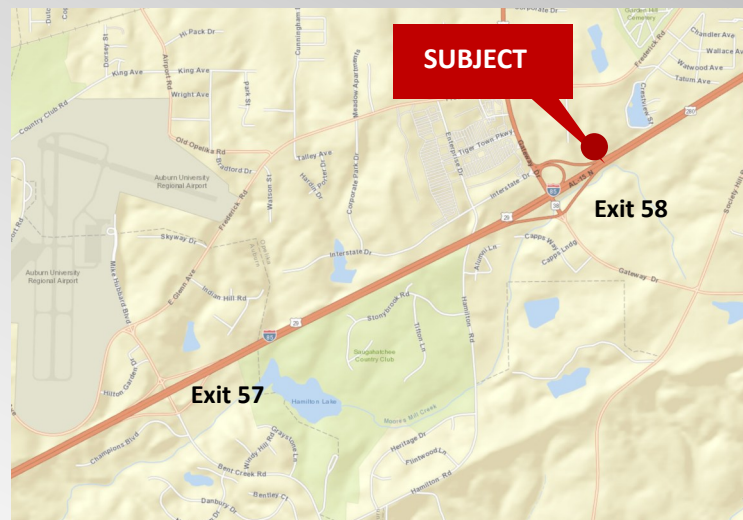


# LAND FOR SALE

## Exit 58 & Highway 280

Opelika, AL

COMCRE.COM



**1.52 AC SITE AVAILABLE**

**Exit 58 Along I-85**

**\$685,000**

**Rough Graded**

### Highlights:

- Conveniently located & visible off Exit 58
- Busiest retail corridor in desirable Lee County
- C-3 Zoning
- Opelika/Auburn fastest growing MSA in AL
- New Element by Westin Hotel Opening Mid 2025
- Call for Details

For more information or to schedule a tour, please contact:

**Craig Melton**

Broker

334.559.4914 Cell

comprehensivecre@gmail.com



# Exit 58 & Highway 280

Opelika, AL

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Next Door

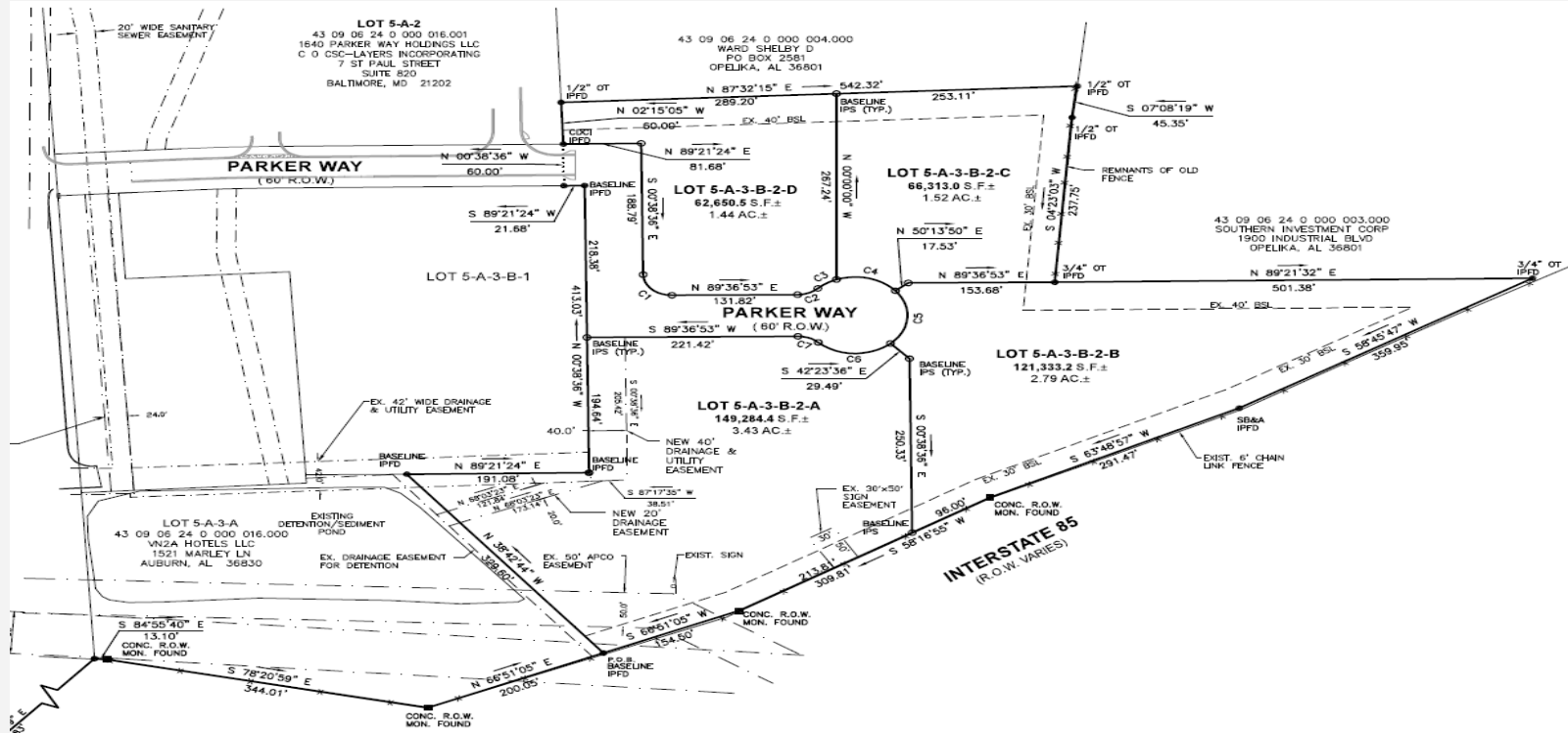




# Exit 58 & Highway 280

Opelika, AL

COMCRE.COM





## Demographic and Income Comparison Profile

Opelika  
Opelika, Alabama  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.62016  
Longitude: -85.39862

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	3,075	24,026	64,246
Households	1,255	9,725	26,692
Average Household Size	2.30	2.40	2.38
<b>2024 Summary</b>			
Population	3,427	27,336	69,883
Households	1,382	11,130	29,150
Families	830	6,919	16,579
Average Household Size	2.37	2.40	2.37
Owner Occupied Housing Units	731	6,209	14,865
Renter Occupied Housing Units	651	4,921	14,285
Median Age	36.7	37.6	33.6
Median Household Income	\$43,622	\$55,002	\$59,877
Average Household Income	\$60,589	\$77,552	\$89,100
<b>2029 Summary</b>			
Population	3,717	29,884	75,071
Households	1,504	12,133	31,329
Families	899	7,522	17,707
Average Household Size	2.37	2.41	2.37
Owner Occupied Housing Units	801	6,788	15,964
Renter Occupied Housing Units	703	5,345	15,365
Median Age	37.9	39.0	34.8
Median Household Income	\$51,862	\$61,719	\$67,154
Average Household Income	\$71,020	\$89,236	\$100,656
<b>Trends: 2024-2029 Annual Rate</b>			
Population	1.64%	1.80%	1.44%
Households	1.71%	1.74%	1.45%
Families	1.61%	1.69%	1.33%
Owner Households	1.85%	1.80%	1.44%
Median Household Income	3.52%	2.33%	2.32%