



The Village At Crosswinds

3482 Crosswinds Road, Phenix City, AL 36869

Property Highlights

- 4 parcels for sale
- +/-38,000vpd
- The lots range in size from 1.3 acres up to 4.9 acres (continuous)

Property Overview

Located at the intersection of US 431 / AL 165, a growing retail environment near a Class A apartment community, Chattahoochee Valley Community College, and Troy State University.

Established Renfro's Grocery and Strip Retail onsite. Happy Hour Wine and Spirits is in development, and Wendy's, Circle K, Subway, and Taco Bell are currently operating.

Offering Summary

Sale Price: \$850,000 / AC

Lots Available: 4

Demographics	1 Mile	5 Miles	10 Miles
Total Households	511	19,787	82,718
Total Population	1,401	53,199	212,658
Average HH Income	\$42,010	\$40,938	\$49,320

For More Information

Shaun Roberts

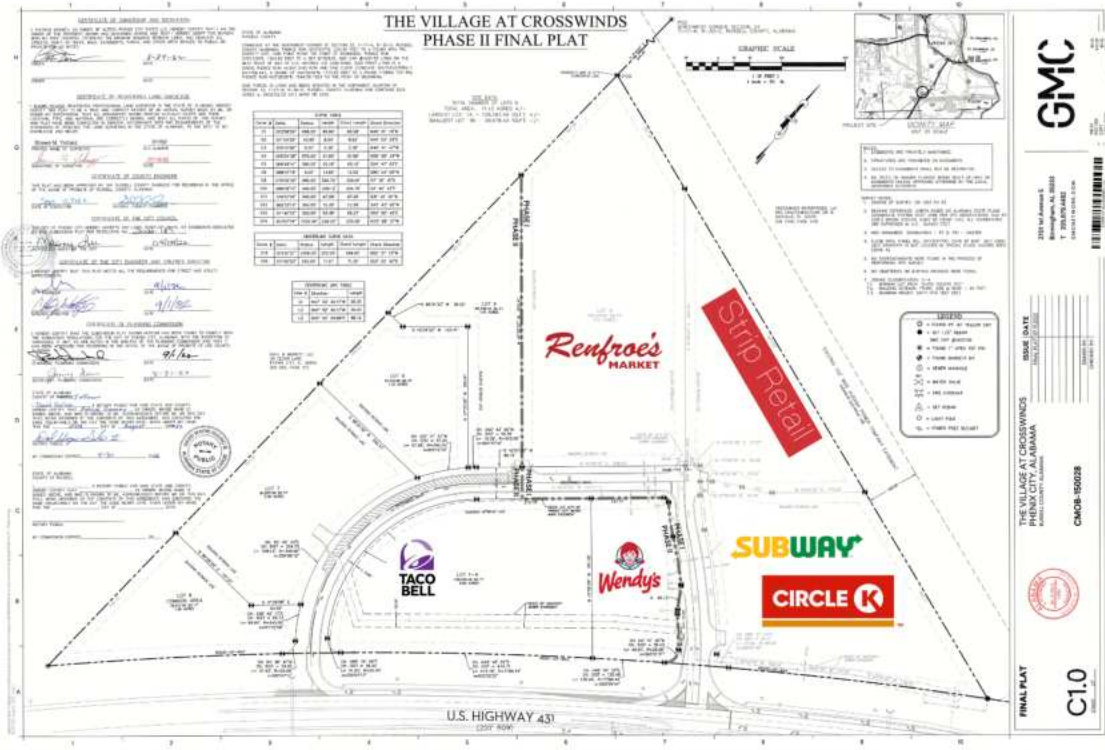
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 sroberts@g2cre.com | AL #000131497

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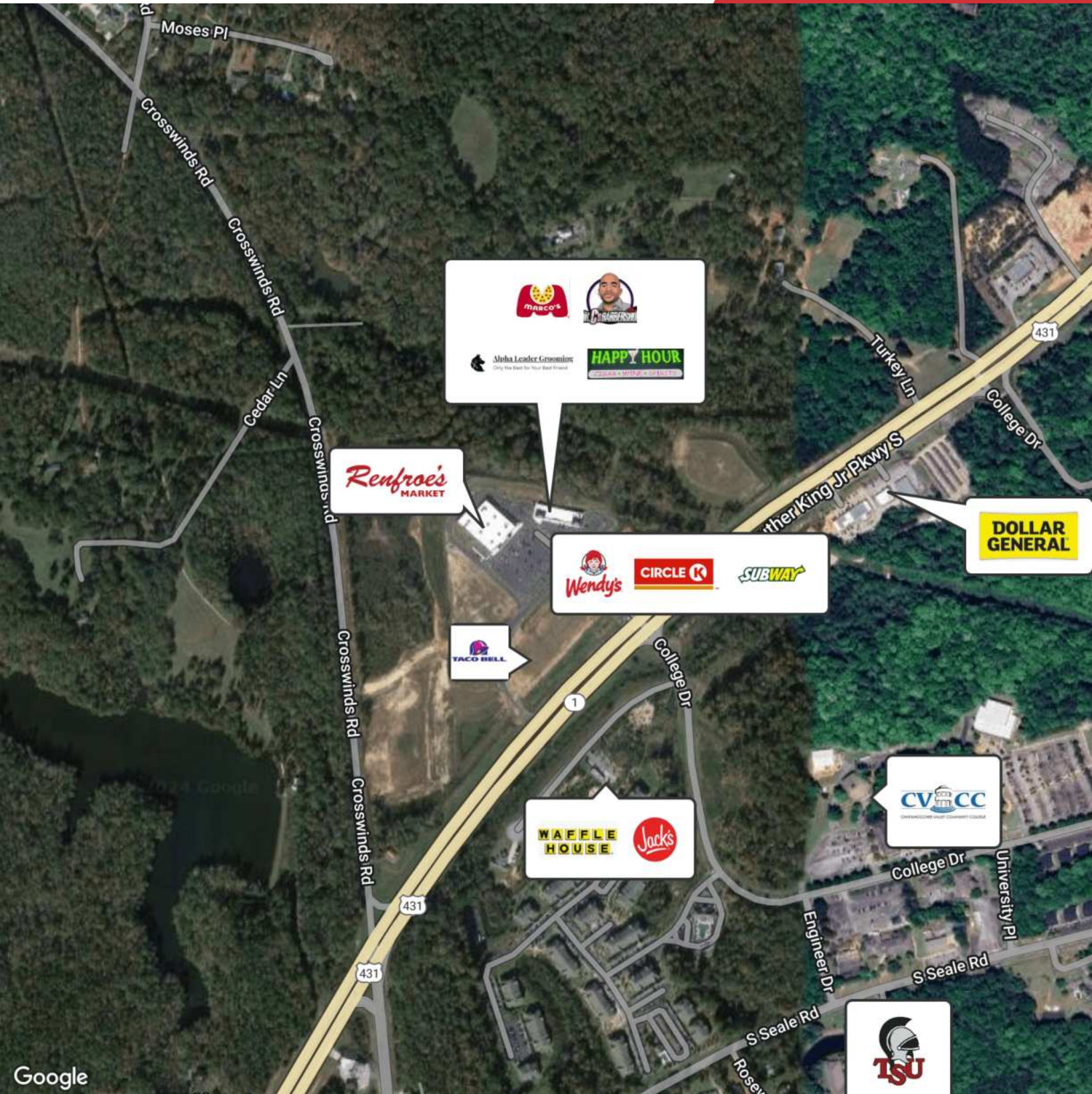
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4 Lots Available | Development Sites |

Status	Lot #	Sub-Type	Size	Price
Sold	1-A	Retail	1.02 Acres	\$850,000 / Acre
Available	1-B	Retail	1.3 Acres	\$850,000 / Acre
Sold	1-C	Retail	1.37 Acres	\$850,000 / Acre
Sold	2	Retail	3.28 Acres	\$850,000 / Acre
Available	5	Retail	1.51 Acres	\$850,000 / Acre
Available	6	Retail	1.31 Acres	\$850,000 / Acre
Available	7	Retail	2.08 Acres	\$850,000 / Acre
Unavailable	8	Retail	1.36 Acres	\$850,000 / Acre

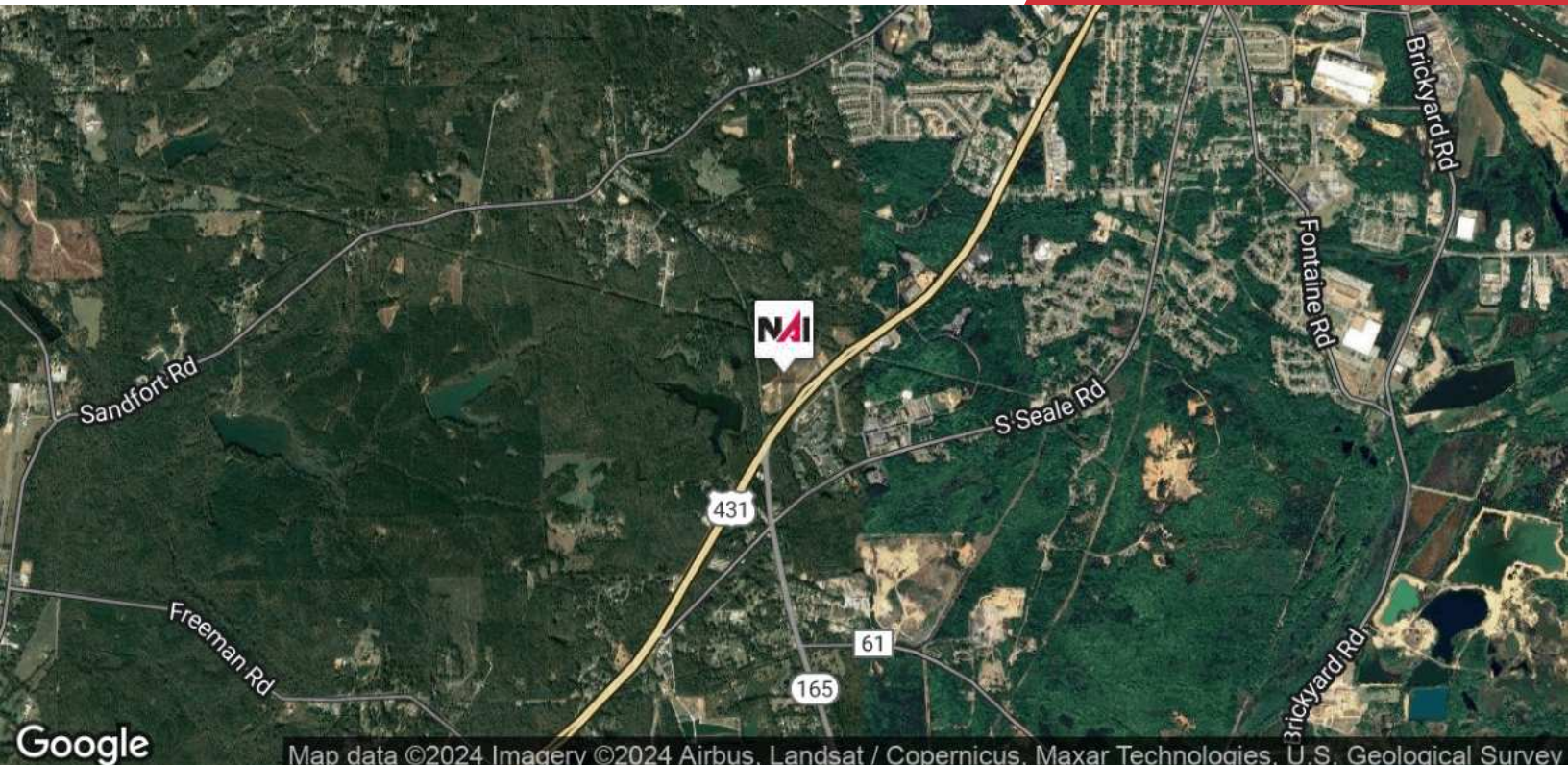
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Google

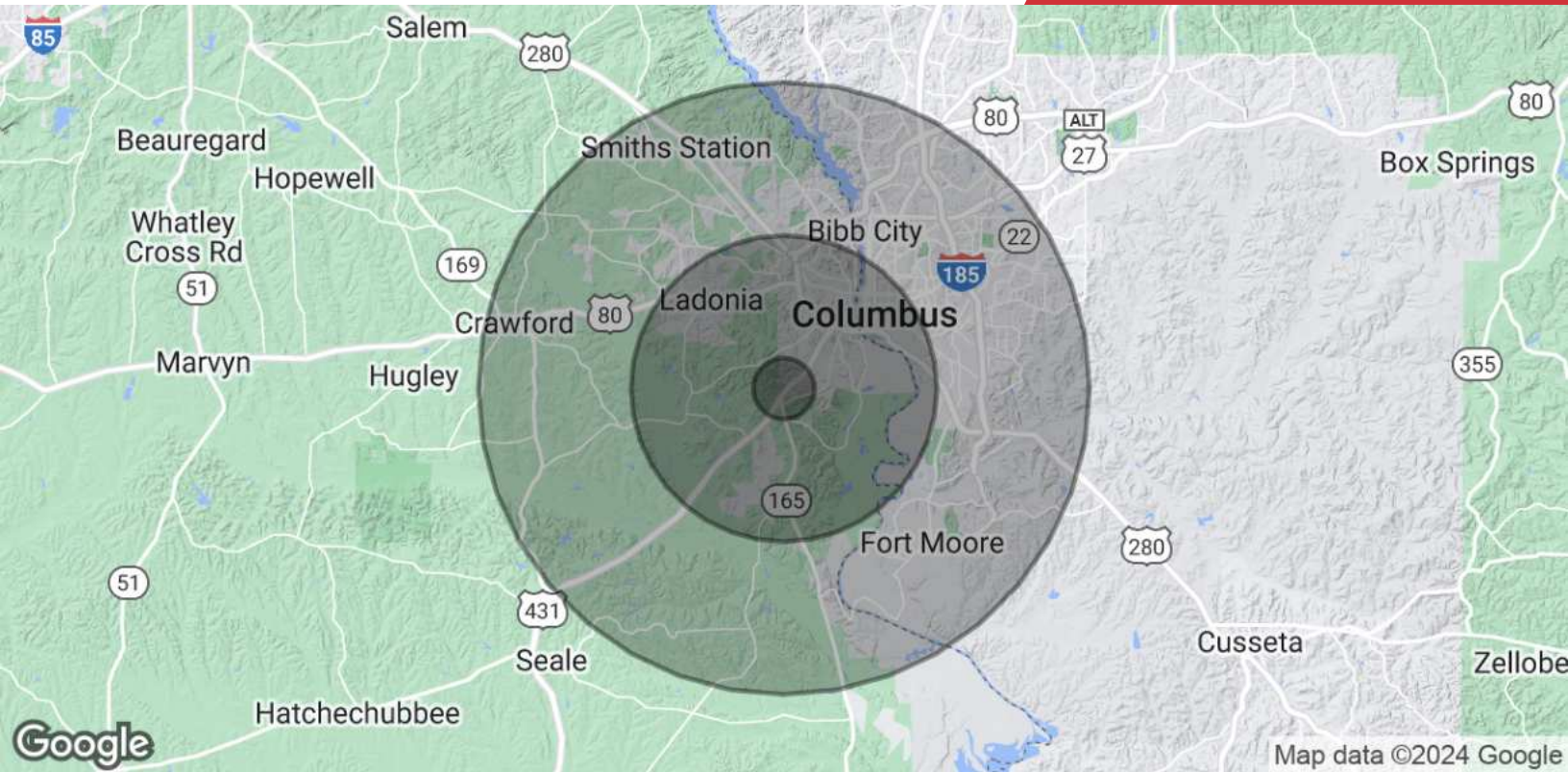
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,401	53,199	212,658
Average age	35.0	33.8	34.4
Average age (Male)	31.0	31.6	32.7
Average age (Female)	38.3	36.0	35.6
Households & Income	1 Mile	5 Miles	10 Miles
Total households	511	19,787	82,718
# of persons per HH	2.7	2.7	2.6
Average HH income	\$42,010	\$40,938	\$49,320
Average house value	\$103,284	\$119,293	\$136,203

** Demographic data derived from 2020 ACS - US Census*