the top 20 organizations in the nation

2024 TOTAL POPULATION	622,261
2024 DAYTIME POPULATION	612,989
2024 TOTAL HOUSEHOLDS	245,980
2024 AVERAGE HH INCOME	\$78,302



COLLEGE TOWN COMPARISON: AUBURN UNIVERSITY

University	Student Population	Student Family	Δ	Top 1%	Δ	Top 5%	Δ	Top 10%	Δ	Top 20%	Δ	Avg. Income Percentile	City	Pop.	Δ	Bachelor's + (Pop 25+)	Δ	Mean Family Income	Δ	Metro	Pop.	Δ	Bachelor's +	Δ	Mean Family Income	Δ
Auburn	30,737	\$143,000		6.2%		28.0%		45.0%		65.0%		80.0	Auburn	76,143		66.7%		\$120,712		CSA	503,124		29.0%		\$83,905	
Alabama	37,842	\$130,000	-9.1%	5.8%	-6.5%	24.0%	-14.3%	39.0%	-13.3%	59.0%	-9.2%	76.0	Tuscaloosa	99,600	23,457	36.3%	-45.6%	\$96,089	-20.4%	MSA	251,836	(251,288)	28.2%	-2.8%	\$84,852	1.1%
Georgia	39,147	\$129,800	-9.2%	5.1%	-17.7%	25.0%	-10.7%	40.0%	-11.1%	59.0%	-9.2%	76.0	Athens-CCD	127,315	51,172	48.3%	-27.6%	\$94,514	-21.7%	MSA	212,706	(290,418)	49.0%	69.0%	\$84,319	0.5%
Ole Miss	19,421	\$116,600	-18.5%	5.7%	-8.1%	24.0%	-14.3%	36.0%	-20.0%	53.0%	-18.5%	72.0	Oxford	25,416	(50,727)	56.3%	-15.6%	\$106,337	-11.9%	MSA	53,590	(449,534)	45.6%	57.2%	\$99,697	18.8%
Tennessee	30,559	\$96,900	-32.2%	2.1%	-66.1%	12.0%	-57.1%	24.0%	-46.7%	42.0%	-35.4%	68.0	Knoxville	190,740	114,597	32.9%	-50.7%	\$75,687	-37.3%	CSA	1,156,861	653,737	27.1%	-6.6%	\$90,250	7.6%
Florida	57,841	\$106,700	-25.4%	3.2%	-48.4%	17.0%	-39.3%	30.0%	-33.3%	48.0%	-26.2%	70.0	Gainesville	141,085	64,942	46.1%	-30.9%	\$94,382	-21.8%	MSA	328,517	(174,607)	38.9%	34.1%	\$94,160	12.2%
Florida State	42,587	\$112,600	-21.3%	2.5%	-59.7%	17.0%	-39.3%	31.0%	-31.1%	51.0%	-21.5%	72.0	Tallahassee	196,169	120,026	48.1%	-27.9%	\$93,040	-22.9%	MSA	389,454	(113,670)	38.7%	33.4%	\$95,795	14.2%
Arkansas	27,562	\$116,300	-18.7%	3.2%	-48.4%	20.0%	-28.6%	34.0%	-24.4%	53.0%	-18.5%	74.0	Fayetteville	93,949	17,806	48.6%	-27.1%	\$102,269	-15.3%	CSA	536,120	32,996	33.0%	13.8%	\$101,320	20.8%

INFORMATIONAL LINKS

Auburn Commercial Profile
<https://www.auburnalabama.org/commercial-development/Commercial%20Profile%202021%20UPDATE.pdf>

Opelika Economic Development
<https://www.opelika-al.gov/294/Economic-Development>

Auburn - Opelika Metros Growth
<https://www.al.com/news/2021/06/which-alabama-metro-areas-are-growing-shrinking.html>

Auburn Among Best Areas To Live According to MONEY Magazine
[https://news.auburnalabama.org/article/City News/3168#:~:text=%2D%20Auburn%20was%20listed%20among%20MONEY's,84](https://news.auburnalabama.org/article/City%20News/3168#:~:text=%2D%20Auburn%20was%20listed%20among%20MONEY's,84)

Livability
<https://www.wsfa.com/2020/10/13/alabama-cities-make-livabilitycoms-top-best-places-live-america/>

Alabama (Auburn/Opelika) Economic Development Ranking
<https://www.al.com/business/2021/03/alabama-among-top-states-for-economic-development-in-2020-ranking.html>

Opelika, A City On The Rise
<https://businessviewmagazine.com/opelika-alabama-city-rise/>

The TSCG logo consists of the letters "TSCG" in a bold, sans-serif font, with a registered trademark symbol (®) to the upper right. The logo is white and is positioned inside a white square that has a thick white border on its top and right sides, while the bottom and left sides are open. The background of the entire slide is a dark, nighttime photograph of a city skyline, featuring several tall buildings with lit windows and a prominent building with a pointed top on the left. The image is framed by a thick orange border.

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