



Home to East Montgomery

NEW PARK DEVELOPMENT

- COMMERCIAL
- ASSISTED LIVING
- RETAIL
- MULTIFAMILY
- SINGLE FAMILY

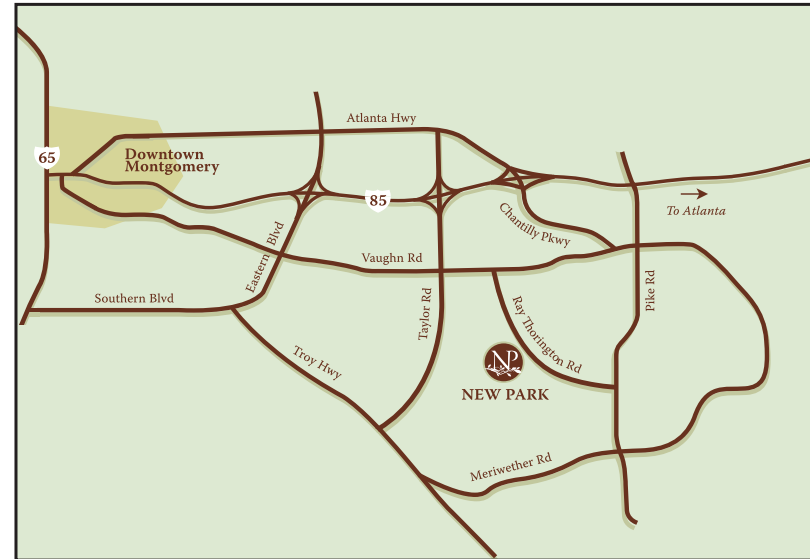


Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwaccompanies.com

MARKET INFORMATION

- The Montgomery MSA includes two of the fastest growing communities, and within the next ten years are projected to see 3,000 new homes constructed within the New Park Development area.
- The New Park Development is centrally located in an area that is the focal point of dramatic growth in the Montgomery MSA.
- The metropolitan area, comprised of Autauga, Elmore and Montgomery counties, has a population of more than 369,000.
- Montgomery is home to Maxwell Air Force Base, Gunter Annex and Air University, the worldwide center for Air Force education.
- Hyundai Motor Manufacturing Alabama is Hyundai's first manufacturing plant in the United States with its home in Montgomery, Alabama.
- Within 5 miles, 83% of the households report average incomes in excess of \$75,000.
- Five (5) colleges and universities are located in the trade area.
- Growth in residential developments near New Park is strong, with predominantly single family homes at prices starting in the low \$300,000's.



LOCATION

Located in central Alabama in East Montgomery's newest neighborhoods - New Park on Ray Thorington Road, just off Vaughn Road and Interstate 85

- | | |
|-----------------------|-----------|
| ▪ Birmingham, Alabama | 92 miles |
| ▪ Mobile, Alabama | 155 miles |
| ▪ Atlanta, Georgia | 164 miles |

NEW PARK DEVELOPMENT MARKET INFORMATION



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THE CENTER

52,000-square-foot neighborhood center located in New Park offering a grocery store, shop space and outparcels

PROJECTED OPENING DATE

Fall 2025

THE DEVELOPMENT

New Park is a master-planned community in the River Region. With gorgeous landscaping and sparkling lakes, New Park is conveniently located near numerous restaurants, attractions and shopping centers. Montgomery's newest elementary school and YMCA fitness facility are located right in the middle of the neighborhood. The state-of-the-art Park Crossing High School in Montgomery is within 1 mile.

MAJOR EMPLOYERS

- Maxwell-Gunter Air Force Base
- State of Alabama
- Montgomery Public Schools
- Baptist Health
- Hyundai Motor Manufacturing Alabama

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
2022 Population	52,624	178,249	232,901
2027 Projected Population	53,122	179,930	233,207
2022 Avg. Household Income	\$100,068	\$80,691	\$75,970
2022 Households	22,152	73,592	94,473
DRIVE TIME	20 Minute	30 Minute	60 Minute
2022 Population	124,945	218,978	420,257
2027 Projected Population	125,957	220,804	420,609
2022 Avg. Household Income	\$82,579	\$75,419	\$72,036
2022 Households	52,079	89,403	165,957

CONTACT INFORMATION

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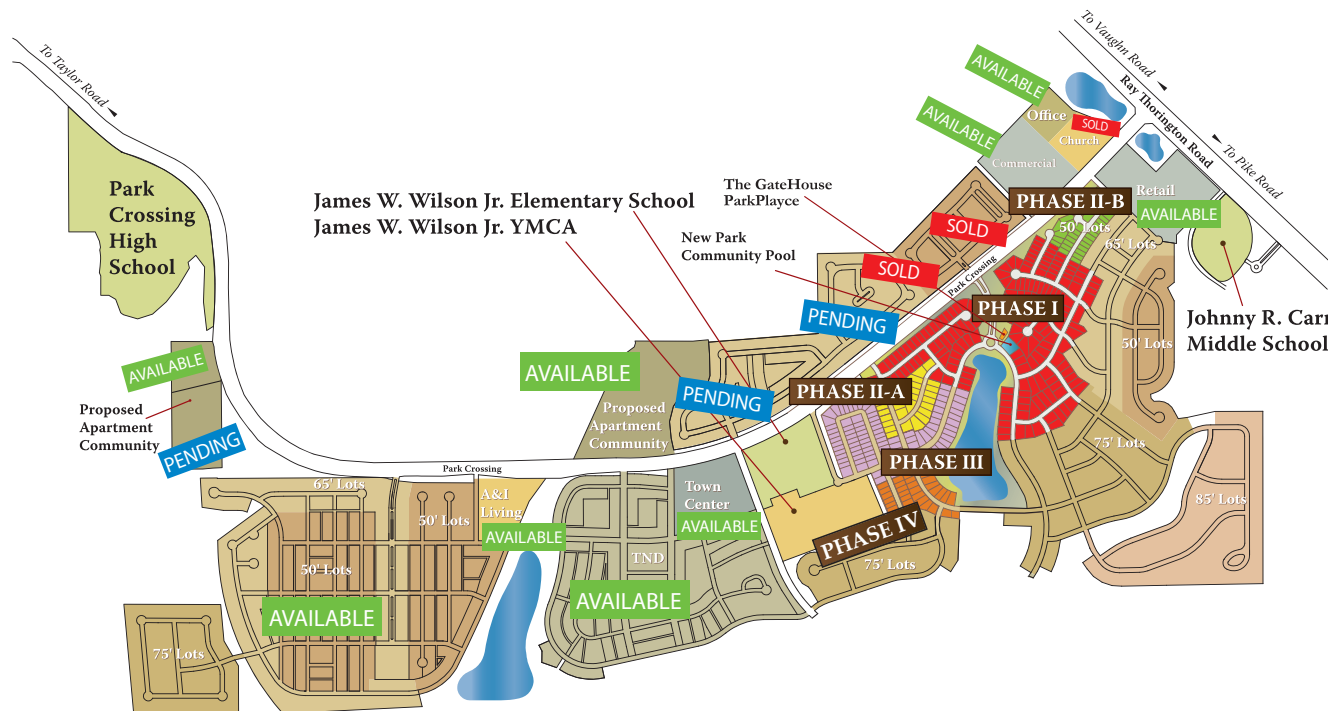
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**NEW PARK DEVELOPMENT
GENERAL INFORMATION/DEMOGRAPHICS**



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Property

Multifamily Site
Retail Site/Town Center
Single Family Sites
Assisted Living Sites
Commerical Sites

Price

\$150,000/Acre
\$160,000/Acre
\$27,500/Acre
\$150,000/Acre
\$60,000/Acre

Above prices do not include a +/- \$7,500/Acre Road/Water/Sewer Assessment.

334.215.9215 | newparkliving.com | Between Ray Thorton Road and Taylor Rd
A JIM WILSON & ASSOCIATES DEVELOPMENT



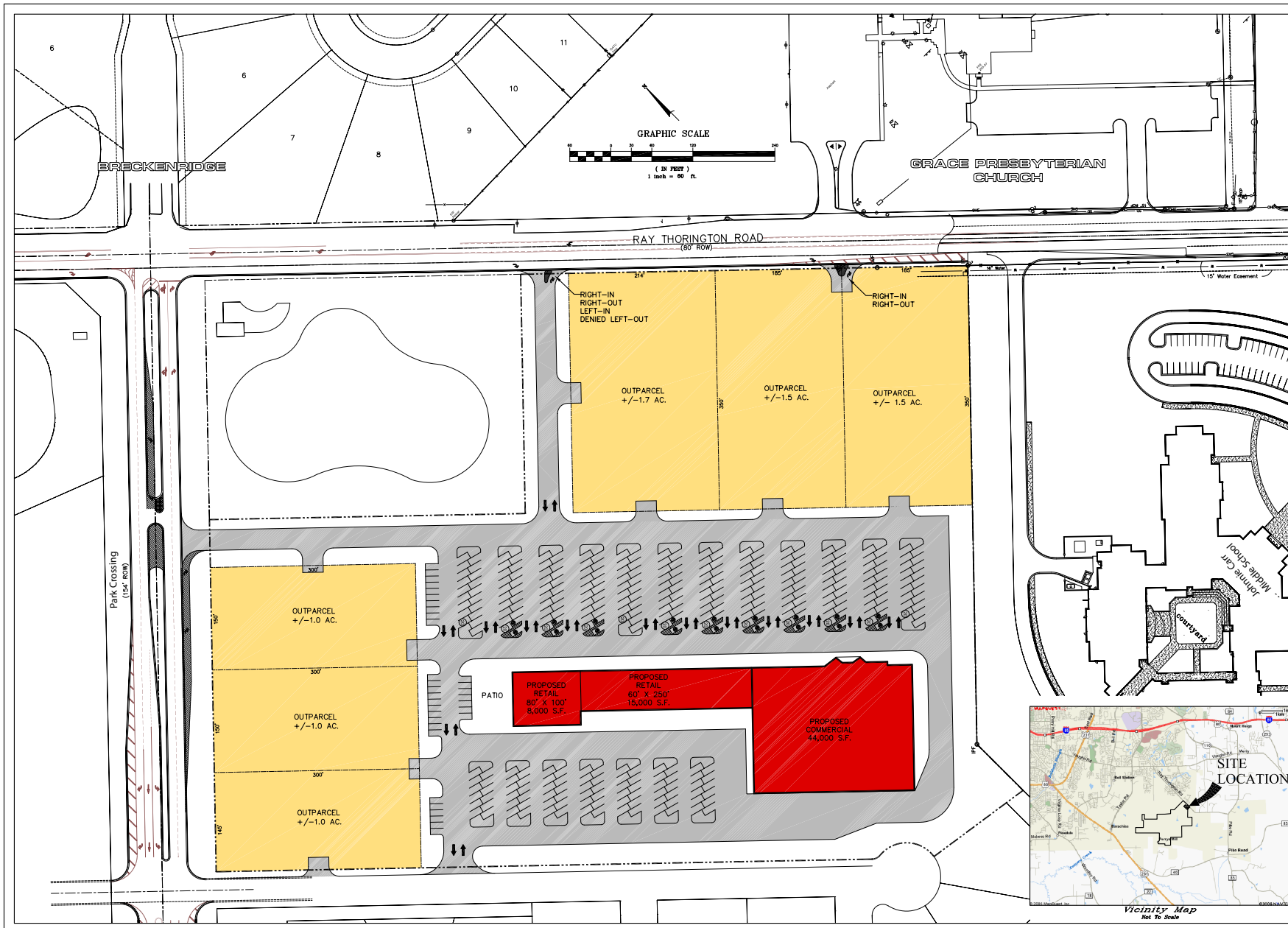
NEW PARK DEVELOPMENT SITE PLAN



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NEW PARK DEVELOPMENT LEASING PLAN



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