

# FOR SALE : 3265 South Eufaula Ave Eufaula, AL 36027



**PRICE: \$995,000**

**ACRES:**

+/- .42

**SQUARE FEET:**

+/- 15,580

**ZONING:**

Commerical

**TRAFFIC COUNTS:**

+/- 25,000 - VPD

**ADDRESS:**

3265 South Eufaula Ave Eufaula, AL 36027

**Location:**

Prime commercial opportunity in Eufaula, AL! This ±15,580 SF building sits on 4.2 fenced acres along high-traffic Highway 431, offering excellent visibility and access.

Featuring office space, warehouse functionality, a loading dock, and ample parking, the property is ideal for a variety of uses including auto dealership, trucking, retail, or service-based businesses.

Surrounded by national retailers and strong local industry, this location positions your business for success. Offered at \$995,000 or available for lease at \$7,500/month.



**Office Address**

2680 Corporate Park Dr.

Opelika AL, 36831

[www.comcre.com](http://www.comcre.com)

**Cole Maxwell**

Associate Broker

334-707-8402 Mobile

[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

# OVERVIEW

## LOCATION HIGHLIGHTS:

Strategically located along Highway 431, one of the primary north-south corridors through southeast Alabama. Located a mile from major national retailers like Walmart, Taco Bell, Zaxby's, and Murphy USA, the site benefits from strong retail synergy and consistent consumer traffic.

Eufaula itself is a thriving hub known for its proximity to Lake Eufaula often referred to as the "Bass Fishing Capital of the World" which draws steady tourism and seasonal traffic. The property's location places it within easy reach of major regional markets, including Columbus, GA (under 50 miles) and Dothan, AL (approximately 52 miles), making it a strategic midpoint for distribution, service-based businesses, or regional operations.

Surrounded by a strong employment base including manufacturing, transportation, healthcare, and retail this corridor supports consistent economic activity. Nearby employers such as Tyson Foods, WestRock, and regional trucking companies further drive demand for industrial and service-oriented commercial uses.

Combined with high visibility, easy ingress/egress, and a growing commercial footprint, this location offers an ideal setting for businesses looking to capitalize on both local and regional traffic.



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# Site Photo



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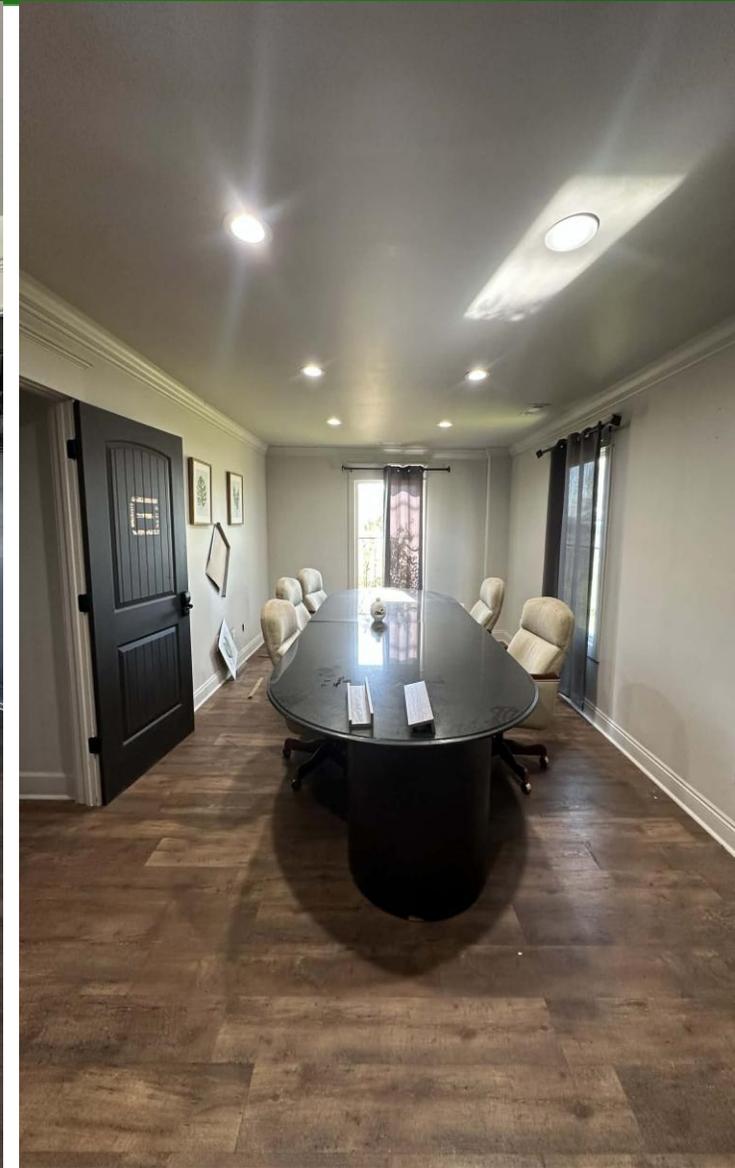
# PROPERTY PHOTOS



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# TAX MAP



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