



# The District at Richland Road

Master Development | Auburn, AL

*August 10<sup>th</sup>, 2023*

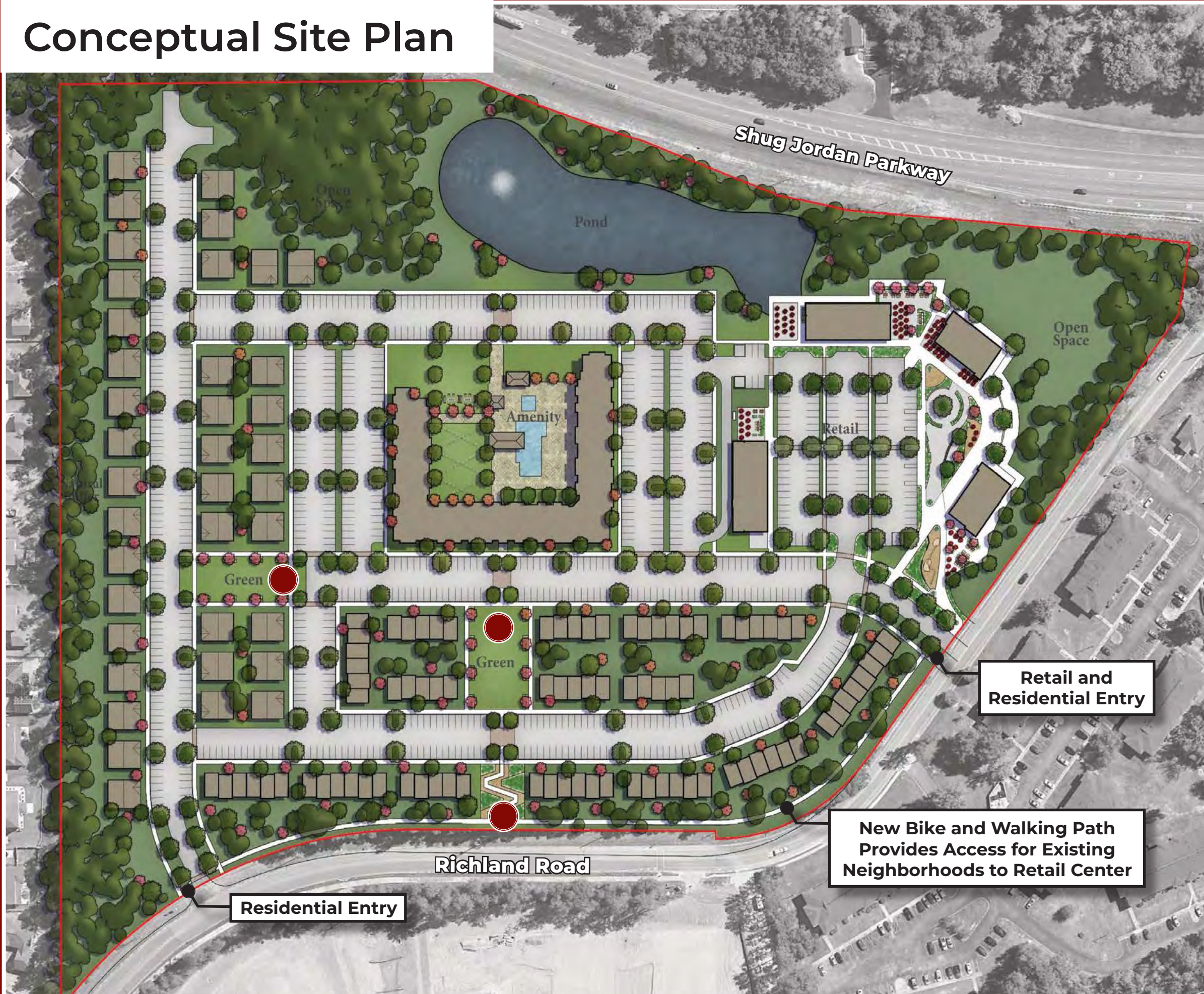
[TheDistrictatRichlandRoad.com](http://TheDistrictatRichlandRoad.com)

# Site Diagram



The District at Richland Road is a mixed-use residential community featuring 275 market rate apartments comprised of flats, town homes, and duplexes as well as neighborhood oriented retail spaces. Construction is planned to begin in the first quarter of 2024 and be completed in the second quarter of 2026.

# Conceptual Site Plan



## The District at Richland Rd Auburn, Alabama

### Residential Stats

#### Project Data

Duplex	28%
Townhome	31%
Flat	41%

**Total** 100%

#### Unit Mix

Micro/Studio	17 Units
1 Bedroom	29 Units
2 Bedroom	48 Units
3 Bedroom	155 Units
4 Bedroom	26 Units

**Total** 275 Units

**Units/Acre** 9.04

**Parking** 2.84 Spaces/Unit  
782 Spaces Total

**Land Area** 30.14 Acres

### Retail Stats

- Neighborhood Focused
- Public Gathering Spaces
- 110 Parking Spaces

\*Denoted by 'O'

August 10<sup>th</sup>, 2023

# Community Benefits

- Neighborhood oriented retail with destination outdoor dining, family-friendly recreation, and gathering spaces
- Approximately 1,500' of new bike and walking path along Richland Road
- Generous wooded buffers retained between new construction and existing, established neighborhoods and Shug Jordan Parkway
- 8 acres of open space, representing 25% of the total site
- On-site management team for timely responses to any property issues
- Deceleration lanes to be constructed on Richland Road
- Building height and density decrease from the center of the site outward to be compatible with adjacent neighborhoods where they share a property line
- Variety of housing types, sizes, and densities to create a diverse, engaging community
- Fulfillment of 2030 Auburn Comprehensive Plan

# Conceptual Rendering | Aerial View



THE  
DISTRICT AT  
**RICHLAND  
ROAD**  
AUBURN

THE DISTRICT AT  
**RICHLAND ROAD**  
AUBURN



Community Gathering Space



Outdoor Seating





Open Green Space



Bike Trails



# Conceptual Rendering | Retail





# Conceptual Rendering | Residential



THE DISTRICT AT  
**RICHLAND ROAD**  
AUBURN

# Conceptual Rendering | Retail & Residential



# Conceptual Rendering | Retail



THE DISTRICT AT  
**RICHLAND ROAD**  
AUBURN

# Conceptual Rendering | Residential



THE  
DISTRICT AT  
**RICHLAND  
ROAD**  
AUBURN

# Get To Know Trinitas

Founded in 2002, Trinitas Ventures is a comprehensive real estate company that takes pride in developing vibrant communities with a strong focus on the details including quality construction and exceptional amenities. As a long term, investor, developer, builder, and property manager, we have a deep commitment to creating outstanding commercial and residential developments across the United States.

We understand the unique needs of these communities and strive to design exceptional spaces that foster a sense of belonging and connectivity.

Our quest for exceptional real estate is achieved through a holistic planning approach by experienced team members from diverse disciplines. As a vertically integrated company, we deliver consistency and quality in every project resulting in best-in-class real estate. Our developments are not developed or managed by consultants and third parties, but rather by accomplished Trinitas professionals who strive to under-promise and over-deliver.



**Neighborhood Retail Example**



**Duplex Product Type Example**



**Flats Product Type Example**



**Thank You!**  
**We Welcome Your  
Questions and Comments.**

**Please Visit Our Website at [TheDistrictatRichlandRoad.com](http://TheDistrictatRichlandRoad.com)**



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