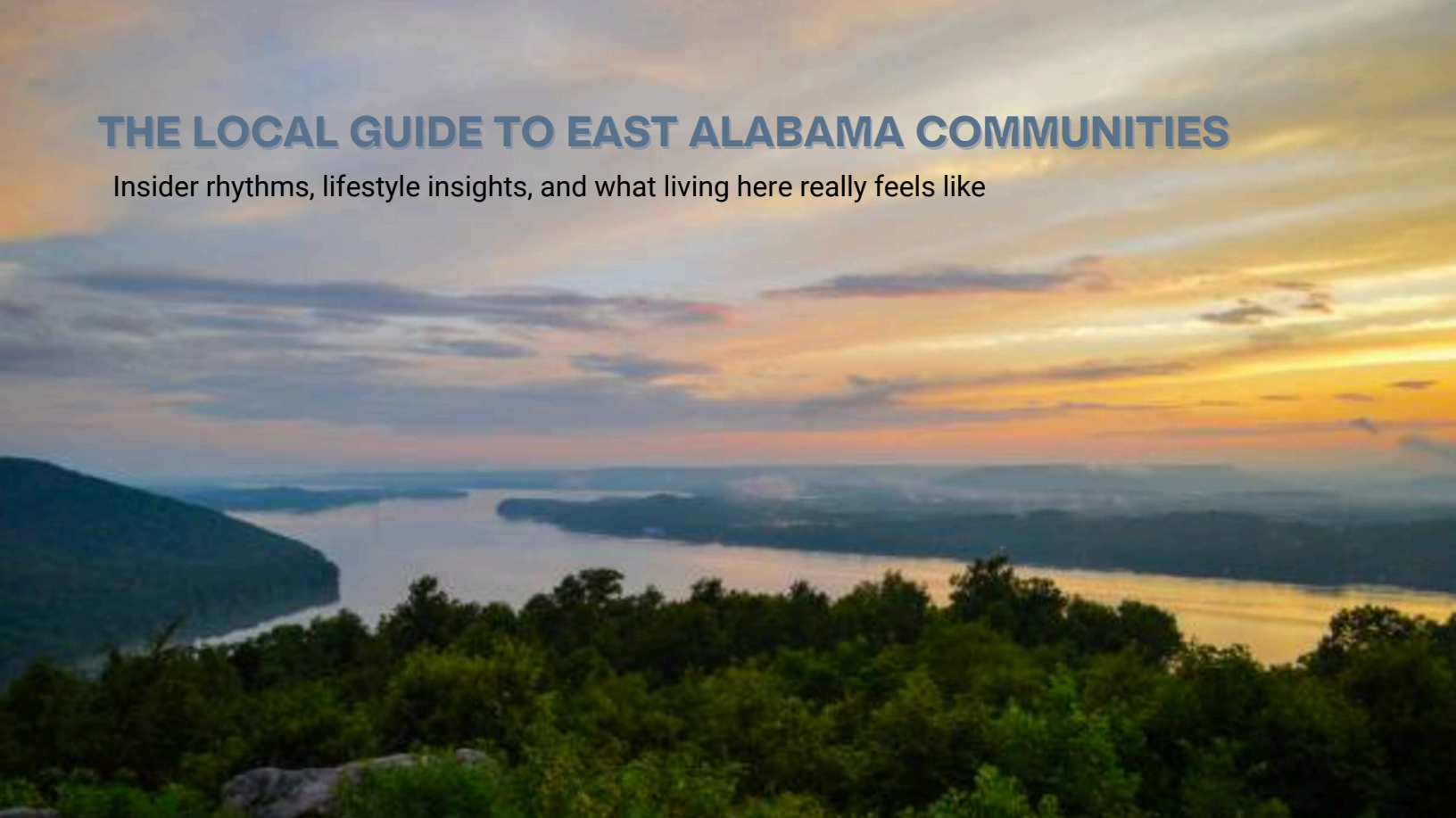


THE LOCAL GUIDE TO EAST ALABAMA COMMUNITIES

Insider rhythms, lifestyle insights, and what living here really feels like



Curated by locals with Kent McCown Group

WELCOME

East Alabama is a region shaped by quiet backroads and communities that value connection over convenience. This guide isn't meant to catalog attractions or rank destinations. Instead, it reflects how everyday life actually unfolds here, through timing, rhythms, and the places locals return to again and again.

Whether you're considering a move, expanding your home search beyond city limits, or simply exploring what different communities offer, this guide is designed to provide perspective you won't always find online. East Alabama isn't experienced through highlights alone. It's experienced through pace, familiarity, and a sense of belonging that develops over time.



This guide was curated by Corrie Kent Green and Megan Wysopal of Kent McCown Group. As longtime residents of the East Alabama area, they created this guide to reflect what everyday life here actually feels like, beyond real estate, rankings, or tourist highlights.

Their goal is to offer practical insight and local perspective to help newcomers and longtime residents alike feel confident navigating the community.

TABLE OF CONTENTS

| | |
|-----------------------|---|
| • Beauregard..... | 3 |
| • Waverly..... | 4 |
| • Smiths Station..... | 5 |
| • Salem..... | 6 |
| • Loachapoka..... | 7 |
| • Notasulga..... | 8 |

HOW TO USE THIS GUIDE

Each section is divided by city so you can experience each community individually before comparing them together. Throughout the guide, you'll see callouts labeled Good to Know, Local Tip, and Best Time to Go, these are insights locals pick up over time and often wish they'd known sooner.

This guide is designed to complement exploration, not replace it. Some of the best moments here happen when you leave room for discovery.

Read this like a local, not a checklist.

Skim, bookmark and come back to sections as your life here unfolds.

BEAUREGARD

Beauregard offers space, privacy, and a connection to land that defines much of East Alabama living. Known for its acreage, agricultural roots, and close proximity to Auburn, it attracts those seeking a quieter pace without losing access to town conveniences. Life here moves steadily, shaped by community ties and open space.

MORNING STOP

Local Favorite

51 Nutrition

Good to Know

Morning routines center around familiar local stops rather than multiple options.

Best Time to Go

Weekday mornings.

EATERIES

Local Favorite

Mi Ranchito Mexican Restaurant

Good to Know

Dining is relaxed and community driven, with Auburn just minutes away for additional variety.

Best Time to Go

Early evening.

COMMUNITY IDENTITY

Strong school pride, long-standing family connections, and seasonal gatherings shape daily life here. Community involvement often centers around local events and athletics.

LIVING LIKE A LOCAL

Homes frequently include acreage and room for gardens, animals, or workshops. For buyers seeking independence, space, and proximity to Auburn without density, Beauregard offers a lifestyle rooted in simplicity and connection.

WAVERLY

Waverly offers a distinctive blend of rural character, creative spirit, and deep community tradition. Located just minutes from Auburn, it appeals to those who value heritage, intentional pace, and a strong sense of place. Life here feels grounded, familiar, and shaped by long-standing local connections.

MORNING STOP

Local Favorite

Wild Flour Bakery

Good to Know

Morning routines tend to revolve around this locally rooted gathering space rather than multiple options.

Best Time to Go

Weekend mornings or mid-morning weekdays.

EATERIES

Local Favorite

The Waverly Local

Good to Know

Dining centers around atmosphere and community connection more than variety.

Best Time to Go

Weekday evenings or relaxed weekend dinners.

COMMUNITY IDENTITY

Waverly's cultural heartbeat is reflected in the annual Waverly Boogie, also known as the 280 Boogie. This event brings together music, art, and regional vendors, transforming the town into a celebration of creativity and connection.

Local Highlight

Waverly Boogie (280 Boogie)

LIVING LIKE A LOCAL

Properties often include acreage or historic character, attracting residents who value individuality, privacy, and proximity to Auburn without city intensity. Waverly living emphasizes community anchors, local traditions, and an intentionally slower pace.

SMITHS STATION

Smiths Station blends residential growth with small-town familiarity, offering a lifestyle that balances convenience, space, and connectivity. Located along the Alabama–Georgia line, it appeals to commuters traveling toward Phenix City, Columbus, or Opelika while maintaining a community centered atmosphere. Life here moves at a practical pace shaped by schools, neighborhoods, and everyday accessibility.

MORNING STOP

Local Favorite

Panther Nutrition

Good to Know

Morning routines often align with school drop offs and commuter schedules.

Best Time to Go

Early weekday mornings.

EATERIES

Local Favorite

Poco Locos

Good to Know

Dining tends to be casual and familiar, with nearby cities offering expanded options.

Best Time to Go

Weekday evenings (Closed on Mondays)

COMMUNITY IDENTITY

Smiths Station is shaped by school pride, youth athletics, and neighborhood growth.

Community engagement often centers around local events, sports, and shared daily routines that foster connection among residents.

LIVING LIKE A LOCAL

Housing options range from established neighborhoods to newer developments, attracting buyers seeking affordability, accessibility, and proximity to employment corridors. For those prioritizing convenience while maintaining a community feel, Smiths Station offers a balanced and practical lifestyle.

SALEM

Salem reflects a quieter side of East Alabama living, where space, land ownership, and generational roots shape the rhythm of daily life. Located within reach of Opelika and Auburn, the community appeals to those seeking privacy, flexibility, and rural character while maintaining access to nearby amenities. Life here is steady, familiar, and grounded in independence.

MORNING STOP

Morning routines in Salem typically center around home life or intentional trips toward Opelika/Auburn or Phenix City/Columbus, GA when errands call.

Good to Know

Local options are limited, with residents often combining stops with travel into neighboring cities..

Best Time to Go

Mid-morning after commuter traffic settles.

EATERIES

Dining habits mirror the area's residential nature, with most restaurant visits tied to trips into nearby towns while still supporting familiar regional favorites.

Good to Know

Expanded dining variety is available just a short drive away.

Best Time to Go

Weekday evenings

COMMUNITY IDENTITY

Salem's identity is shaped by land stewardship, agriculture, and long-standing family connections. Community interaction often revolves around local schools, seasonal events, and shared rural traditions rather than commercial gathering hubs.

LIVING LIKE A LOCAL

Properties frequently include acreage and flexible land use, appealing to buyers prioritizing privacy, animals, gardening, or workshop space. For those seeking independence and breathing room within reach of Auburn, Opelika, Phenix City & Columbus, GA, Salem offers a grounded and spacious lifestyle.

LOACHAPOKA

Loachapoka reflects the deep historical roots of East Alabama, where preservation, agriculture, and community tradition shape everyday life. Located just outside Auburn, it offers rural surroundings with convenient access to town, appealing to those who value heritage, open land, and a slower pace connected to place and history.

MORNING STOP

Morning routines tend to center around home life or quick trips toward Auburn when errands or commutes begin.

Good to Know

Local stop options are limited, with most residents incorporating visits into travel toward nearby cities.

Best Time to Go

Mid-morning weekdays.

EATERIES

Dining habits typically align with time spent in Auburn or Opelika, while daily routines remain rooted in residential and agricultural living.

Good to Know

Expanded dining options are just minutes away.

Best Time to Go

Weekday evenings

COMMUNITY IDENTITY

Loachapoka's identity is deeply tied to tradition and preservation. Pioneer Days serves as a defining community event, celebrating heritage through crafts, demonstrations, and gatherings that reflect the town's agricultural and historical legacy.

Local Highlight

Loachapoka Pioneer Days

LIVING LIKE A LOCAL

Properties often include acreage, farmland, or historic character, attracting residents seeking space, flexibility, and proximity to Auburn without suburban density. Living here means embracing a lifestyle rooted in tradition, land stewardship, and long-standing community connection.

NOTASULGA

Notasulga offers a quiet, small-town atmosphere shaped by history, agriculture, and close community ties. Situated within reach of Auburn and Tuskegee, it appeals to those seeking affordability, space, and a slower pace rooted in familiarity and connection. Daily life here reflects tradition, practicality, and neighborhood relationships that span generations.

MORNING STOP

Local Favorite

The Painted Mug Coffee

Good to Know

Morning routines often revolve around familiar local gathering spaces rather than multiple options.

Best Time to Go

Weekday mornings.

EATERIES

Local Favorite

Family Food BBQ

Good to Know

Dining reflects the town's community-driven nature, with nearby cities offering additional variety when needed.

Best Time to Go

Lunch hours or early evenings.

COMMUNITY IDENTITY

Notasulga's identity is shaped by long-standing family roots, local traditions, and shared daily rhythms. Community interaction often centers around schools, churches, and seasonal gatherings that reinforce connection and continuity.

LIVING LIKE A LOCAL

Housing opportunities range from established homes to properties with acreage, attracting buyers prioritizing value, flexibility, and quieter surroundings. For those seeking simplicity and accessibility within reach of larger towns, Notasulga offers a grounded and steady lifestyle.