

DOWNTOWN AUBURN PROPERTY

225 North Gay Street, Auburn, AL 36830

MULTIFAMILY, OFFICE, RETAIL OR RESTAURANT

AERIAL OVERVIEW



1.1 ACRES

For Sale: \$6,550,000.00



With more than 24,600 undergraduate students and a total enrollment of 30,000 with 1,330 faculty members, Auburn is the second largest university in Alabama. In 2020, the U.S. News & World Report ranked Auburn the 97th best national university in the U.S.



The Standard at Auburn

West & Wright Apartments



GLENN AVE.
16,000 VPD

GAY STREET
10,000 VPD

DOWNTOWN



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PROPERTY OVERVIEW



**INTERSECTION
TRAFFIC**



**LOCATED NEAR
EMPLOYMENT
OPPORTUNITIES**



**RETAIL
DESTINATION
AREA**



**NEW QSR
GROWTH MARKET**



**CLOSE
PROXIMITY TO
LARGE COLLEGE**



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» AUBURN, AL:

Auburn is a great place for commerce. A positive business-friendly environment, a skilled workforce, an excellent education system and a high quality of life have all fueled the MSA's business boom over the past several years. Auburn is known as one of the more progressive cities in the south with a nationally ranked public school system and a diverse population. Auburn University creates a significant international presence with more than 434 international employees and more than 2,000 international students enrolled. Since 1994, 25 international corporations have made the city of Auburn their home.

» Property Assemblage

» Redevelopment Opportunity

» Zoning – Urban Core District

- **75 foot allowed Building Heights**
- **Max Floor to Area Ratio (FAR) = 8.5**
- **Uses allowed:** Multifamily, Office, Retail, Restaurant
- **Conditional Uses Allowed:** Medical, Grocery, Hotel, Parking Garage

» Part of Auburn's Urban Core District, in walking distance to downtown Auburn and Auburn University

» Deeded access to both Gay Street and College Street

NEARBY BUSINESSES



**Glenn Ave.
16,000 VPD**

**Gay Street
10,000 VPD**



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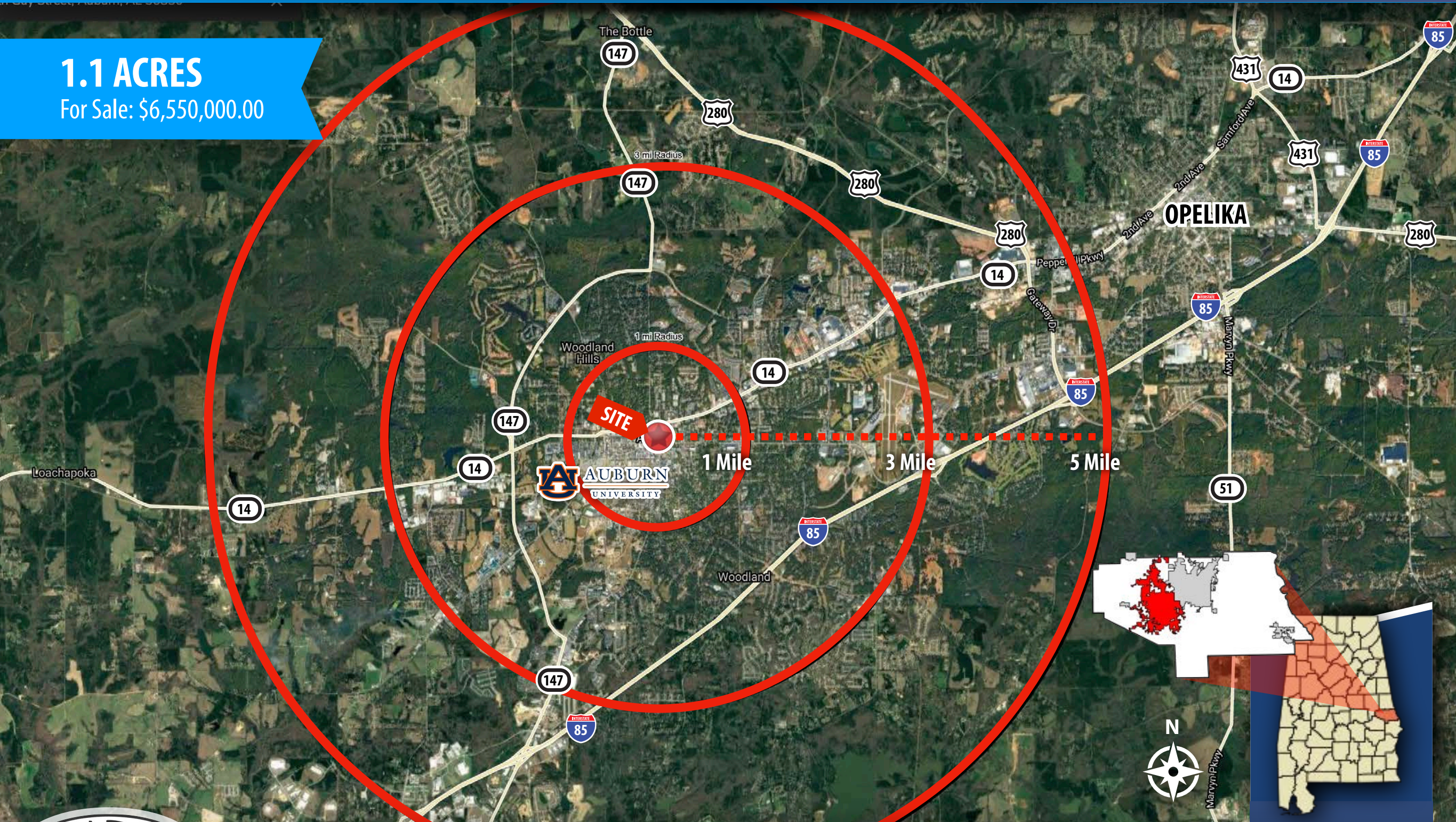
DEMOGRAPHIC RADIUS



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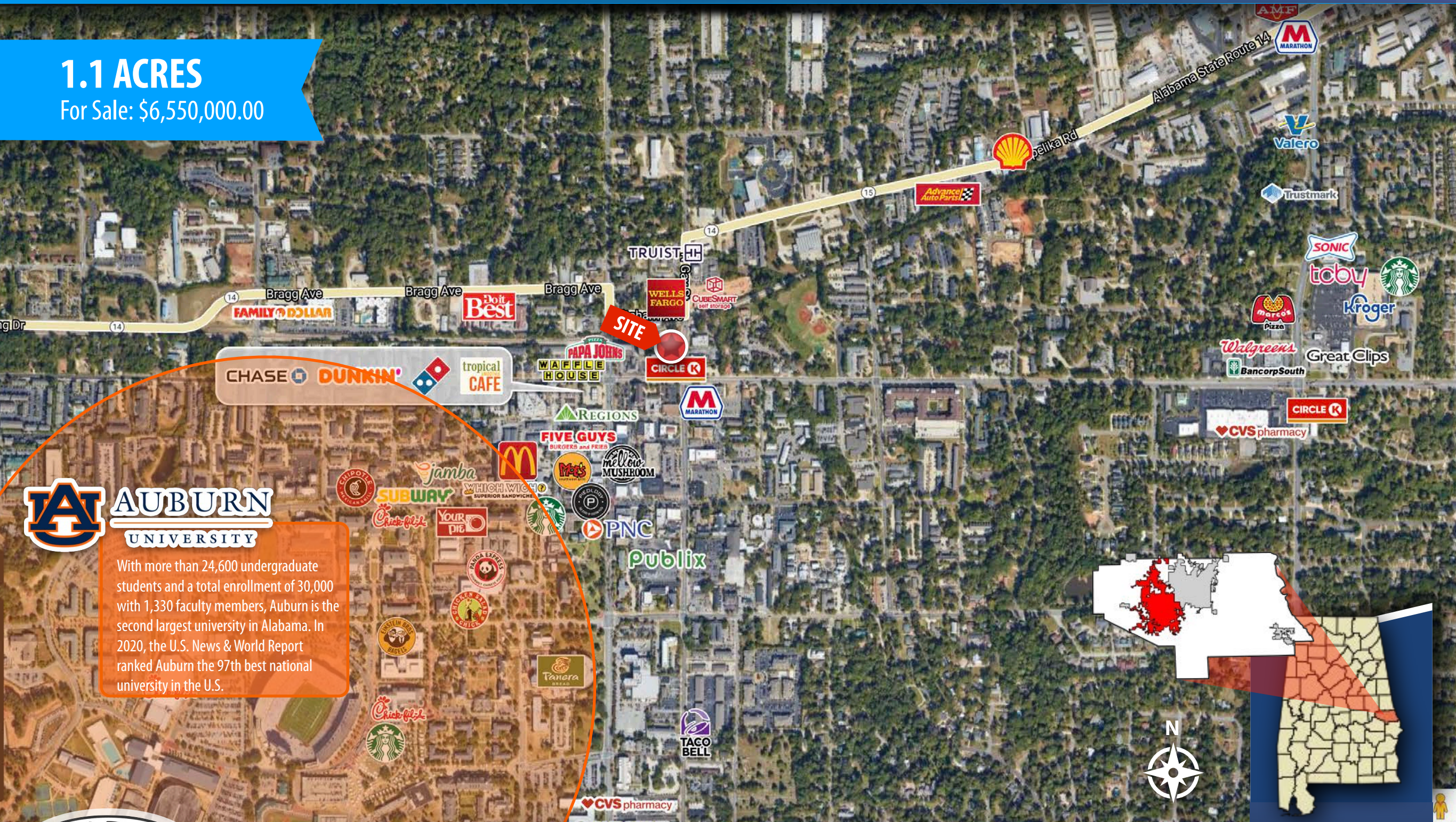
MARKET OVERVIEW



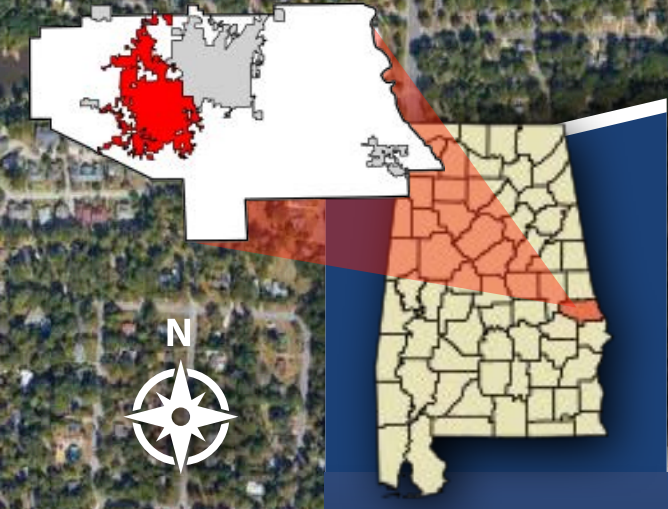
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DEMOGRAPHICS



MULTIFAMILY, OFFICE, RETAIL OR RESTAURANT

POPULATION

	1 MILE	3 MILE	5 MILE
2021 Estimated Population	20,423	58,479	82,894
2026 Projected Population	21,233	60,881	86,338
Projected Annual Growth 2021 to 2026	810 - 0.8%	2,401 - 0.8%	3,444 - 0.8%

HOUSEHOLDS

2021 Estimated Households	8,886	24,554	34,154
2026 Projected Households	9,138	25,317	35,264

HOUSEHOLD INCOME

2021 Estimated Median Household Income	\$24,559	\$49,713	\$55,133
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BUSINESSES

2021 Estimated Total Businesses	562	1,828	2,659
2021 Estimated Total Employees	5,279	19,786	29,969



MAJOR EMPLOYERS IN AUBURN, AL

Auburn University
Briggs & Stratton
Auburn City Schools
Master Brand Cabinet Company
Federal Government
City of Auburn and the Water Works Board
Falk Corporation
Donaldson Company
EPOS Corporation
Hoerbiger Hydraulics
Touchstone Precision
Stahlschmidt & Maiworm

5 Mile Radius



\$55,133

**MEDIAN HH
INCOME**



82,894

POPULATION



34,154

HOUSHOLDS



2.1%

**UNEMPLOYMENT
RATE**



68,973

LABOR FORCE
Applied Geographic Solutions



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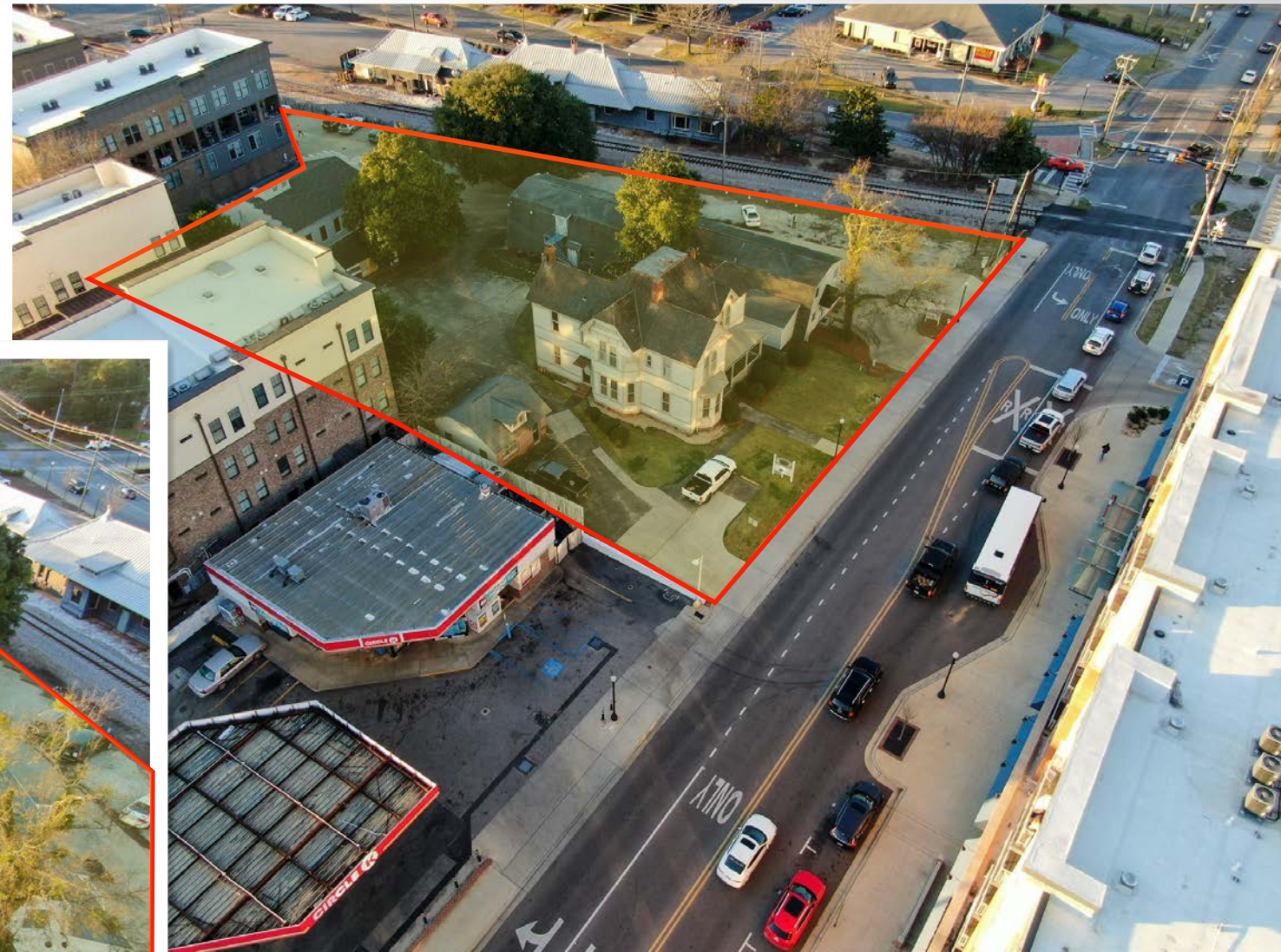
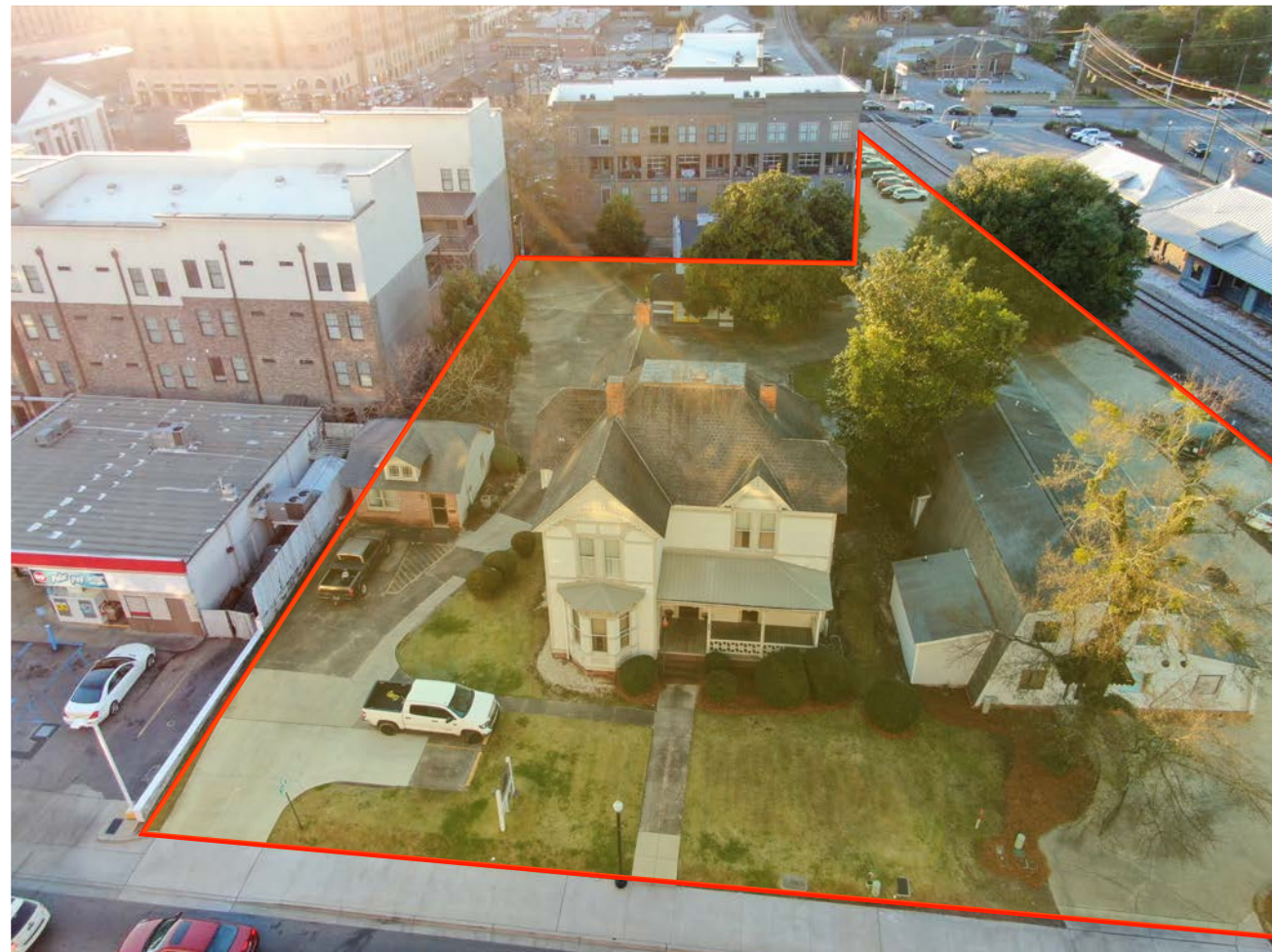
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AERIAL PHOTOS



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