

Samford Village

Auburn Alabama

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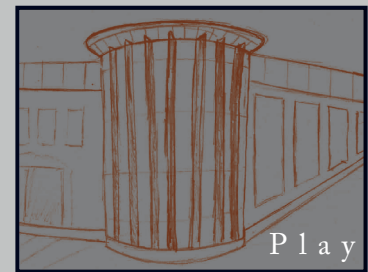
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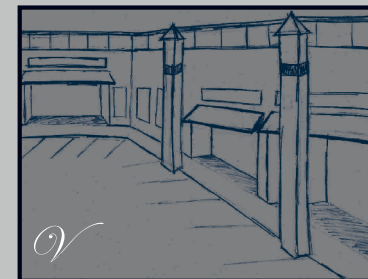
> **Overton Real Estate Companies**



Located in the heart of Auburn Alabama, one of the country's most awarded small towns, this 44 acre proposed master development is nestled on a strategic infill site.

Samford Village combines the convenience of a neighborhood center, elegance of a lifestyle center and variety of a power center. As drawn, the site can accommodate over 400,000 sq ft of retail space and park over 1,000 cars. Samford Village will provide day to day conveniences such as fast casual food, groceries and office space along with specialty retail and entertainment offerings.

Samford Village Entrance is just a few hundred feet from the entrance to the new Auburn High School Site. Also, a kindergarten, elementary, jr. high school (over 7,000 in local public schools), and Auburn University (25,400 students and over 5,000 employees) are all within a 3 mile radius of Samford Village. 10 mile ring includes the Auburn/Opelika MSA with 150,000 and 30 mile ring includes the Columbus-Auburn-Opelika Statistical Area with over 500,000 residents. Property is conveniently located near exit 57 off I-85 and offers 1300 feet of clear line-of-site interstate visibility. Work.Play.V



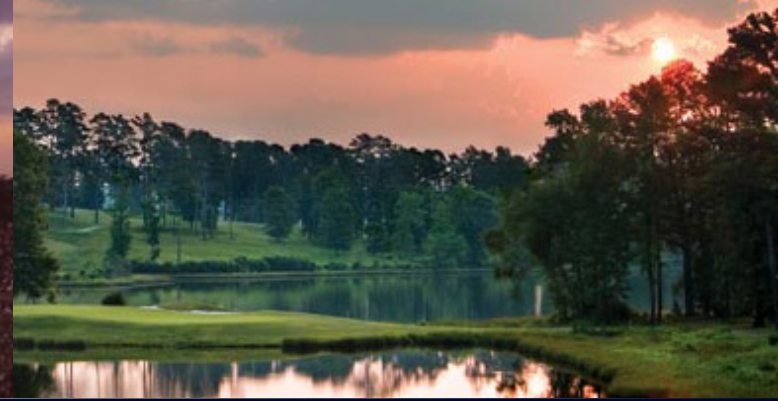


OVERTON
Commercial

Contact:

Keith Hamrick
334.663.4793

Overton Commercial
Real Estate
1747 Ogletree Road
Auburn, AL 36830
334.321.4444
OvertonCommercial.com



Auburn Alabama

- > Business Week Magazine - **Top 10 Job Growth Market** in the U.S. for 2010
- > 2012 The Princeton Review - **#4 College in US with Best Quality of Life**
- > Livability.com - **#6 College Town in US** for 2011
- > Southern Living - One of the **South's Best College Towns** for 2011
- > Forbes.com - **#6 Best Small Place** for Business and Careers in the U.S.
- > 2010 - Newsweek - **#2 Best High School** in the State and 354th Best in the U.S.
- > Forbes.com - **#1 in Projected Job Growth** in the U.S.
- > U.S. News and World Report - Top 10 **Best U.S. Places to Live**
- > Where to Retire - Top Places to Retire
- > CNNMoney - 16th **Best Small Place** to Launch a Business
- > Bloomberg Business Week - **Best City for Business Start-Up** in Alabama
- > NBC Today Show - "Great Place to Live"
- > Forbes.com - 6th **Fastest Growing** Small Metro City in the U.S.
- > Inc.com - 5th **Best City for Doing Business** in the Nation
- > Golf Digest - **#1 Golf City** in the US
- > US News & World Report - **Best Places to Retire**
- > US News & World Report - **#85 Best Colleges** (National Universities)
- > **Auburn University - 2010 BCS National Champions**
- > Auburn is the largest city in eastern Alabama with a 2009 population of 57,828.
- > The principal city of the Auburn-Opelika Metropolitan Area with a population of **135,833**.
- > Auburn is part of the Columbus-Auburn-Opelika, GA-AL CSA, a region home to approximately **500,000** residents.
- > Auburn is currently the **fastest growing** metropolitan area in Alabama and the nineteenth-fastest growing metro area in the United States since 1990.
- > **Auburn University** has an enrollment of just over 25,000.
- > The Average Household Income for parents of in-state Auburn students (60% of the student body) is **over \$150,000**.
- > The Average Household Income for parents of out-of-state Auburn students (40% of the student body) is **over \$350,000**.
- > Auburn is in the Montgomery AND Columbus media markets (television, radio & print)





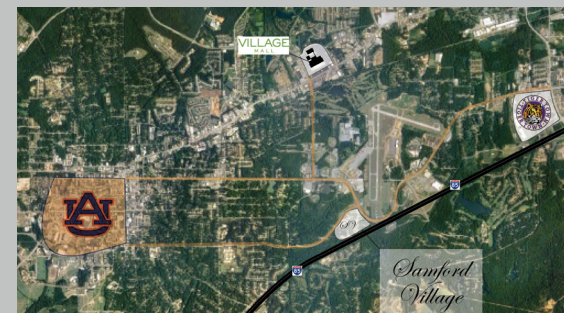
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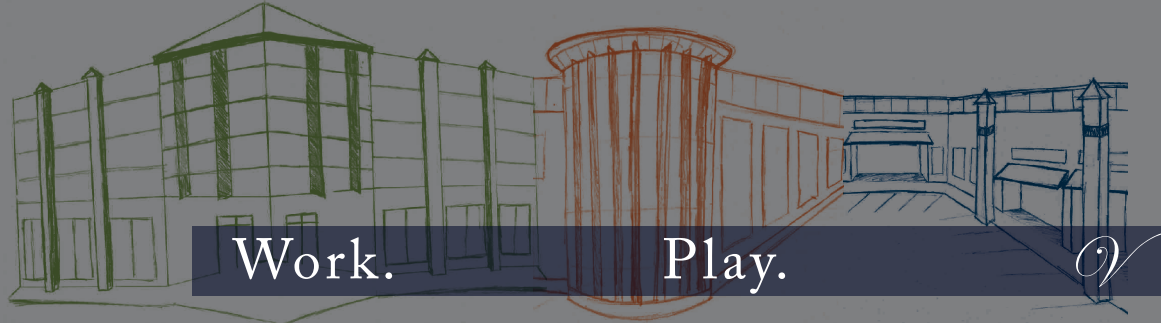
Samford Village Site Plan

Contact .Keith@theovertongroup.com



Building	Sq Ft	Use
A	30,000	Retail/Restaurant
B	50,000	Retail
C	90,000	Retail
D	25,000	Retail
E	15,000	Retail
F	15,000	Medical Office
G	15,000	Medical Office
H	65,000	Family Fun Center
I	40,000	Grocer
J	40,000	Retail
K	50,000	Big Box
	435,000	Total Potential Sq Ft





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Property Information

- > Located at Exit 57 of I-85, intersection of E. Glenn and Samford Ave.
- > Total Site size is 46.3 acres
- > GLA is 250,000 SF (shown) 950 parking spaces
- > CDD - Commercial Development District
- > Adjacent uses include: Sam's Club, Academy Sports, AuburnBank, Hilton Garden, Church of the Highlands (Megachurch), etc.
- > City of Auburn is offering incentives for retail development for the property

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- > Average HH income within 1 mile of Samford Village are \$75,732
- > Average HH income for parents of Auburn University out-of-state students is \$350,000+
- > Average HH income for parents of Auburn University in-state students is \$150,000+
- > Auburn/Opelika MSA has a population greater than 135,000
- > Auburn University has an enrollment of over 25,000 students

> 5 Mile Radius

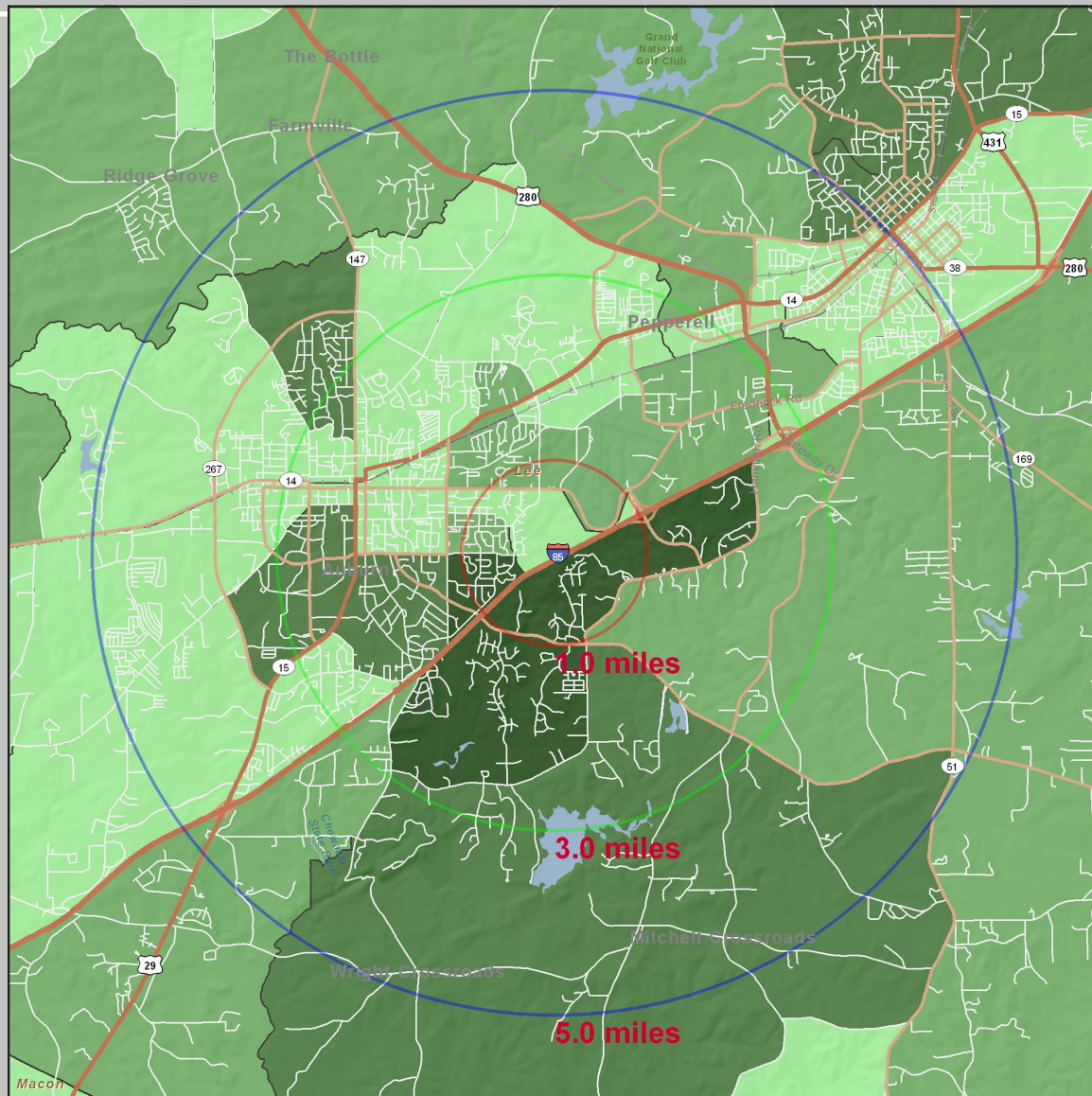
Population	68,384
Households	29,364
Avg HH income	\$44,473
Avg Home Value	\$187,453

> 10 Mile Radius

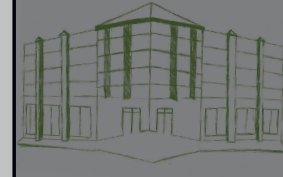
Population	94,094
Households	40,699
Avg HH income	\$43,528
Avg Home Value	\$164,832

> 15 Mile Radius

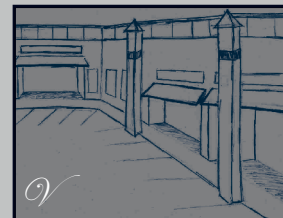
Population	105,736
Households	45,332
Avg HH income	\$43,650
Avg Home Value	\$147,044



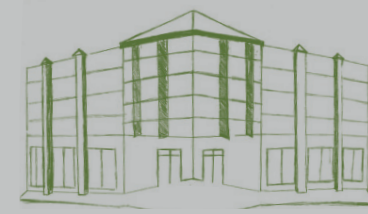
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Play



Auburn Regional Center
 1747 Ogletree Road
 Auburn, AL 36830
 334.321.4444
 AuburnRegionalCenter.com



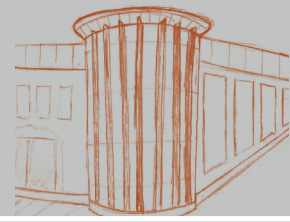
Site Map

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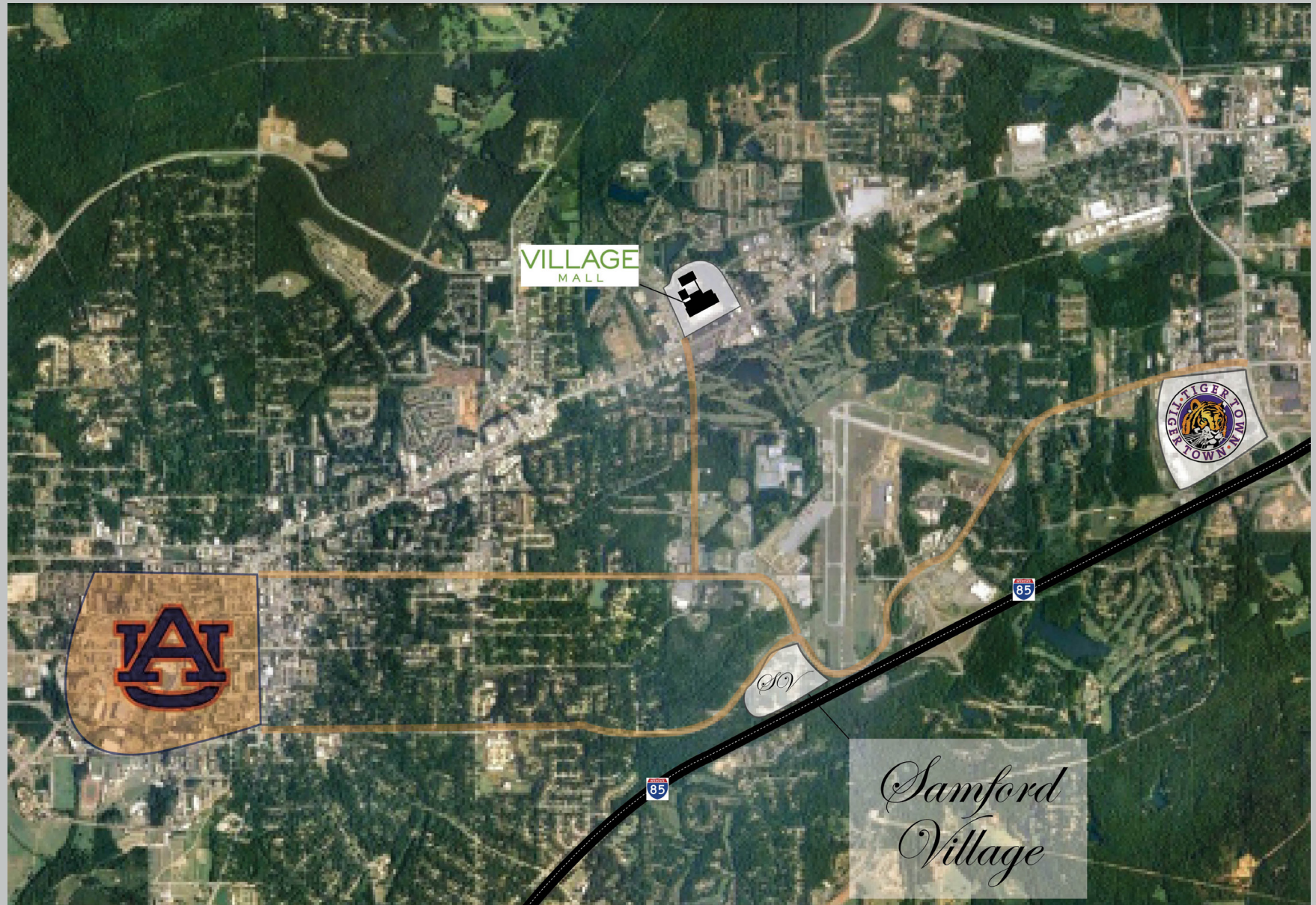


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Vicinity Map

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Overton Commercial Real Estate

Overton's Commercial Office is comprised of experienced commercial real estate sales, leasing and development agents. Our team works with developers, funds, investors, banks, builders, landlords, tenants, real estate companies and with our local government officials to ensure our clients the greatest opportunity for success. We focus on aggressive, relentless marketing, technical savvy and creative financial solutions to overcome fluctuating markets and financing hurdles. Our approach is truly turn key, from pre-development, due-diligence and entitlements through construction, lease up and sales. We utilize dedicated commercial agents, full time marketing and administrative staff, and a retained CPA and legal counsel. We have the ability to handle each aspect of a project and every possible scenario based on our client's individual needs.

Overton Real Estate

A residential real estate brokerage, Overton Real Estate specializes in the marketing of new developments and new construction homes. Our cutting edge approach used in promoting these products keeps us at the forefront of the resale market as well. Overton Real Estate works in tandem with The Overton Group to support residential development. Overton Real Estate also supports Overton Commercial Real Estate's commercial clients with their residential needs.

The Overton Group

The Overton Group is a turn-key real estate development services company with over 30 years real estate industry experience throughout the Southeast, including the development, financing, marketing and analysis of commercial and residential real estate. Our expertise is in all aspects of real estate from land acquisition, development and construction through leasing and property management. The Overton Group provides services to lenders and investors, effectively managing all aspects of development, seamlessly integrating initial project analysis and feasibility to marketing and selling clients assets.

OMG! (Overton Marketing Group)

Overton prides itself on being a marketing company first. Our creative team's experiences include all forms of media, dates back to 1982, and includes several team members that weren't even born in 1982 (or 1992 for that matter). The team spans several generations, implements cutting edge media and graphic design. We handle our properties similar to the process of an advertising company, branding each and every project individually. OMG! keeps Overton Real Estate Companies ahead of the curve and setting the standard for real estate marketing in the future.

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OvertonCommercial.com

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