

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$669,000
Building Size:	5,616 SF
Available SF:	5,547 SF
Lot Size:	5 Acres
Price / SF:	\$119.12
Year Built:	1991
Zoning:	N

## PROPERTY OVERVIEW

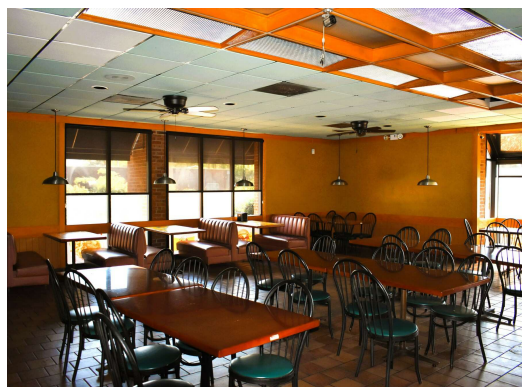
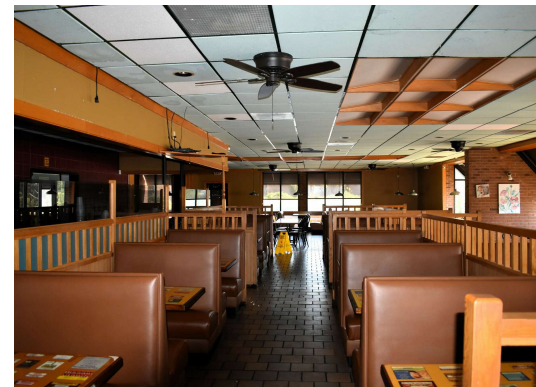
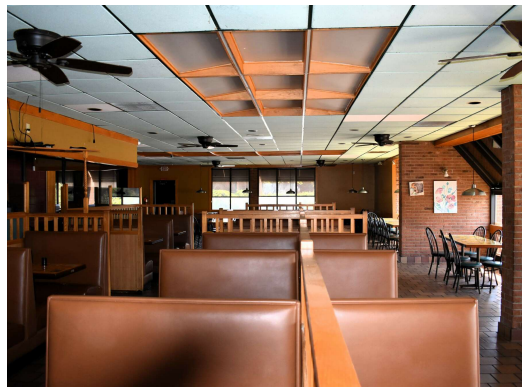
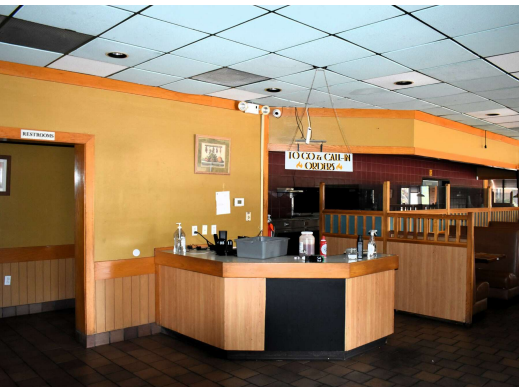
Presenting an exceptional opportunity for retail and restaurant investors in the Selma area. This 5,616 square foot building, constructed in 1991, offers a prime location and within walking distance from Vaughn Medical Center, Holiday inn, and Hampton Inn. The property's layout and zoning provide ample potential for a wide range of retail and dining concepts, while its strategic positioning ensures high visibility and accessibility. With its established infrastructure and high-traffic location, this property sets the stage for a thriving retail or dining establishment. Seize the chance to bring your vision to life in this inviting space, perfectly positioned for success in the vibrant Selma market. For more information or to schedule your showing contact Mickey Phillips at 334-312-1100.

## PROPERTY HIGHLIGHTS

- 5,616 square foot building
- Built in 1991
- Prime location in the vibrant Selma area
- High visibility and accessibility
- Versatile layout for retail or dining concepts
- Ideal for retail or restaurant investment opportunities

2003 W. HIGHLAND AVE. - 5 ACRES & 5,547 SF BUILDING | RETAIL PROPERTY FOR SALE

# ADDITIONAL PHOTOS



**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

2003 W. HIGHLAND AVE. - 5 ACRES & 5,547 SF BUILDING | RETAIL PROPERTY FOR SALE

# AERIAL MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

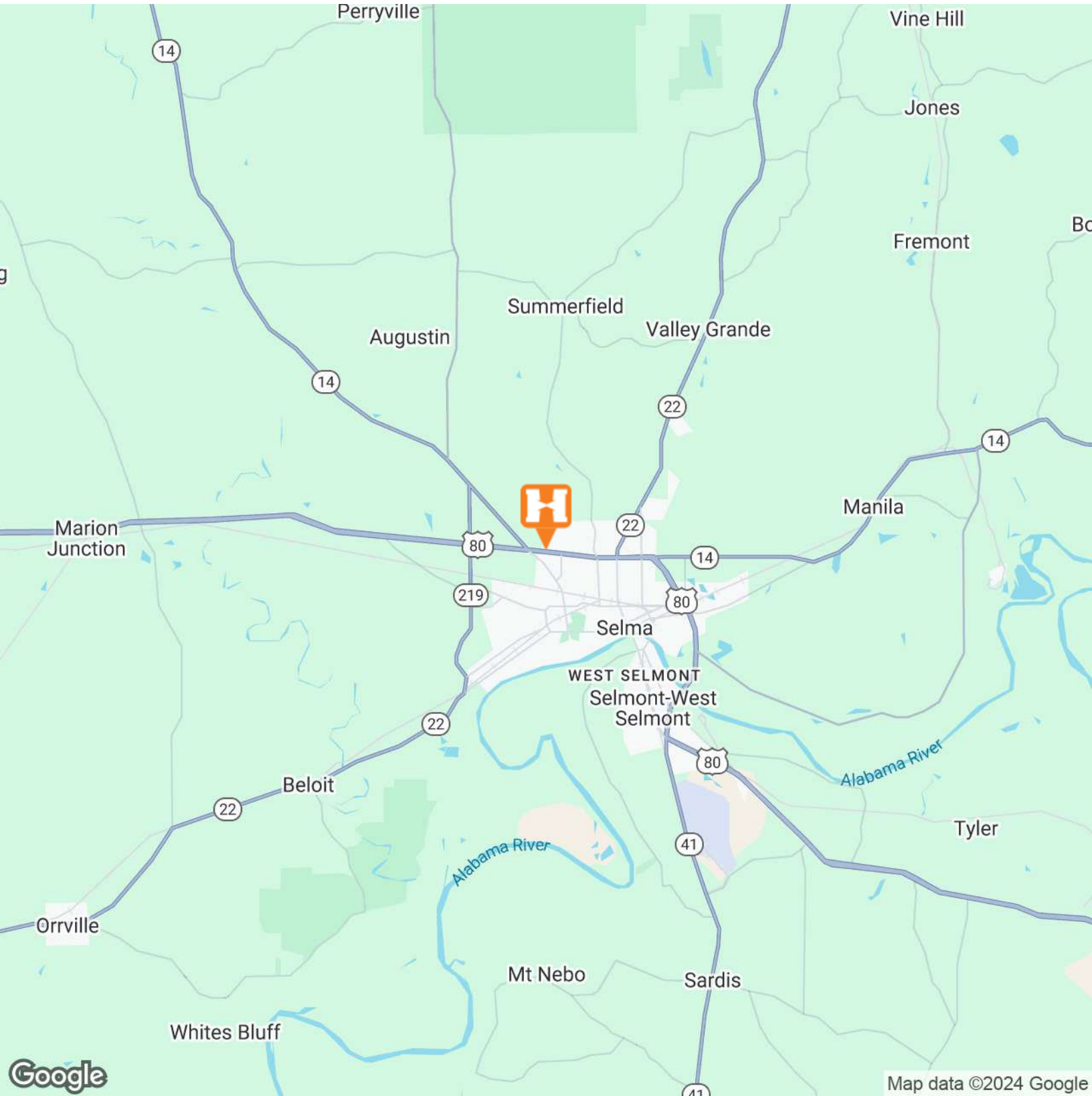
**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

2003 W. HIGHLAND AVE. - 5 ACRES & 5,547 SF BUILDING | RETAIL PROPERTY FOR SALE

# LOCATION MAP

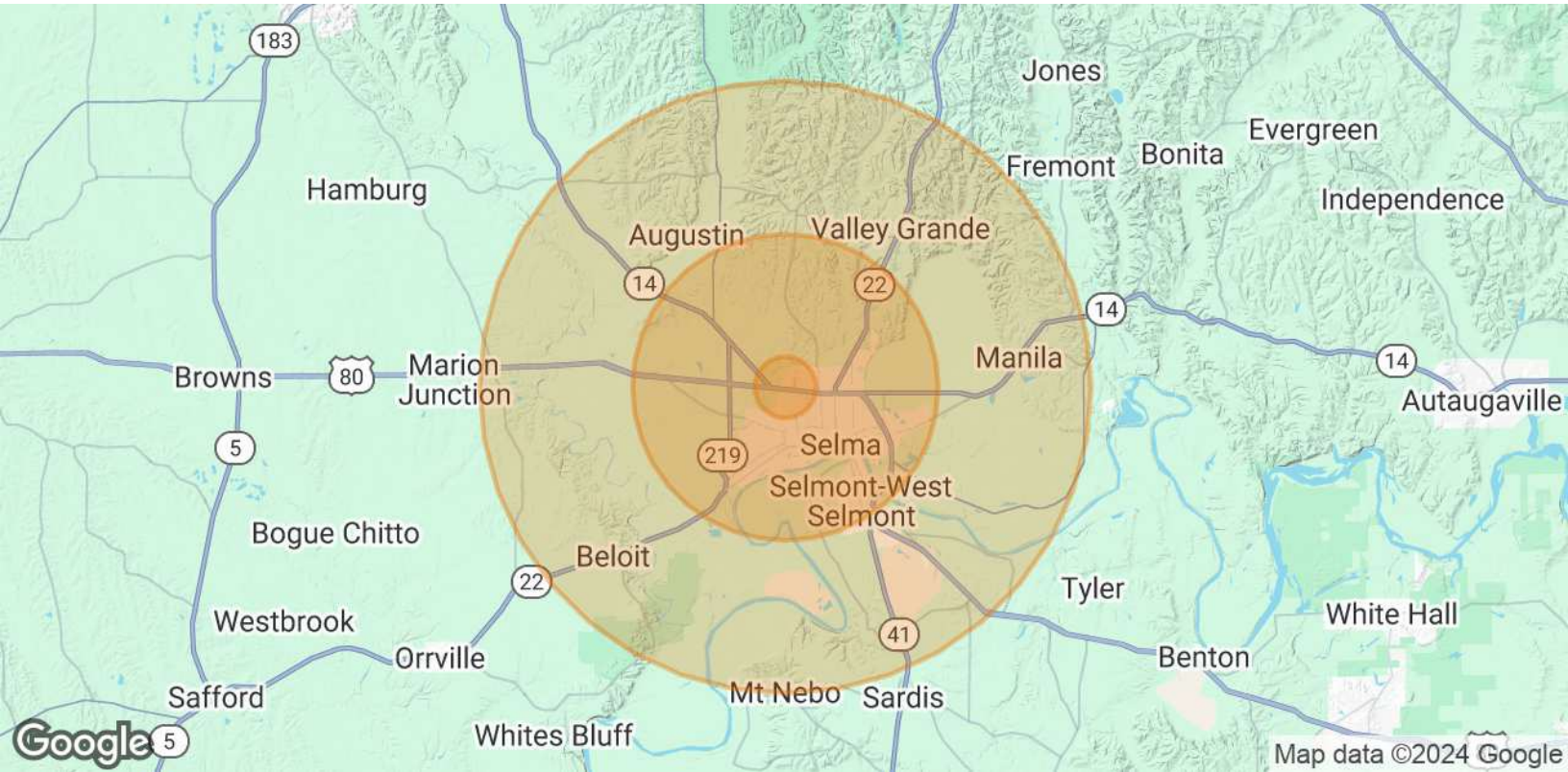


**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,668	22,581	29,664
Average Age	41	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,123	9,594	12,509
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$62,194	\$56,437	\$57,585
Average House Value	\$152,992	\$126,644	\$128,629

Demographics data derived from AlphaMap