

# FOR SALE

## N. UNIROYAL ROAD

Opelika, AL 36804



**3 PROPERTIES**  
**ZONED COMMERCIAL**

**Carson Cummings**  
(706) 289-2468

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## PROPERTY DESCRIPTION

Introducing a prime commercial property ready for your next investment opportunity. This strategically located property offers high visibility and convenient access, just off I-85. Zoned Commercial, it's ideal for a variety of land development projects. With its proximity to growing residential communities, this property presents an exceptional opportunity. Don't miss the chance to capitalize on this promising investment in the Opelika area.

## PROPERTY HIGHLIGHTS

- Prime location just off I-85
- Convenient access for customers
- High visibility
- Proximity to growing residential communities
- Investment opportunity
- Zoned Commercial

## OFFERING SUMMARY

Three Properties	Zoned Commercial
72 acres	\$60,000 per acre (subdivide: 5-72 acres)
55 acres	\$70,000 per acre (subdivide: 15-55 acres)
17 acres	\$70,000 per acre (subdivide: 2-17 acres)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	157	517
Total Population	103	413	1,308
Average HH Income	\$65,692	\$66,872	\$63,570

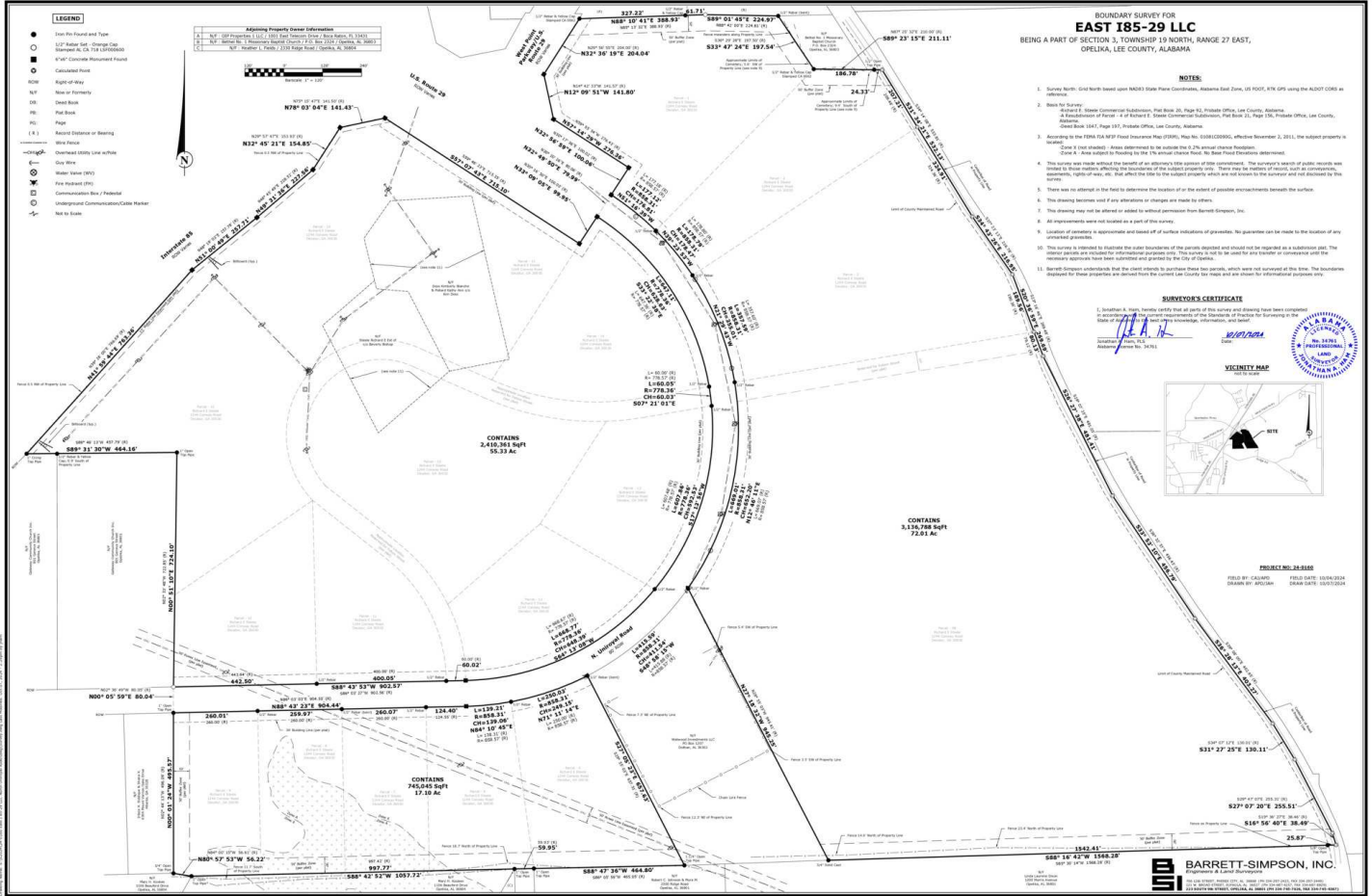
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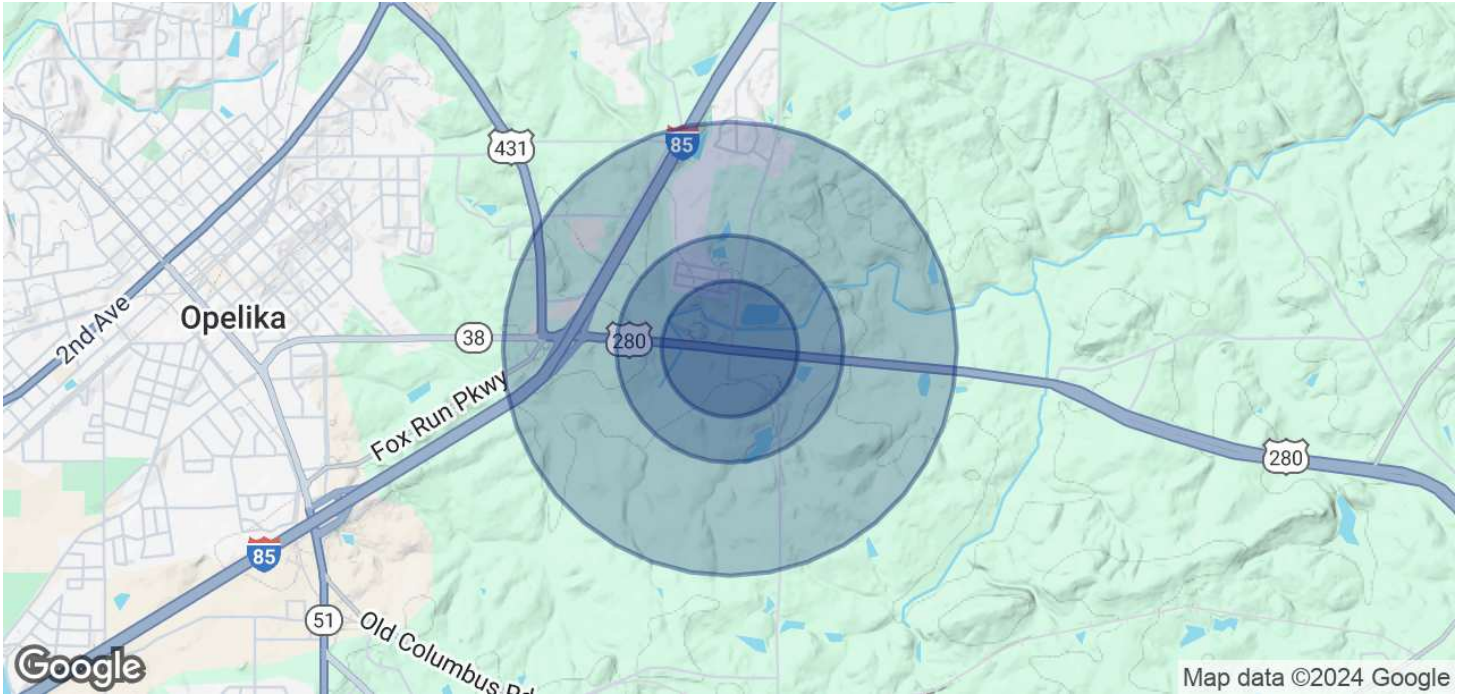


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	103	413	1,308
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	157	517
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$65,692	\$66,872	\$63,570
Average House Value	\$276,752	\$287,208	\$243,077

Demographics data derived from AlphaMap

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