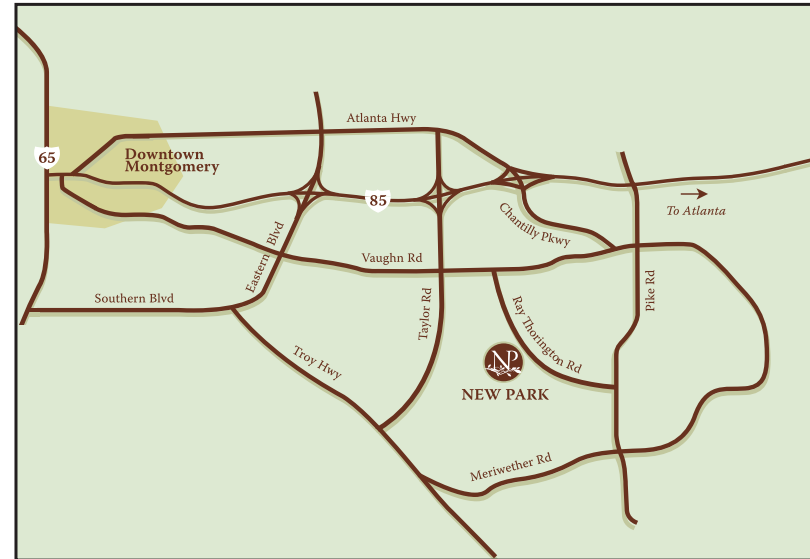


MARKET INFORMATION

- 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 high \$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 |



JIM WILSON
& ASSOCIATES

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NEW PARK DEVELOPMENT
MARKET INFORMATION

THE CENTER

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

PROJECTED OPENING DATE

Fall 2026

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. James W. Wilson, Jr. elementary school and the Wilson 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
2024 Population	51,658	176,964	231,842
2028 Projected Population	56,475	178,505	233,596
2024 Avg. Household Income	\$133,623	\$99,229	\$94,427
2024 Households	21,076	71,784	93,347

DRIVE TIME	20 Minute	30 Minute	60 Minute
2024 Population	93,592	205,002	408,385
2028 Projected Population	93,911	208,199	419,834
2024 Avg. Household Income	\$104,751	\$90,889	\$91,035
2024 Households	39,957	84,128	163,409

CONTACT INFORMATION

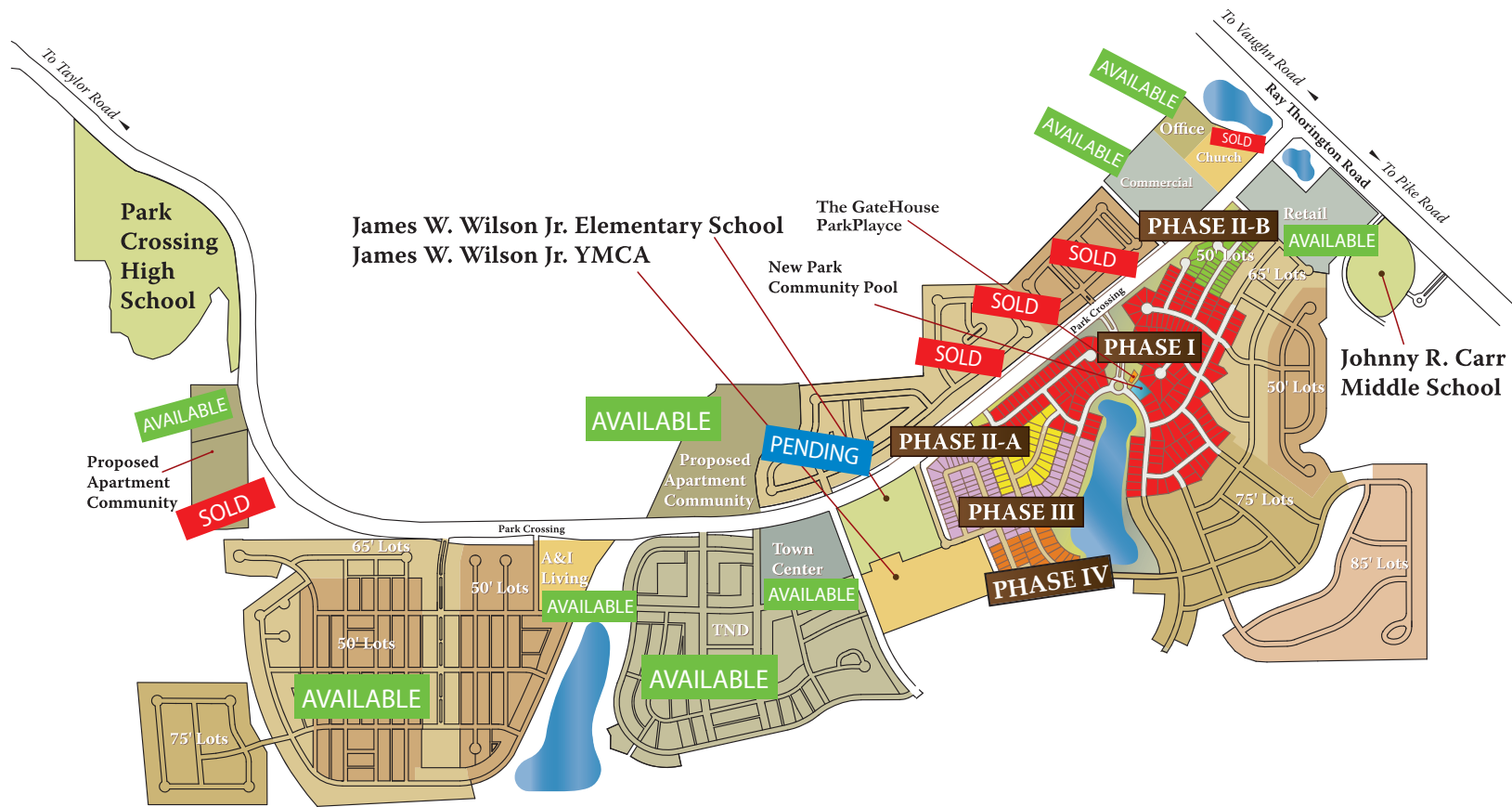
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NEW PARK DEVELOPMENT
GENERAL INFORMATION / DEMOGRAPHICS

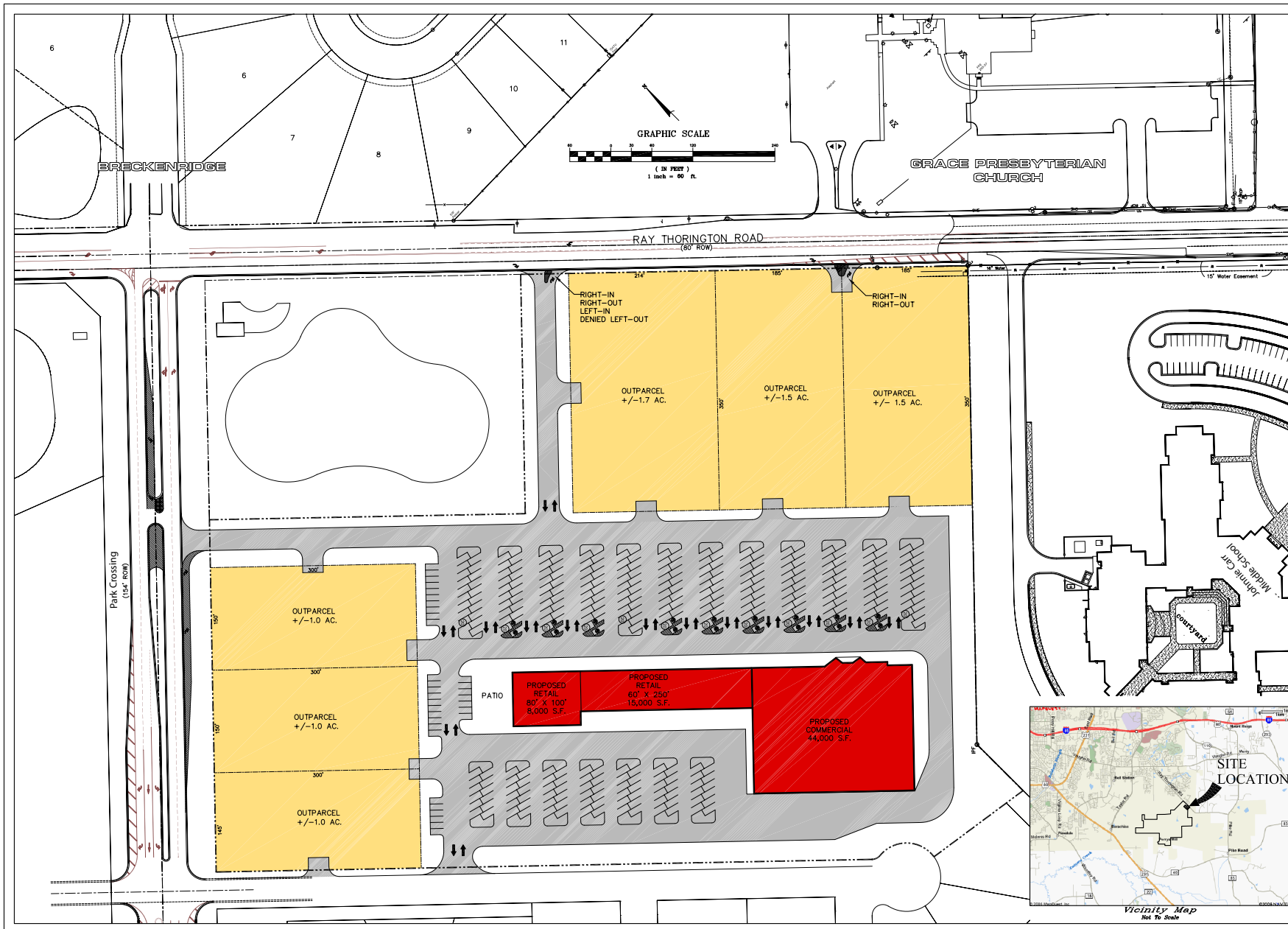


334.215.9215 | newparkliving.com | Between Ray Throington Road and Taylor Rd.
A JIM WILSON & ASSOCIATES DEVELOPMENT



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NEW PARK DEVELOPMENT
SITE PLAN



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NEW PARK DEVELOPMENT

LEASING PLAN