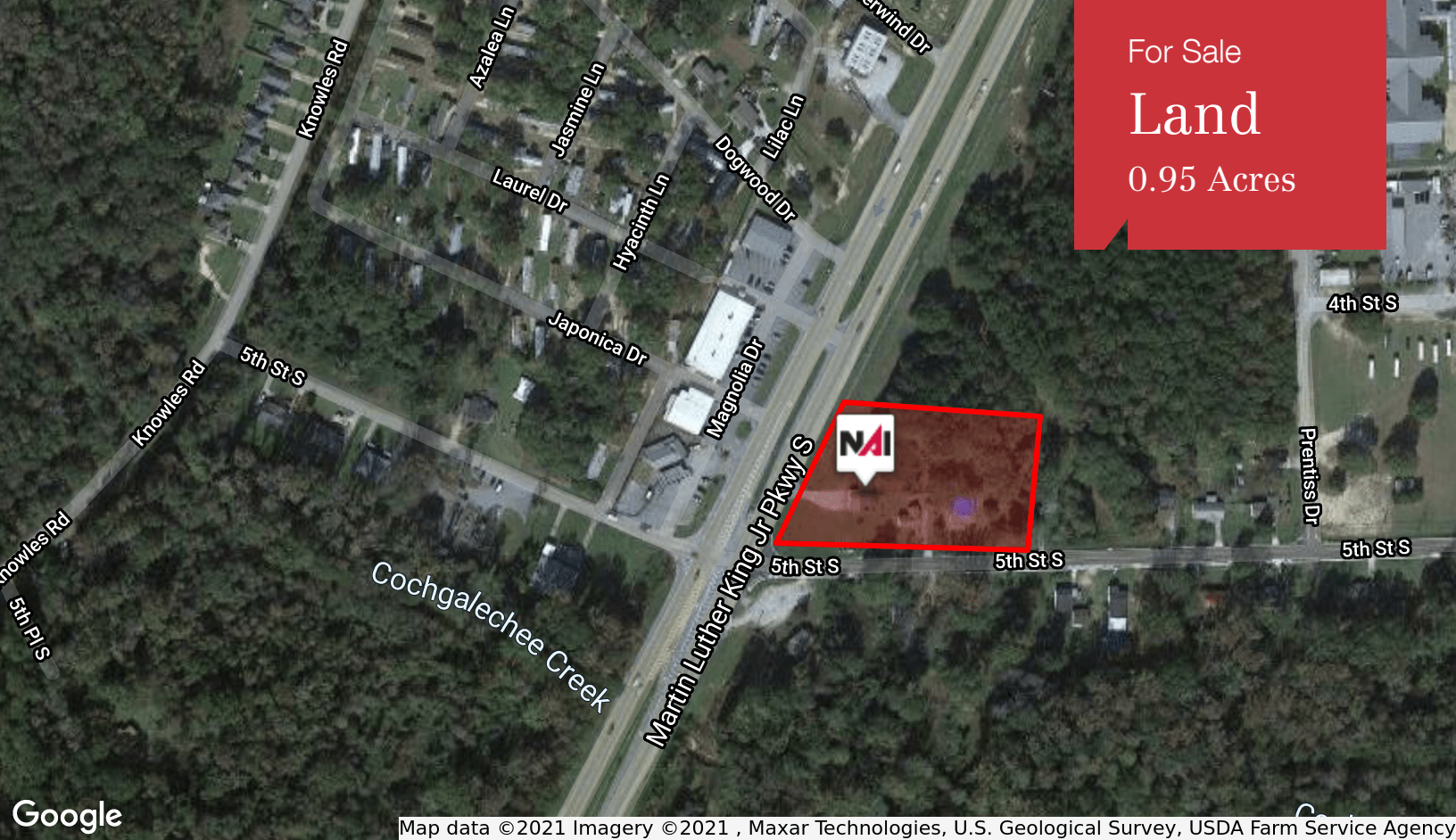


For Sale
Land
0.95 Acres



Phenix City Development Site

421 431 Bypass & 1918 5th Avenue
Phenix City, AL 36869

Property Highlights

- Zoned: General Commercial
- Corner Lot
- High Traffic

Property Description

+/- .95 acre hard corner of 431 Bypass & 5th Street.
Signalized light to be installed once developed.

Over 28,000 vehicles per day. Ideal location for a gas station
or pharmacy. High residential area.

Contact Broker for more details.

OFFERING SUMMARY

Sale Price	\$500,000
Lot Size	0.95 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,551	\$42,006
5 Miles	73,062	\$37,012
10 Miles	240,420	\$50,332

For more information

Rem Brady

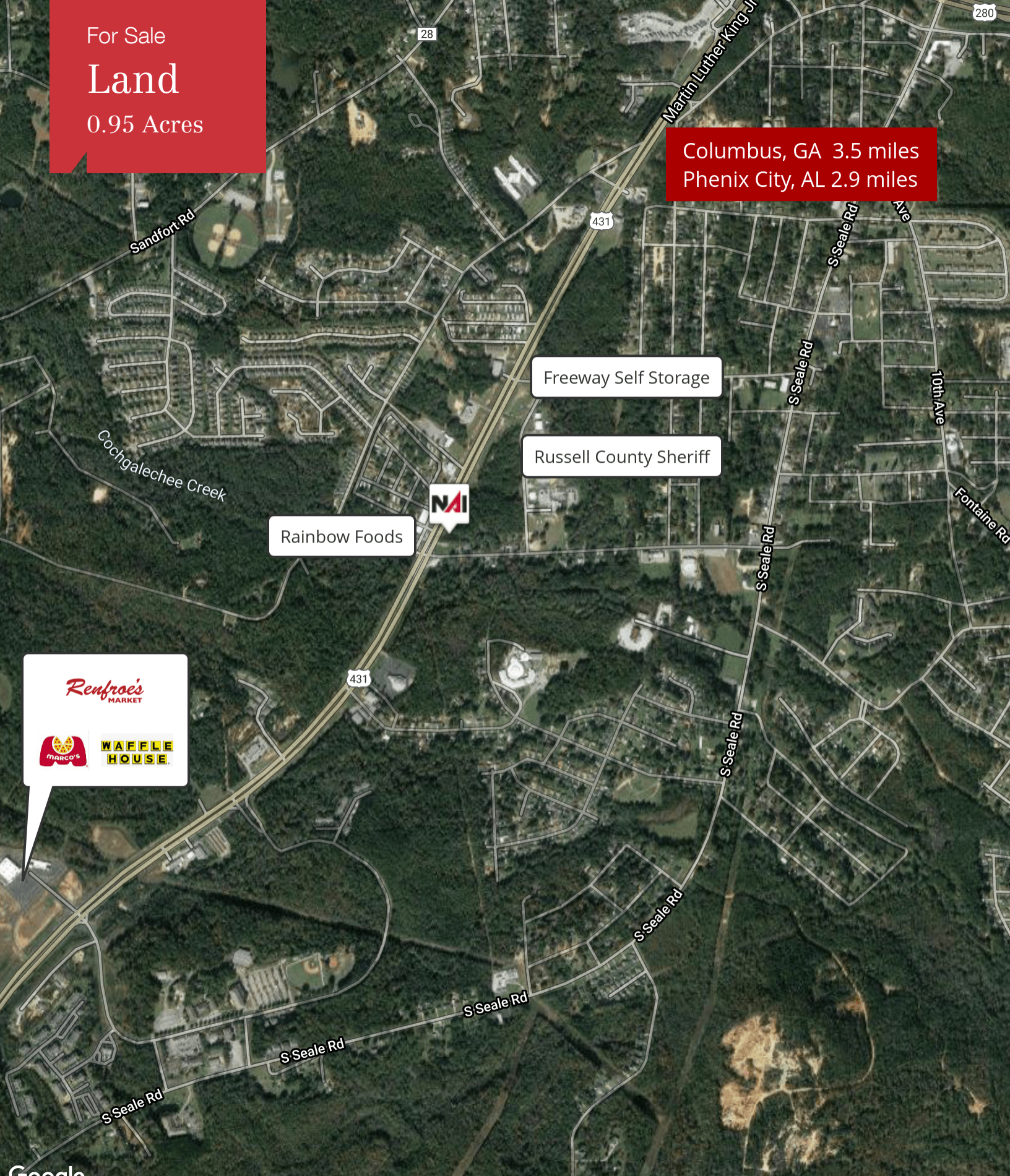
O: 706 660 5418 x202 | C: 706 536 0528
rbrady@g2cre.com

For Sale

Land

0.95 Acres

Columbus, GA 3.5 miles
Phenix City, AL 2.9 miles

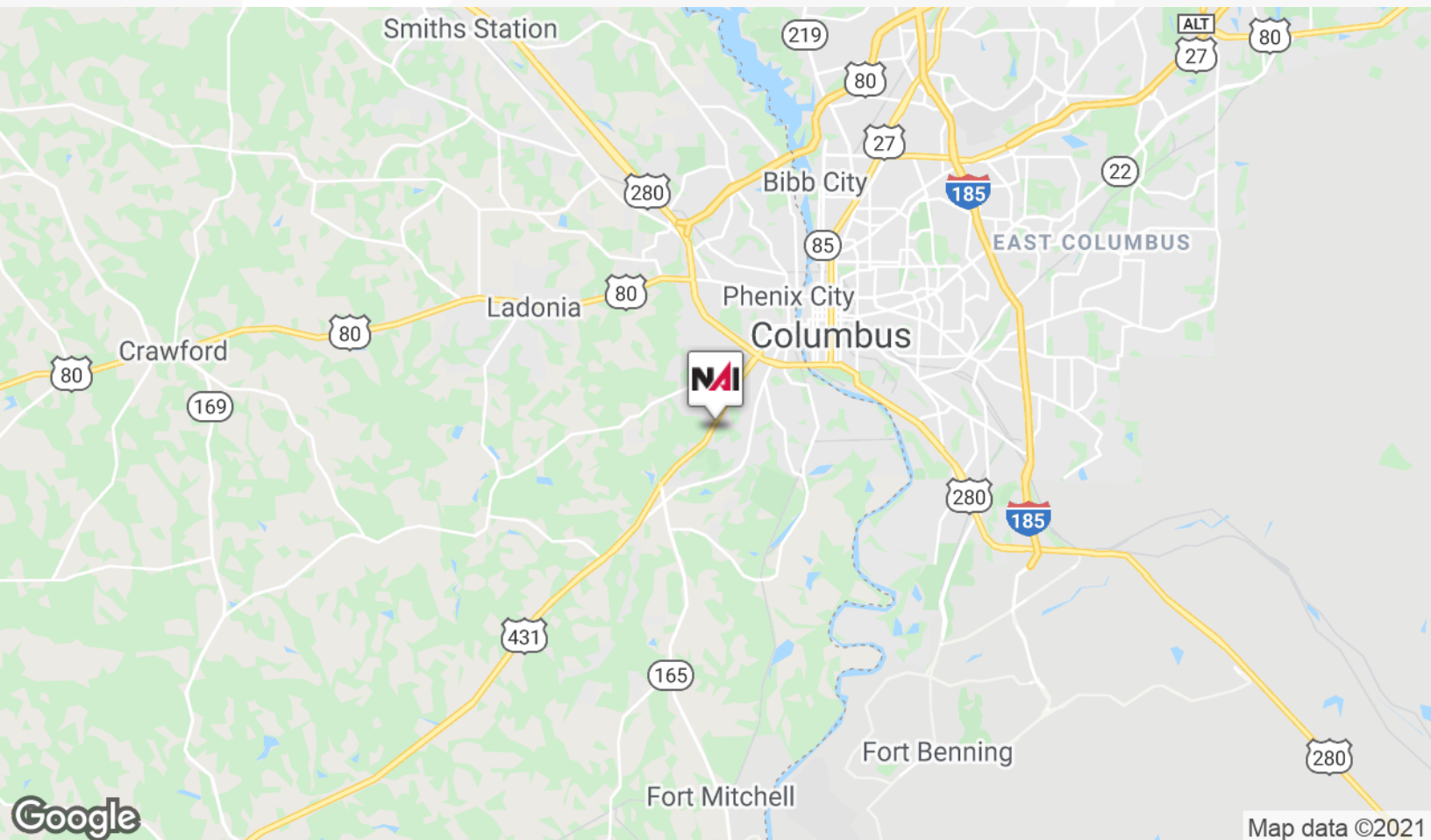
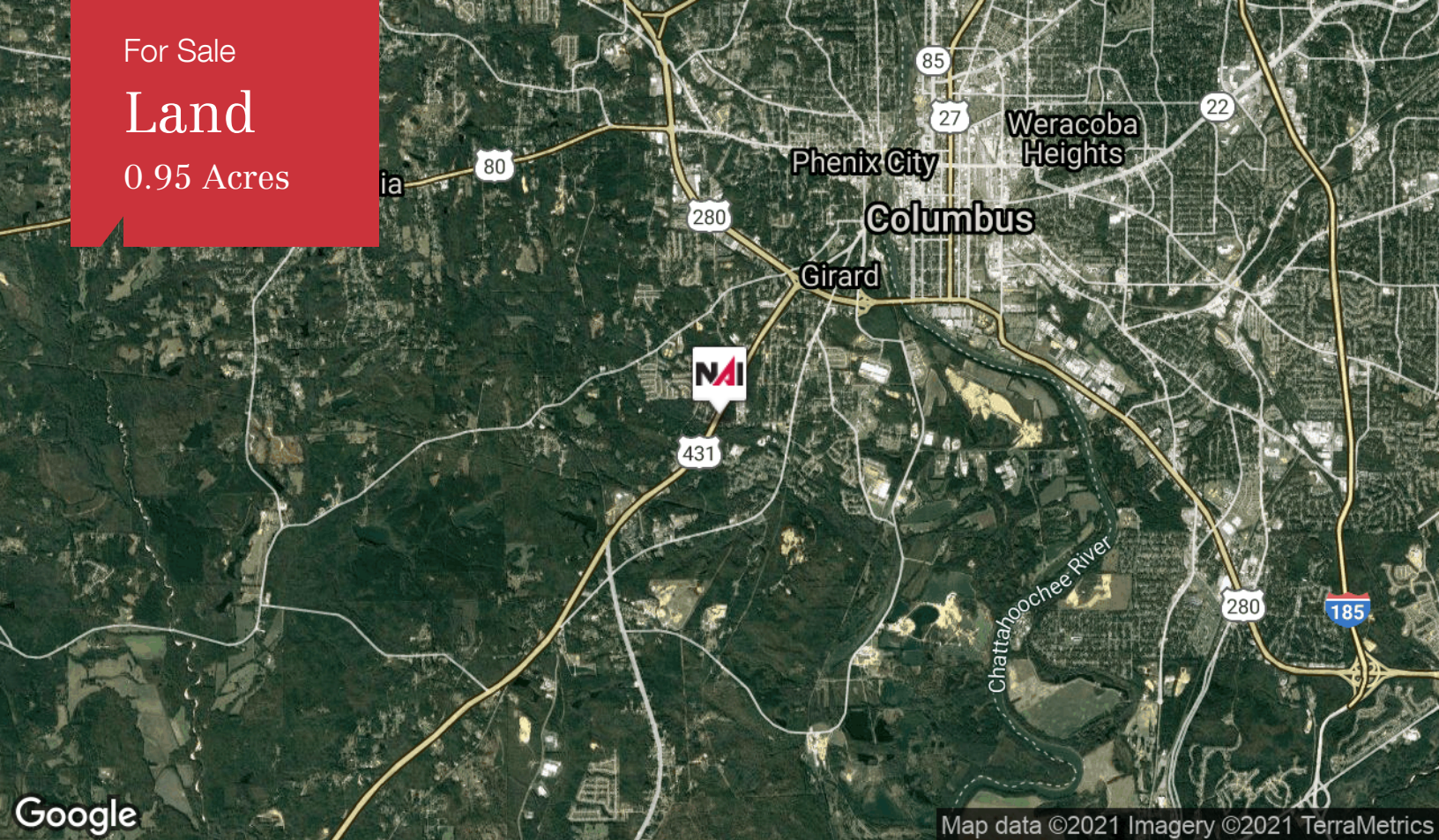


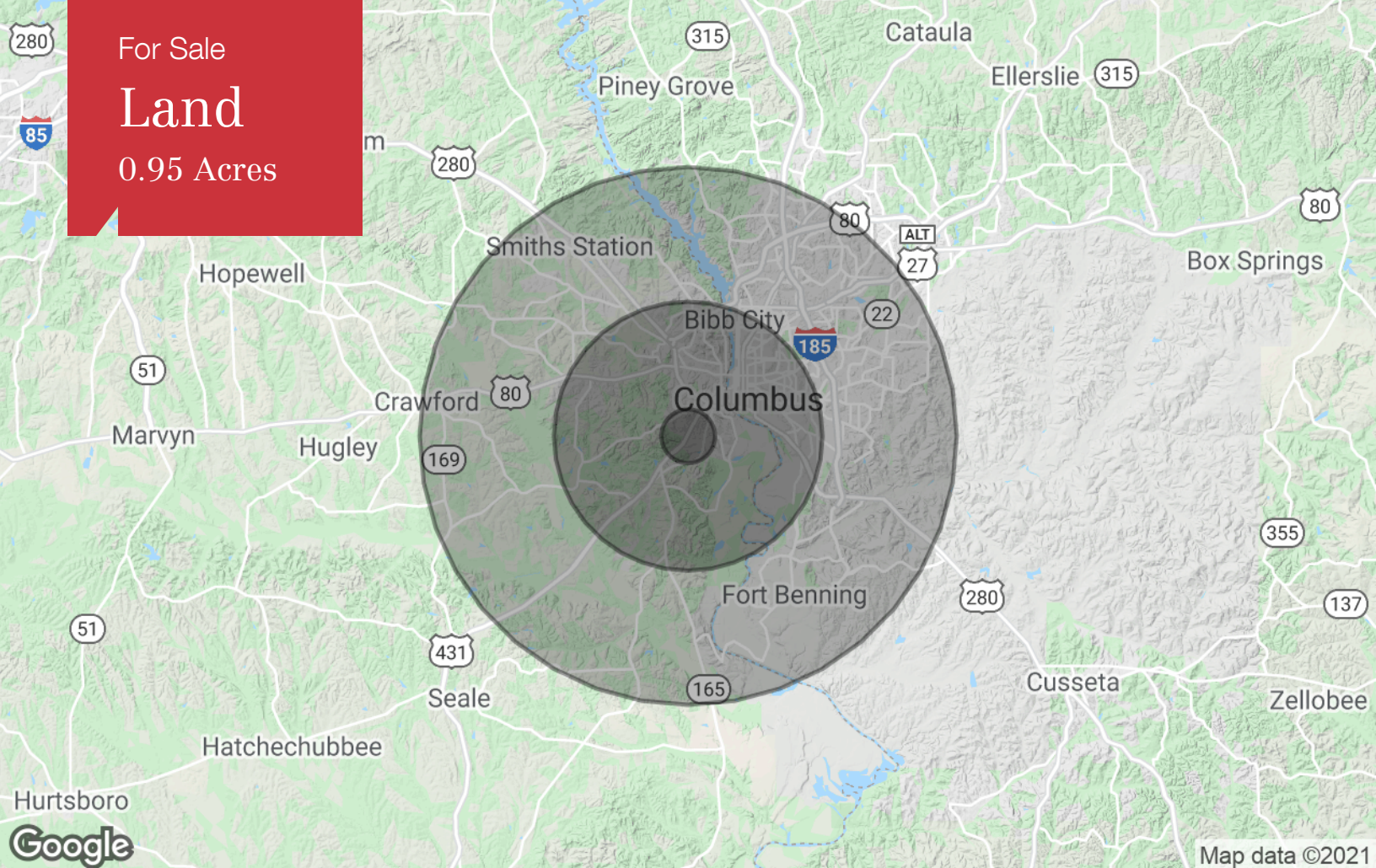
Renfro's MARKET
MARCO'S WAFFLE HOUSE

For Sale

Land

0.95 Acres





Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,551	73,062	240,420
MEDIAN AGE	32.6	34.0	34.7
MEDIAN AGE (MALE)	30.9	31.5	33.0
MEDIAN AGE (FEMALE)	34.6	36.0	35.9
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	919	29,029	93,841
# OF PERSONS PER HH	2.8	2.5	2.6
AVERAGE HH INCOME	\$42,006	\$37,012	\$50,332
AVERAGE HOUSE VALUE	\$105,303	\$117,125	\$134,663
Race	1 Mile	5 Miles	10 Miles
% WHITE	31.4%	45.7%	51.5%
% BLACK	67.9%	52.5%	45.0%
% ASIAN	0.2%	0.6%	1.3%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	0.5%	1.0%	1.8%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	5.0%	4.0%	5.1%

* Demographic data derived from 2010 US Census