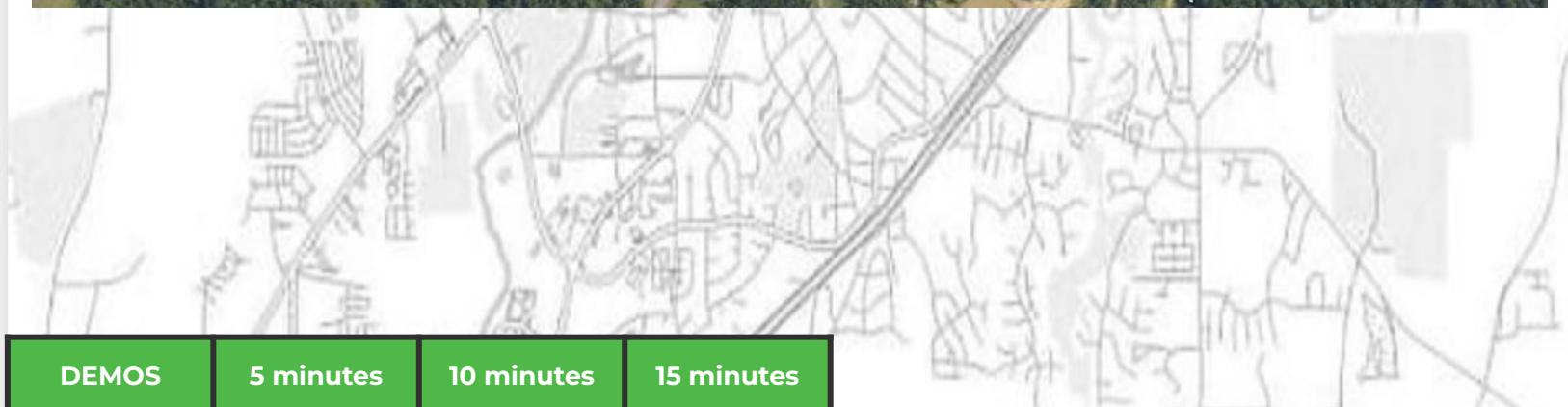
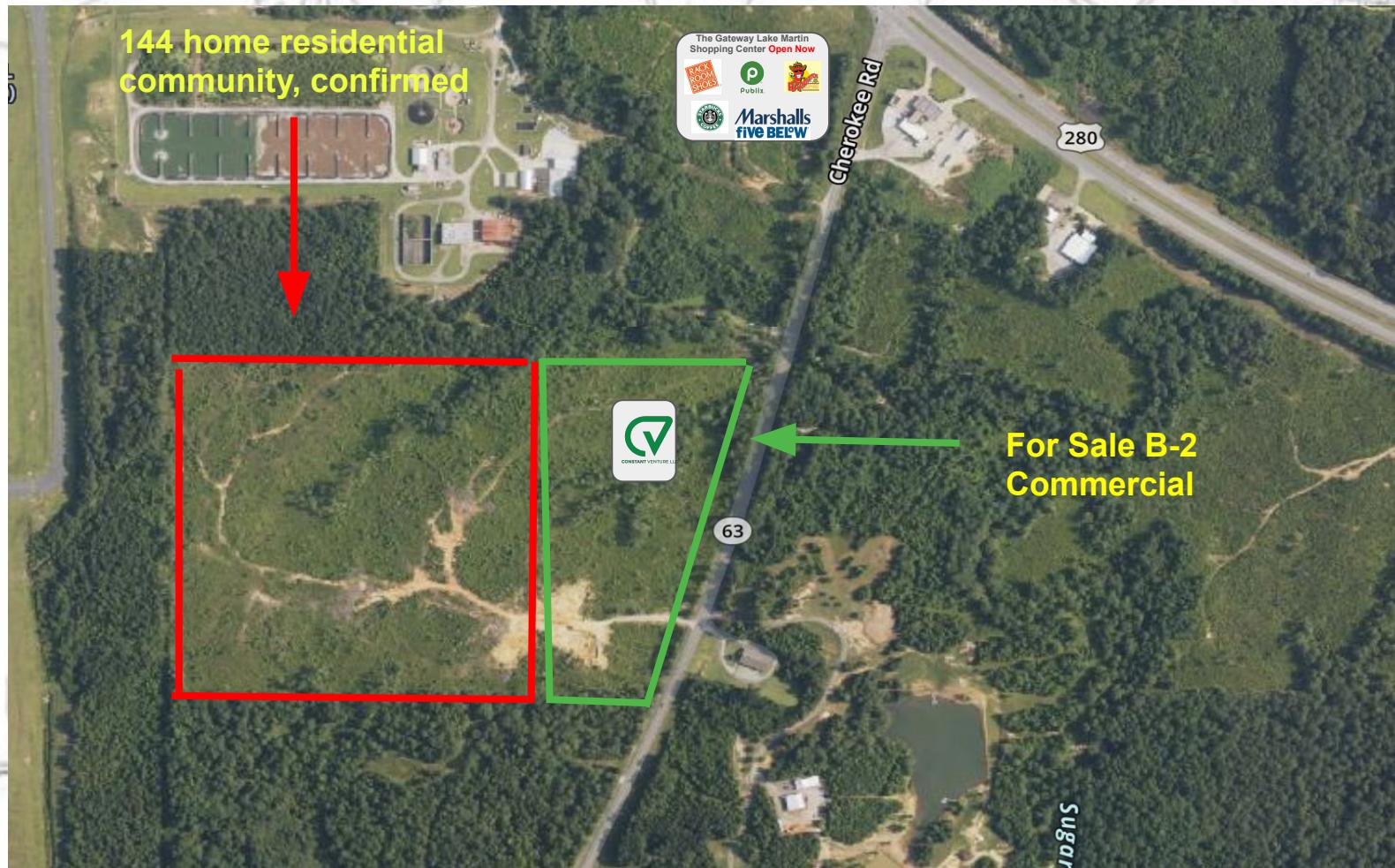


LAND FOR SALE

20 acres +/- B-2 Commercial Zoning

Hwy 63 South near Hwy 280 | Alexander City, AL
(WILL SUBDIVIDE)



DEMOS	5 minutes	10 minutes	15 minutes
Population	16,582	24,218	37,883
Daytime Population	19,182	24,411	36,883

Ryan Constant
(256) 935-9337 | ryan@constantventure.com



LAND FOR SALE

20 acres +/- B-2 Commercial

Hwy 63 near Hwy 280 | Alexander City, AL
(WILL SUBDIVIDE)

SEE ON GOOGLE MAPS 



- Great commercial location for hotel/motel/extended stay, QSR, Casual Dining, Medical Office, Nursery, Retail, Local Business

- City reports 900 hotel bed shortage
- 299,000 annual visitors to Wind Creek State Park
- High seasonal traffic
- 25,000 +/- VPD on Hwy 280 intersection

DEMOS	5 minutes	10 minutes	15 minutes
Population	16,582	24,218	37,883
Daytime Population	19,182	24,411	36,883

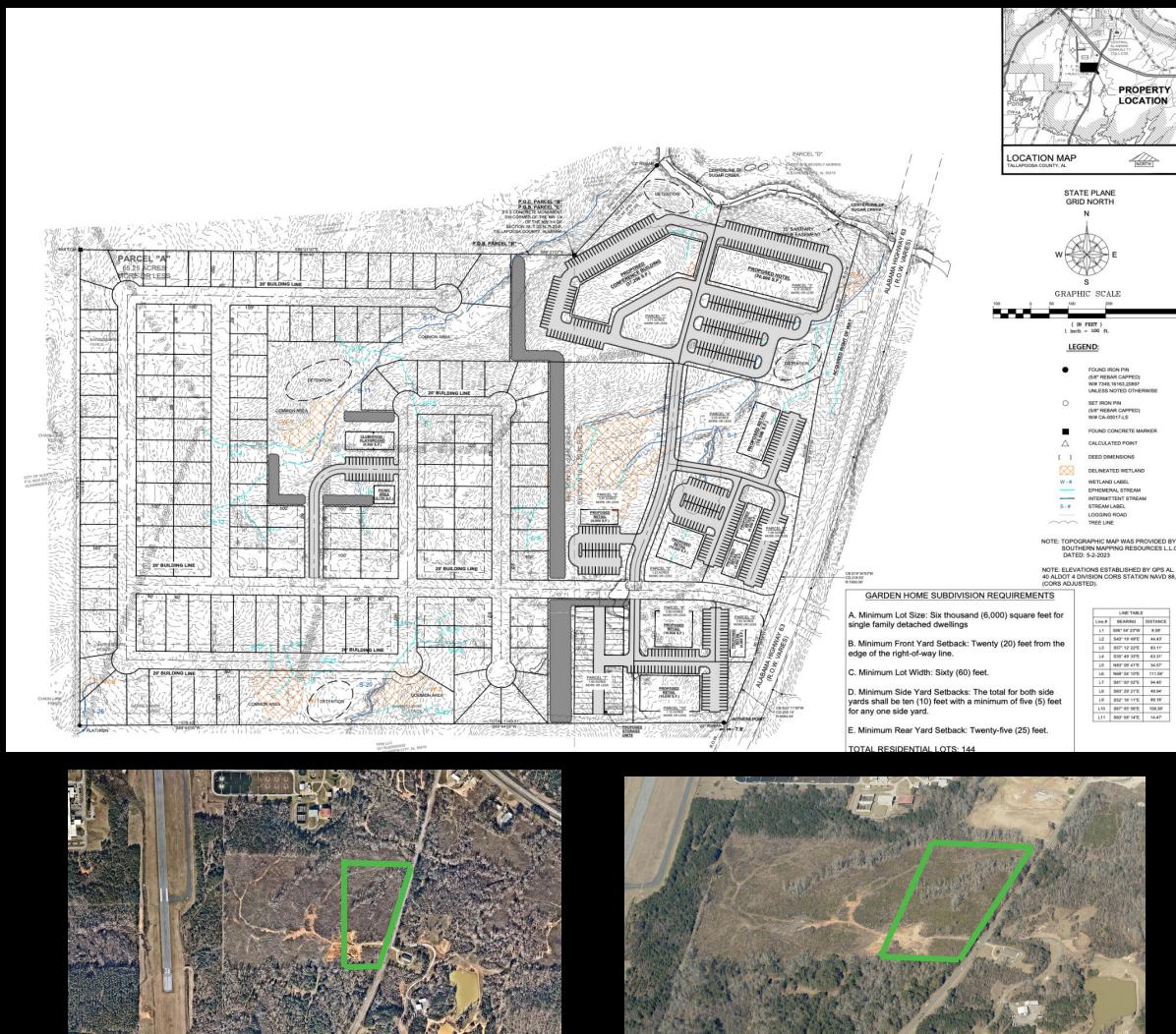
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LAND FOR SALE

20 acres +/- B-2 Commercial Zoning

Hwy 63 near Hwy 280 | Alexander City, AL (WILL SUBDIVIDE)



- 144 home development confirmed behind commercial property
- Commercial Layout is for illustration purposes
- Great Hwy 63 visibility

DEMOS	5 minutes	10 minutes	15 minutes
Population	16,582	24.218	37,883
Daytime Population	19,182	24,411	36,883

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ABOUT ALEXANDER CITY, AL

Alexander City, AL is located in Tallapoosa County and is the gateway to **Lake Martin**. A 44,000 acre freshwater lake with over 800 miles of shoreline, luxury waterfront homes, condos, cabins, restaurants and marinas. Lake Martin real estate has been valued at over **\$4.7 billion dollars** and is projected to see +4,000 new homes over the next 20 years. The **Ben Crenshaw designed golf course** recently opened on the lake adding to the 3 other golf courses in the area. Additions to Alexander City are **Russell Medical Center** a Top 100 Hospital in the US including a cancer center, a rehabilitation wing, 81 private beds and professional offices. **Central Alabama Community College**'s main campus is located here with a student enrollment of 2,500 with notable baseball, softball and golf teams. Alex City is seeing noticeable growth in the commercial space with it being located in the center of the Hwy 280 corridor. Hwy 280 is a main truck route in support of car manufacturing all around the area with global reach .



Alexander City, AL is surrounded with new industries coming to the area, including Two Rivers **sawmill** employing **150+** workers and a new **revolutionary graphite plant** that will support the **electric battery industry**. The city is also home to several manufacturing facilities supporting the **car manufacturing industry** in Central Alabama.

DEMOS	5 minutes	10 minutes	15 minutes
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