

LAND
FOR
SALE

2600 E GLENN AVE

AUBURN, AL 36830



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WOODRUFF **W** **BROKERAGE**
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional opportunity with 2600 E Glenn Ave, a prime 4.16- acre commercial land in Auburn, AL. This pad- ready site boasts 422 feet of road frontage on E Glenn Ave with a traffic light installed. Zoned as a Planned Development District (PDD), the property offers utilities, including water and sewer, and off-site detention. Conveniently situated off I-85 at exit 57 and in front of 270 luxury apartments, this location near Tiger Town sees 17,669 vehicles per day. The versatile property is offered at \$2,799,000 and can be subdivided. With a strategic position and ready-to-develop features, 2600 E Glenn Ave presents a lucrative investment opportunity for ambitious developers. Take advantage of this potential-packed plot in a high-demand area of Auburn before it's gone.

OFFERING SUMMARY

Sale Price:	\$2,799,000
Lot Size:	4.16 Acres

PROPERTY HIGHLIGHTS

- Pad Ready Site
- Off-site shared detention
- Traffic light installed
- 2021 Traffic Count: 17,669 VPD
- Utilities, including water & sewer, are readily available
- Zoned PDD
- Off-Site Detention
- 2021 traffic count: 17,669 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	677	15,777	36,258
Total Population	1,658	37,677	90,153
Average HH Income	\$84,015	\$81,898	\$80,562

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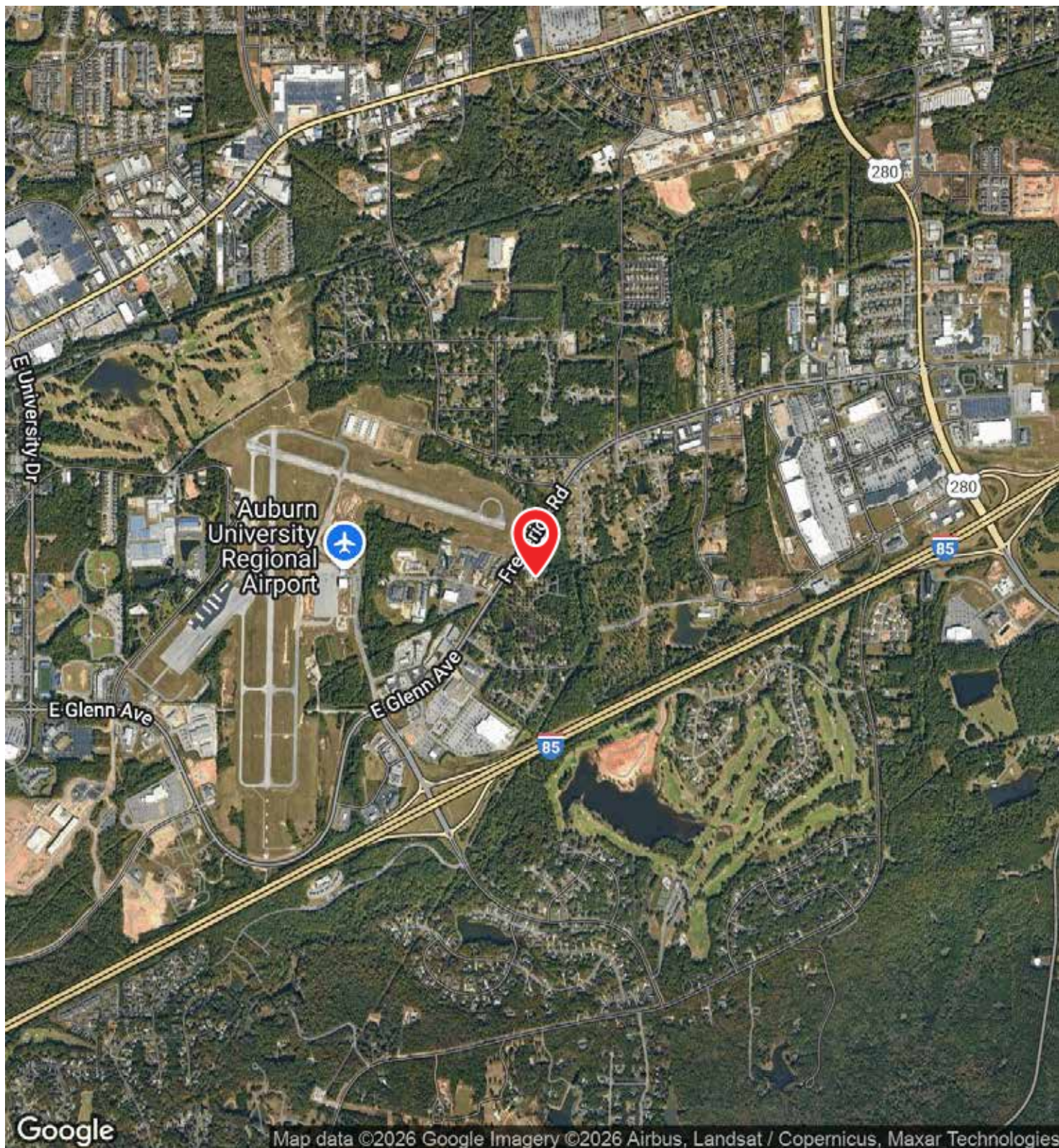
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LOCATION MAP



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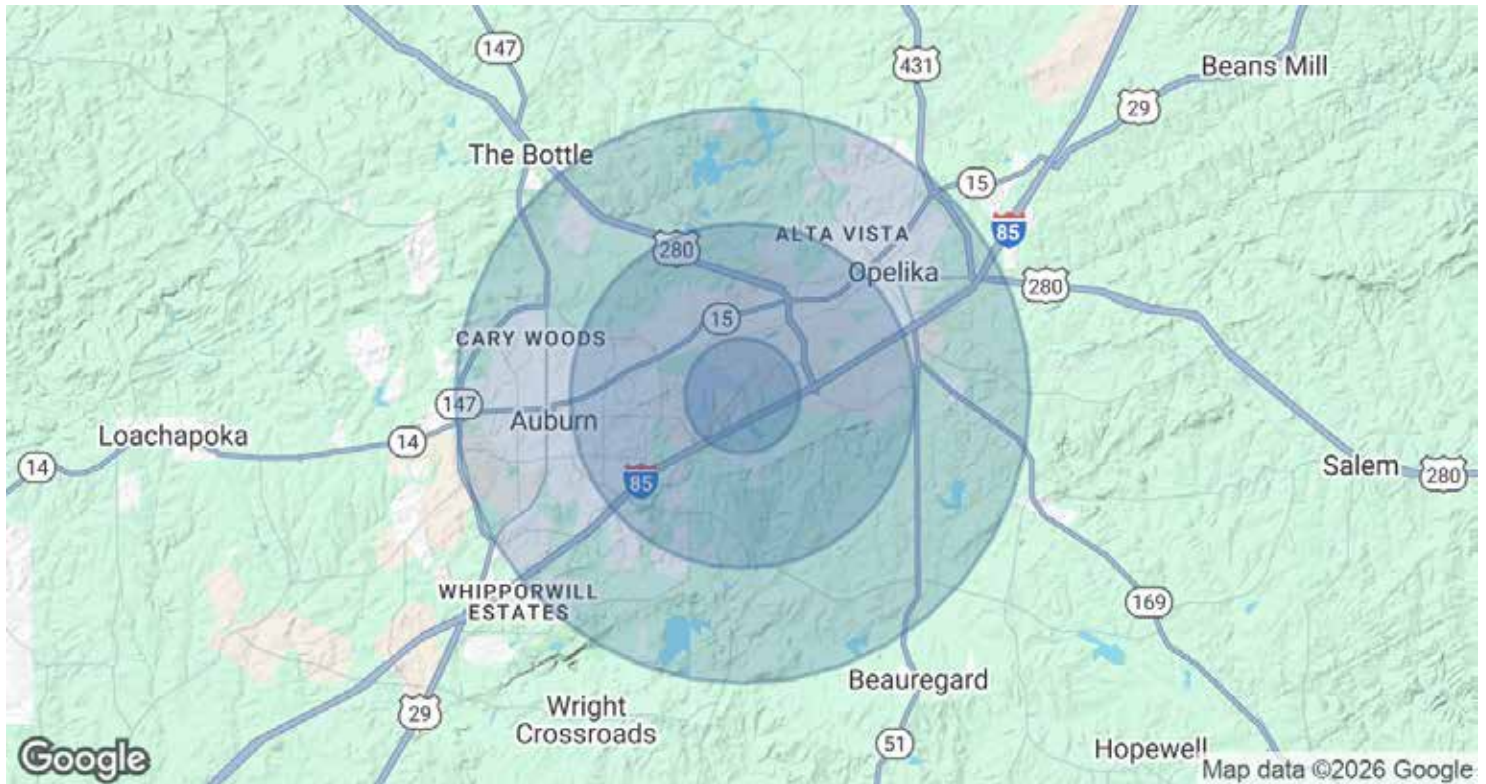
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,658	37,677	90,153
Average Age	44	37	35
Average Age (Male)	42	36	34
Average Age (Female)	46	39	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	677	15,777	36,258
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$84,015	\$81,898	\$80,562
Average House Value	\$338,203	\$296,624	\$314,480

Demographics data derived from AlphaMap

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ADDITIONAL PHOTOS



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RETAILER MAP



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MEET BRITTANY & GENEVIVE



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