



## LAND | FOR SALE

### BARROW ROAD & HWY 80, PHENIX CITY, AL 36870

This prime development opportunity is situated along US Highway 80, at the heart of Ladonia's flourishing retail hub.

**ERNEST SMALLMAN IV, CCIM**

c 706-888-6651

[ernie@erniesmallman.com](mailto:ernie@erniesmallman.com)

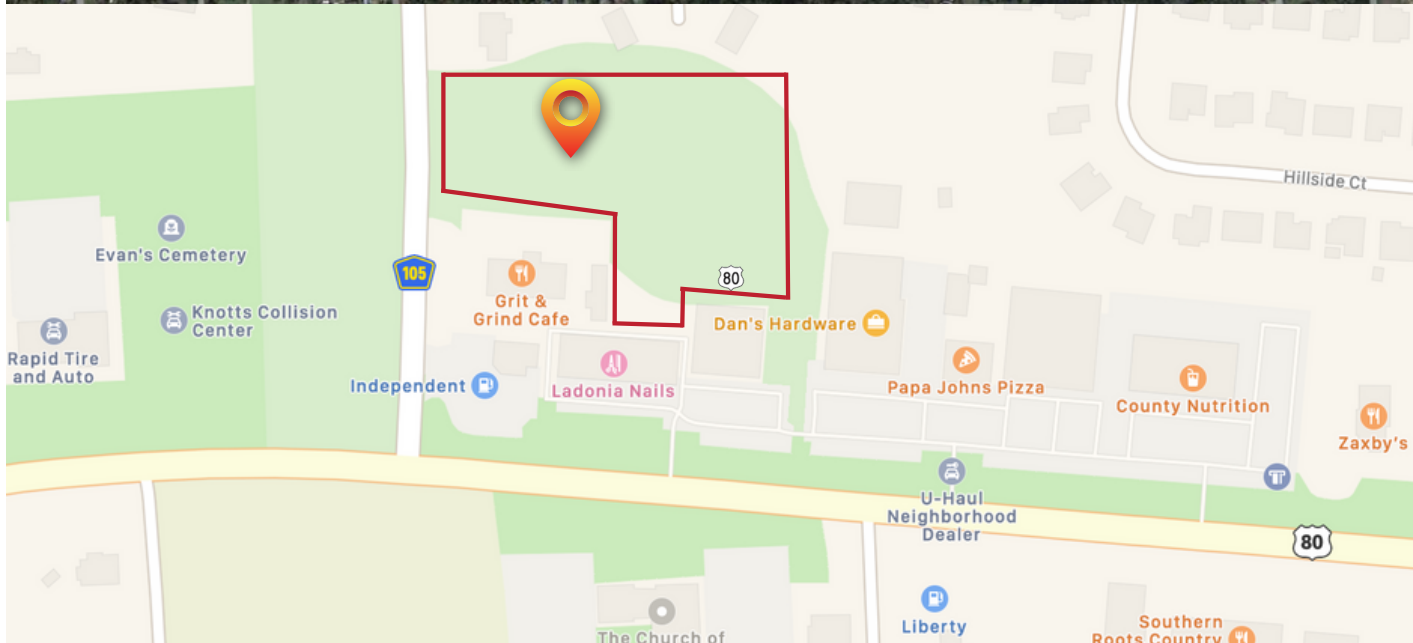
1025 1st Ave | Columbus, GA 31901 | 706-256-1500



**COLDWELL BANKER**

KENNON, PARKER,  
DUNCAN & DAVIS





## PROPERTY INFORMATION

### ACREAGE\*

3.68 Acres

### MARKET

Phenix City - Columbus

### FEATURES

- Rapid retail growing area
- Strong residential growth
- Water and Sewer on site

### SALE PRICE

\$395,000

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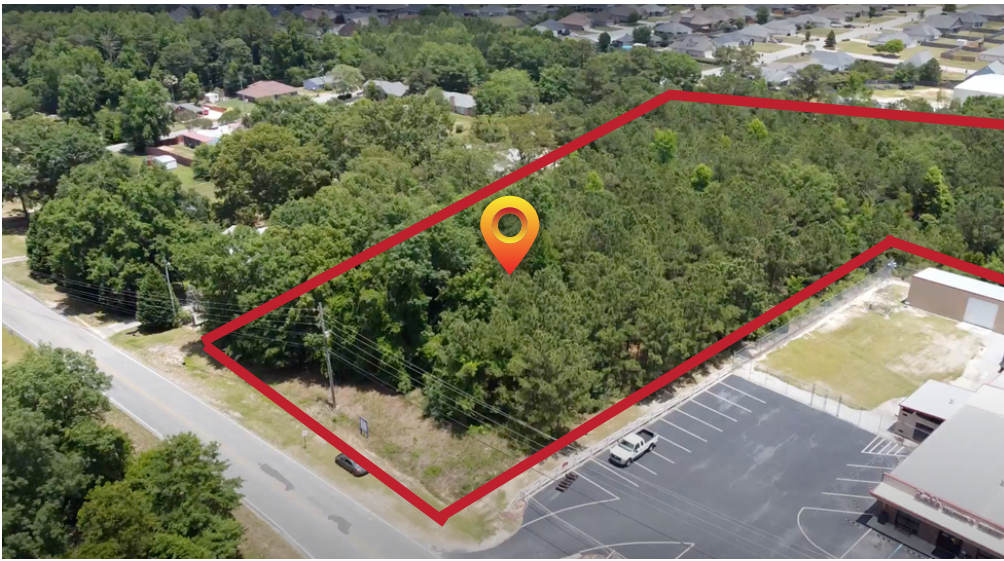


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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.





Demographics	1 MILE	5 MILES	10 MILES
Total Population	2,150	51,061	169,145
Average Age	31.4	33.7	35.4
Average Age (Male)	29.2	31.9	33.6
Average Age (Female)	33.2	35.2	36.7
Total Households	738	18,932	67,323
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$53,718	\$50,982	\$51,029
Average House Value	\$128,318	\$123,453	\$136,609

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