

3212 20th Ave Valley, AL 36854

Adaptive Reuse Opportunity

±25,000 SF Building | Approx. 2 Acres | For Sale or Lease

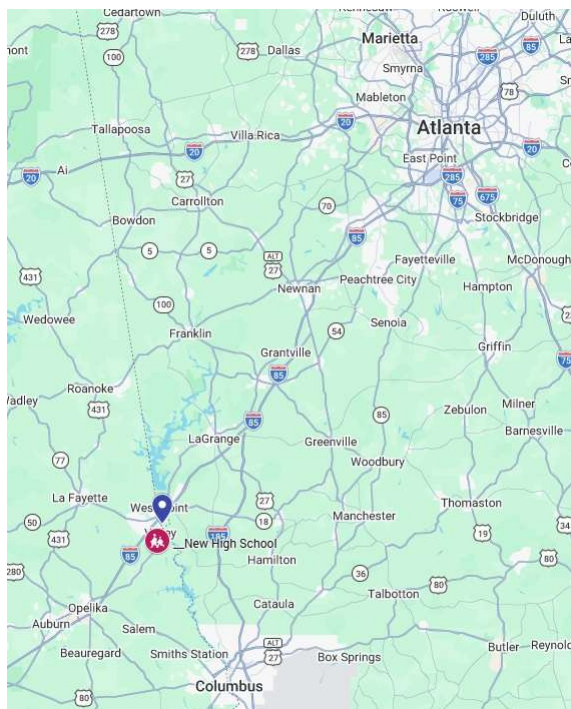
Offering	Pricing	Access	Zoning
Adaptive reuse opportunity	\$775,000 sale \$4.00/SF lease	Less than 1 mile to I-85	C-3 commercial, including self-storage

Executive Summary

This ±25,000 SF bowling alley in Valley Alabama presents a prime adaptive reuse opportunity. It offers a compelling combination of location, flexibility, and multiple demand drivers. Positioned less than one mile from I-85, the property sits within a broader east Alabama / west Georgia corridor that connects Valley to Auburn-Opelika, Columbus, LaGrange-West Point, and metro Atlanta. The surrounding market benefits from an established industrial base, active retail corridors, ongoing residential growth, and long-term community investment.

The property’s existing building, commercial setting, and C-3 zoning create a rare opportunity to pursue a range of commercial uses including self-storage, without the added time and uncertainty of a rezoning process. For retailers, the site offers a well-located building in an established commercial area with traffic, visibility, and access to regional consumers. For storage and adaptive reuse buyers, the property also benefits from nearby residential expansion, the planned high school investment in Valley, and proximity to the Chattahoochee River and West Point Lake, which broaden the site’s appeal for storage and boat/RV-related concepts.

Super Regional Location



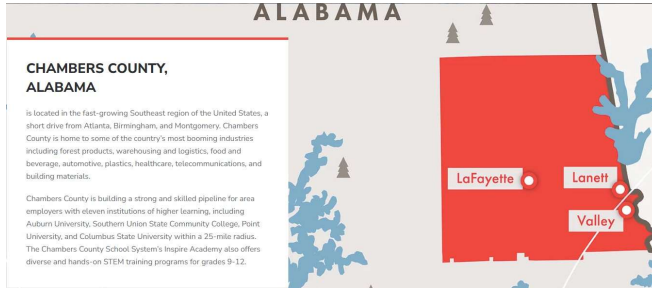
Valley sits within the broader east Alabama / west Georgia growth corridor, with practical access to Auburn-Opelika, Columbus, LaGrange-West Point, and Atlanta.

This location gives the property relevance beyond strictly local demand and places it within a wider network of employers, commuters, shoppers, and households moving between Alabama and Georgia.

For retailers, that supports regional-serving and value-oriented concepts. For storage and other adaptive reuse users, it reinforces accessibility, visibility, and market reach.

Strategically positioned between major Alabama and Georgia demand centers.

Regional Location



Chambers County is located in the fast-growing Southeast region of the United States, within a short drive of Atlanta, Birmingham, and Montgomery. Its economy includes forest products, warehousing and logistics, food and beverage, automotive, plastics, healthcare, telecommunications, and building materials.

The regional story also includes the LaGrange Micropolitan Area, which consists of Troup County, Georgia, with LaGrange as the principal city and West Point and Hogansville as important surrounding communities. Troup County has approximately 70,000 to 75,000 residents and functions as a regional employment, retail, and logistics hub that is economically integrated with Chambers County, including Valley and Lanett.

Market Drivers

Employment & Industrial Momentum

Major area employers include AJIN USA, John Soules Foods, Chambers County School District, WestRock, East Alabama Medical Center, Walmart Supercenter, Knauf Insulation, KMIN USA, Daedong HI-LEX, and Wooshin USA.

County leadership also reports 13 active industrial projects in various stages of development, with much of that activity centered in the Valley area, alongside recent company announcements and expansions.

Selected Retail Demand Indicators

The regional trade area shows total retail demand exceeding supply by roughly \$36.1 million for total retail trade and approximately \$38.8 million for total retail including food and drink.

Supportive leakage categories include electronics and appliance stores (~\$5.0M), clothing and clothing accessories (~\$9.9M), building material and garden equipment (~\$23.7M), and miscellaneous store retailers (~\$6.3M).

Property Overview

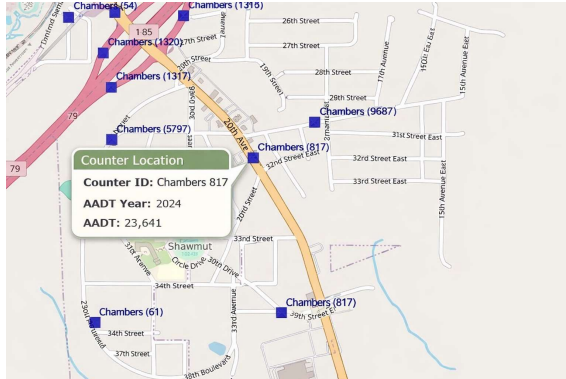


Approximate boundary shown for illustration.

The subject property is an existing ±25,000 SF commercial building situated on approximately 2 acres in Valley, Alabama. The building offers a substantial climate-controlled shell and a flexible footprint that can support a variety of redevelopment concepts, including discount retail, adaptive commercial reuse, or self-storage conversion.

A key advantage is the property's C-3 zoning, which supports a broad range of commercial uses including self-storage. That flexibility allows buyers and tenants to evaluate reuse strategies without first undertaking a rezoning process, reducing both timing risk and entitlement uncertainty.

Access and Traffic



Accessibility is one of the property’s strongest attributes. The site is located less than one mile from I-85, providing direct regional connectivity for traffic moving between Alabama and Georgia. That proximity supports retail, service commercial, self-storage, and other adaptive reuse concepts.

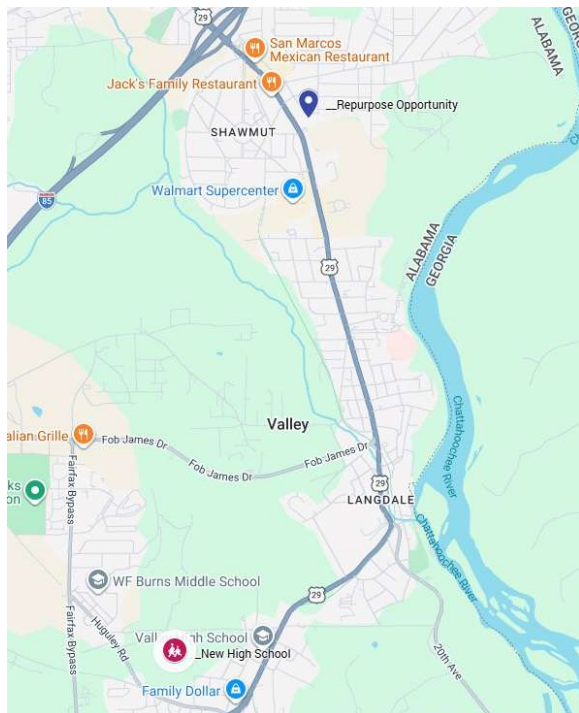
The nearby Chambers 817 ALDOT station reports 2024 AADT of 23,641, demonstrating meaningful traffic volume in the immediate corridor. Combined with direct access to Valley’s local street network and nearby established commercial uses, the traffic profile supports both visibility and convenience.

Residential Growth

Residential growth is an important part of the long-term demand story. Multiple developments are underway or planned in the Valley trade area, including Fob James Development (175 houses coming soon), Camilla Crossing (230+ single-family lots, with Phase I complete and Phase II under construction), Crowne Home Development (47 single-family lots under construction), and the 30th Street Development, where 20 lots have sold and 70 more are coming soon, with additional acreage reportedly sold to a home builder.

This activity is reinforced by gradual demographic improvement and rising home values. Rather than a hyper-growth story, the market is better characterized as a steadily strengthening one, which is often more credible and more sustainable for long-term adaptive reuse investment.

Education and Community Investment



A new consolidated county high school is planned in Valley, and under the current consolidation framework, commencement of construction should also trigger an interim move that would bring LaFayette High School students to the existing Valley High campus as early as the following school year, further reinforcing Valley’s role as an educational and residential center within Chambers County.

Rivers, Lakes, and Boat Storage Potential

The property's location also benefits from proximity to the Chattahoochee River and West Point Lake, which broaden the site's adaptive reuse appeal beyond traditional retail. These recreational assets support a credible secondary case for boat and RV storage, particularly as part of a hybrid concept that combines interior storage, exterior storage, or other commercial uses.

Offering Terms

Sale / Lease: Offered for sale at \$775,000 or for lease at \$4.00 per square foot. **Tenant Improvements:** Subject to the proposed use, lease term, deal structure, and tenant credit.

Draft marketing package for discussion purposes.



Riverside Estates:
10+ new homes constructed - ample property for more growth (planned/under construction)

Quail Run I and II: County Road 548. 22 homes completed, more under construction

West Point Village: workforce multi-family units; Phase I: 72 units, Phase II: 72 units (under construction)

Exit 2 Development: 600+ acres available for residential (planned)

Harris Creek: 140 Single Family Lots, Phase I completed (under construction/planned)

Bolt/Clark Development: 16 single family homes (planned/under construction)
Waterford Subdivision: 28 homes completed in Phase I; 60 planned for Phase II (completed/planned)

River Oaks: 6 new homes completed, 8 homes planned & subdivision will be full (planned/under construction)

30th Street Development: Right side - 20 lots sold and 70 more coming soon
Left side - 30 acres just sold to home builder

Crowne Home Development: 47 single family lots - under construction.
The Bennett Group: 2 Phase multi-family; Phase 1 - 56 units planned

Fob James Development: 175 houses coming soon

Camilla Crossing: 230+ single family lots, Phase I complete, Phase II under construction
Bolt/Clark Development II: Off Fairfax Bypass (planned)

Cleveland Road: Homebuilder is still planning, will be mutple new homes

Creekside Village: 120+ single family homes (completed/under construction)
Sentinel Hills: 65+ single family homes (completed/under construction)

Deer Run: 20+ single family homes (under construction)