

An aerial photograph of a large lake with several islands. The islands are lush with green trees and feature several large, modern houses with swimming pools and docks. A winding road connects the islands. The water is dark blue, and there are some small boats visible.

THE GATEWAY AT LAKE MARTIN

**THE GATEWAY AT LAKE MARTIN
ALEXANDER CITY, ALABAMA**

Leasing By:



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024

334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com

MARKET INFORMATION

- Alexander City is located on the shores of beautiful Lake Martin, a 44,000-acre freshwater lake with 750 miles of shoreline, luxury homes, condominiums, cabins, restaurants and marinas.
- Russell Lands is the largest recreational developer in Alabama and has developed a premier lake community in the area, The Heritage. The Wicker Point Golf Club is the centerpiece for Russell Lands' The Heritage.
- Russell Medical Center located in Alexander City, was voted a Top 100 Hospitals in the United States by the Thompson Reuters Report. Russell Medical Center houses a cancer center, a rehabilitation wing, a professional office building and 81 private room beds.
- Central Alabama Community College (CACC) is located in Alexander City and has over 2,500 students enrolled.
- Alexander City is home to Wind Creek State Park which covers 1,445 acres and hosts over 252,000 visitors each year.
- An average of 25,000 vehicles pass through the site crossroads which links Birmingham, Alabama to Lake Martin and Auburn University.
- Alexander City is located in Tallapoosa County and is the closest major city to Lake Martin which has over 9,000 households.
- Lake Martin real estate is valued at over \$4.7 billion dollars and is projected to see over 4,000 new homes built over the course of the next 20 years, averaging over 200 homes per year.
- The new Benjamin Russell High School is being built with a projected completion date of August 2023. The 219,000 square-foot facility will accommodate about 1,500 students.



LOCATION

Located in east central Alabama, 50 miles northeast of Montgomery from US Highway 231 or Highway 63 and 70 miles southeast of Birmingham on Highway 280. Columbus, Georgia is 135 miles to the northwest on Highway 280 and Atlanta is 135 miles northeast on Interstate 85.

- Montgomery, Alabama 51 miles
- Birmingham, Alabama 72 miles
- Atlanta, Georgia 123 miles

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THE CENTER

46,791 square foot grocery store with a 21,500 square foot junior anchor, shops and 7 outparcels.

PROJECTED OPENING DATE

Fall 2024

FOCUS CATEGORIES

- Grocery
- Restaurants
- Apparel
- Home Furnishings
- Service related uses

MAJOR AREA EMPLOYERS

- SL Alabama
- Russell Medical Center
- Russell Lands
- Russell Brands
- Walmart Supercenter
- Alexander City Board of Education

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	10 Mile	15 Mile	20 Mile
2023 Population	23,826	40,118	52,740
2028 Projected Population	23,214	39,638	52,728
2023 Avg Household Income	\$78,749	\$76,511	\$76,176
2023 Households	10,004	17,361	22,780

DRIVE TIME	10 Minute	15 Minute	20 Minute
2023 Population	9,040	13,897	18,234
2028 Projected Population	9,759	14,907	19,729
2023 Avg. Household Income	\$66,331	\$69,767	\$68,015
2023 Households	3,756	5,726	7,548

CONTACT INFORMATION

Woody Rush

Senior Vice President of Leasing

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THE GATEWAY AT LAKE MARTIN
GENERAL INFORMATION/DEMOGRAPHICS

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AERIAL / RETAILERS

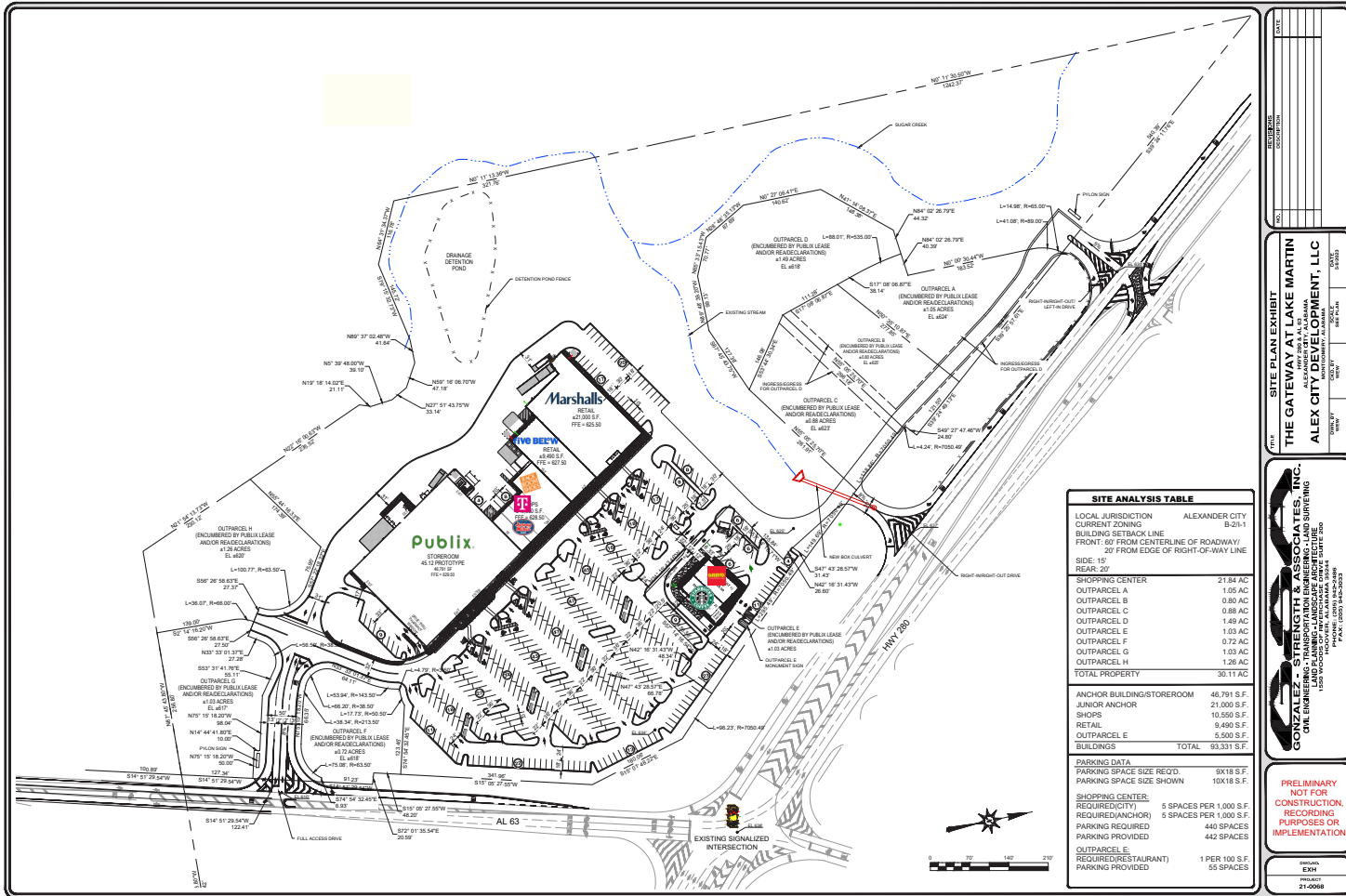
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SITE ANALYSIS TABLE	
LOCAL JURISDICTION	ALEXANDER CITY
CURRENT ZONING	B-201.5
BUILDING SETBACK LINE	8'-0" FROM CENTERLINE OF ROADWAY
FRONT SETBACK	20' FROM EDGE OF RIGHT-OF-WAY LINE
SIDE SETBACK	REAR: 20'
SHIPPING CENTER	21.84 AC
OUTPARCEL A	1.05 AC
OUTPARCEL B	0.80 AC
OUTPARCEL C	0.88 AC
OUTPARCEL D	1.49 AC
OUTPARCEL E	1.03 AC
OUTPARCEL F	0.72 AC
OUTPARCEL G	1.03 AC
OUTPARCEL H	1.26 AC
TOTAL PROPERTY	30.11 AC
ANCHOR BUILDING/STOREROOM	46,791 S.F.
ANCHOR ANCHOR	21,000 S.F.
SHOPS	10,550 S.F.
RETAIL	9,490 S.F.
OUTPARCEL E	5,500 S.F.
BUILDINGS	TOTAL 93,331 S.F.
PARKING DATA	
PARKING SPACE SIZE REQ'D.	9X18 S.F.
PARKING SPACE SIZE SHOWN	10X18 S.F.
SHOPPING CENTER	
REQUIRED (CITY)	5 SPACES PER 1,000 S.F.
REQUIRED (ANCHOR)	5 SPACES PER 1,000 S.F.
PARKING REQUIRED	440 SPACES
PARKING PROVIDED	442 SPACES
OUTPARCEL E	
REQUIRED (RESTAURANT)	1 PER 100 S.F.
PARKING PROVIDED	55 SPACES

THE GATEWAY AT LAKE MARTIN
 ALEXANDER CITY, ALABAMA
ALEX CITY DEVELOPMENT, LLC

CONGONALEZ, STRENGTH & ASSOCIATES, INC.
 SITE PLANNING, LANDSCAPE ARCHITECTURE
 1000 W. UNIVERSITY BLVD., SUITE 100
 MONTGOMERY, ALABAMA 36102
 WWW.CONGONALEZSTRENGTH.COM

PRELIMINARY
 NOT FOR
 CONSTRUCTION,
 RECORDING
 PURPOSES OR
 IMPLEMENTATION

DATE: 08/20/2018
 DRAWN: JWA
 PROJECT: 21-0066

THE GATEWAY AT LAKE MARTIN

SITE PLAN

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