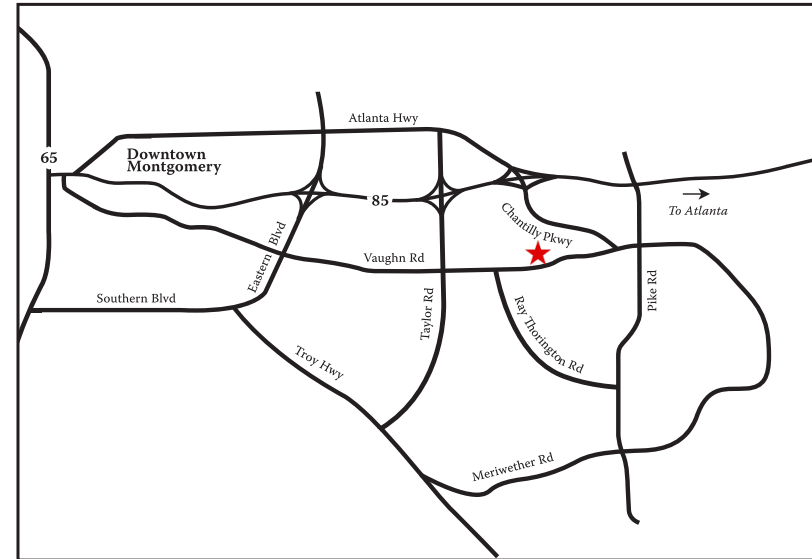


## MARKET INFORMATION

- 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 East Montgomery/Pike Road area.
- The Wynlakes Office Park 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 Wynlakes Office Park is strong, with predominantly single family homes at prices starting in the mid \$300,000's.



## LOCATION

Located in central Alabama in East Montgomery just off Vaughn Road.

|                       |           |
|-----------------------|-----------|
| ▪ Pike Road, Alabama  | 9 miles   |
| ▪ Auburn, Alabama     | 48 miles  |
| ▪ Birmingham, Alabama | 102 miles |
| ▪ Mobile, Alabama     | 179 miles |
| ▪ Atlanta, Georgia    | 154 miles |

## WYNLAKES OFFICE PARK MARKET INFORMATION



**Jim Wilson & Associates, LLC**

2660 East Chase Lane, Suite 100, Montgomery, Alabama 36117-7024  
334 260 2500 (t) | 334 260 2533 (f) | [jwaccompanies.com](http://jwaccompanies.com)

## THE OUTPARCELS

Professional office lots located on Vaughn Road at Wynlakes, Montgomery's premier residential community, country club and golf course.

## THE HIGHLIGHTS

|                |  |
|----------------|--|
| Lot Sizes:     | Variable Sizes (See attached Plat)       |
| Zoning:        | O-O (Office)                             |
| Utilities:     | Provided to each Lot                     |
| Best Use:      | Office                                   |
| Accessibility: | Excellent - Direct access to Vaughn Road |

## TRADE AREA / DEMOGRAPHICS

| DEMOGRAPHICS               | 5 Mile    | 10 Mile  | 20 Mile  |
|----------------------------|-----------|----------|----------|
| 2023 Population            | 77,229    | 198,379  | 315,461  |
| 2028 Projected Population  | 79,365    | 198,178  | 321,072  |
| 2023 Avg. Household Income | \$109,300 | \$97,300 | \$92,242 |
| 2023 Households            | 33,154    | 80,668   | 125,689  |

| DRIVE TIME                 | 10 Minute | 15 Minute | 20 Minute |
|----------------------------|-----------|-----------|-----------|
| 2023 Population            | 26,238    | 76,642    | 121,256   |
| 2028 Projected Population  | 27,796    | 77,800    | 121,715   |
| 2023 Avg. Household Income | \$136,685 | \$103,603 | \$98,817  |
| 2023 Households            | 11,040    | 33,289    | 50,997    |

## CONTACT INFORMATION

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334.260.2524  
[w.rush@jwacompanies.com](mailto:w.rush@jwacompanies.com)

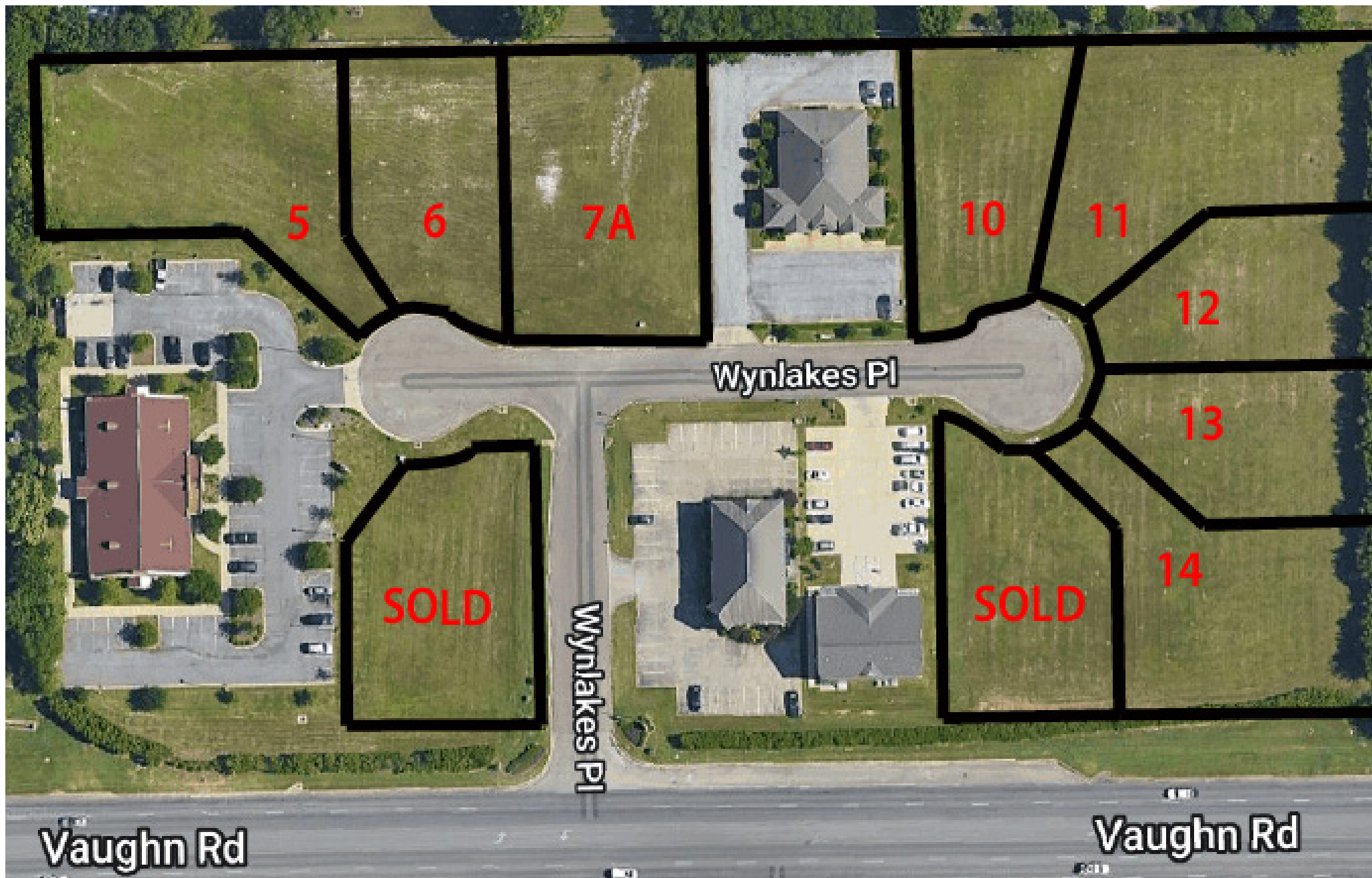
**WYNLAKES OFFICE PARK**  
**GENERAL INFORMATION/DEMOGRAPHICS**



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## WYNLAKES OFFICE PARK AERIAL



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