

# Alexander City, AL

US-280 @ Coven Abbett Hwy, Alexander City, AL 35010



## PROPERTY HIGHLIGHTS

- **±67 Acre Mixed-use Development Site**
- **High demand frontage (1,200 ft) on US-280**, the state's main artery connecting Birmingham to Auburn
- **Over 17,000 VPD** with major surges during peak lake season, event weekends and SEC game days
- **Just three miles from Wind Creek State Park** with 600+ camp sites, host to over 300,000 visitors annually
- **Growing industrial sector** with automotive suppliers and the region's new graphite processing facility, providing stable year-round workforce

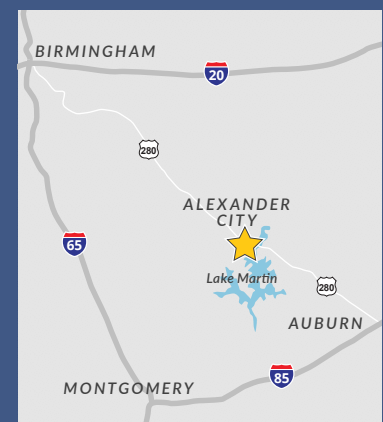
## DEMOGRAPHICS

|             |          |
|-------------|----------|
| Population  | 40,773   |
| Households  | 17,648   |
| Average HHI | \$79,642 |

Source: LocationOne, 2025

## TALLAPOOSA COUNTY

## LOCATION



## CONTACT

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Traffic Light  
Coming Soon

Full Access

17,000+ VPD

280

AUBURN ±35 Mi.

±72 Mi. BIRMINGHAM

280

## Divisible Mixed-Use Site

±67 Acres

Coven Abbott Hwy

WIND CREEK STATE PARK ±3 Mi.

**HALPERN**  
ENTERPRISES, INC.

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## The Economic Draw *of* **LAKE MARTIN**

**Affluent Tourism:** Lake Martin features over 900 miles of shoreline and 40,000 acres of water, attracting high-net-worth property owners and vacationers from across the Southeast.

**Year-Round Audience:** While a premier summer destination, Lake Martin has evolved into a year-round lifestyle due to remote work flexibility and a robust calendar of events like numerous bass fishing tournaments and the Lake Martin Songwriters Festival.

**Limited Commercial Supply:** Exceptional opportunity to capture demand in a market where prime commercial space is highly coveted and rarely available.



### Wind Creek State Park

**Gateway to Adventure:** At 1,444 acres with over 600 camp sites, Wind Creek State Park is the nation's largest state-run park and hosts over 300,000 visitors annually.

**Newly Upgraded Amenities:** Leverage the park's recent expansion (2025), including new lakeside cottages and premium RV sites that have increased the park's overnight capacity and visitor spend.



### Prime Connectivity

**High-Visibility Corridor:** Ideally situated directly on US-280, the primary route connecting Birmingham to Auburn and the Florida panhandle.

**Proven Traffic Counts:** US-280 regularly sees over 17,000 vehicles per day passing through the corridor, with significant surges during peak lake season, event weekends, and SEC game days.



### Strategic Regional Growth

**Central Location:** Surrounded by a growing industrial sector perfectly positioned between Birmingham, Montgomery, and Atlanta, making it a strategic hub for regional distribution and retail expansion.

**Pro-Business Environment:** Active support from the Alexander City Chamber and the Lake Martin Area Economic Development Alliance.



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