

BELLCORE

COMMERCIAL



SITE
+/- 11.50 Acres

HIGH-EXPOSURE LAND PARCEL WITH +/- 1,340 FT FRONTAGE - AUBURN, AL

940 COUNTY ROAD 14, AUBURN, AL 36830



PROPERTY DESCRIPTION

Introducing a rare development opportunity in the flourishing Auburn market. This expansive ± 11.5 -acre parcel offers flexible zoning potential, allowing for a wide range of commercial or industrial uses (subject to approval). The site's strategic location and substantial road frontage make it ideal for developers looking to tap into Auburn's growing demand for business parks, warehousing, light industrial, retail, or mixed-use projects. Whether you're seeking to develop now or hold for future appreciation, this property represents a sound investment in one of Alabama's most dynamic markets.

PROPERTY HIGHLIGHTS

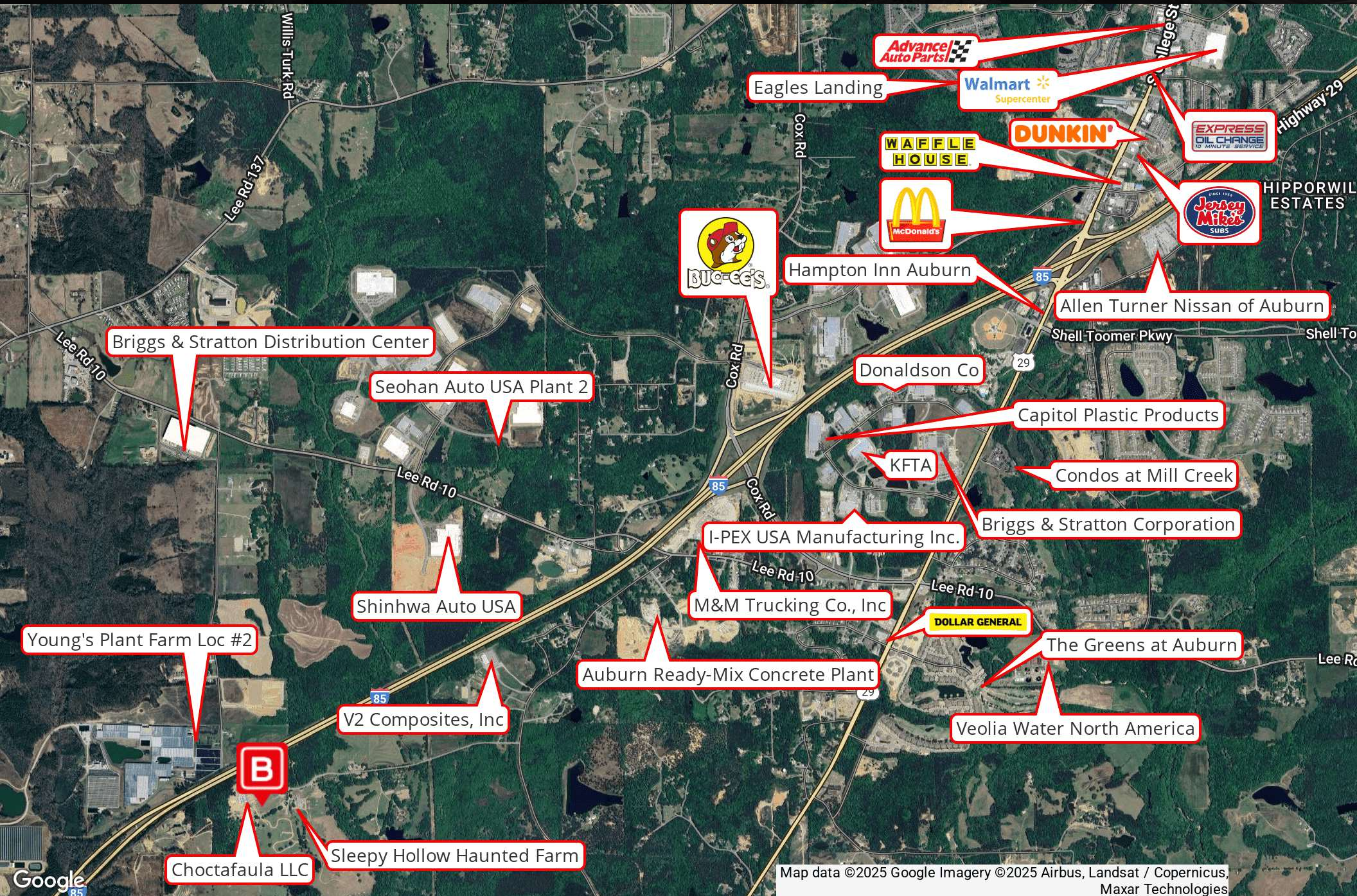
- $\pm 1,340$ ft of frontage on Interstate 85
- Close proximity to Auburn University and major industrial parks
- Power on-site; other utilities nearby

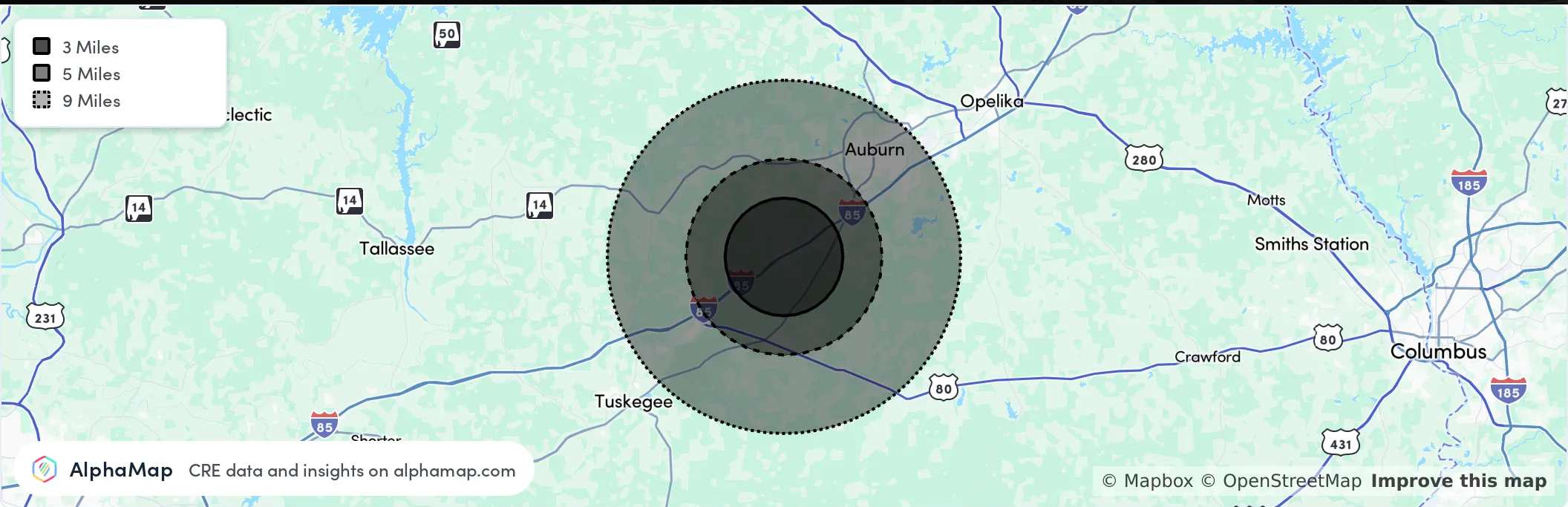
OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	11.5 Acres
Property Type	Land
Traffic Count	41,800
Market	Alabama









POPULATION

	3 MILES	5 MILES	9 MILES
Total Population	3,928	14,668	77,343
Average Age	35	33	32
Average Age (Male)	35	32	32
Average Age (Female)	35	33	33

HOUSEHOLD & INCOME

	3 MILES	5 MILES	9 MILES
Total Households	1,803	6,782	31,278
Persons per HH	2.2	2.2	2.5
Average HH Income	\$56,164	\$58,919	\$80,623
Average House Value	\$266,022	\$249,959	\$326,689
Per Capita Income	\$25,529	\$26,781	\$32,249

Map and demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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