



**Retail Development Opportunity**  
US 78, Lincoln, Alabama | ±14 Acres



# The Property

## Highlights

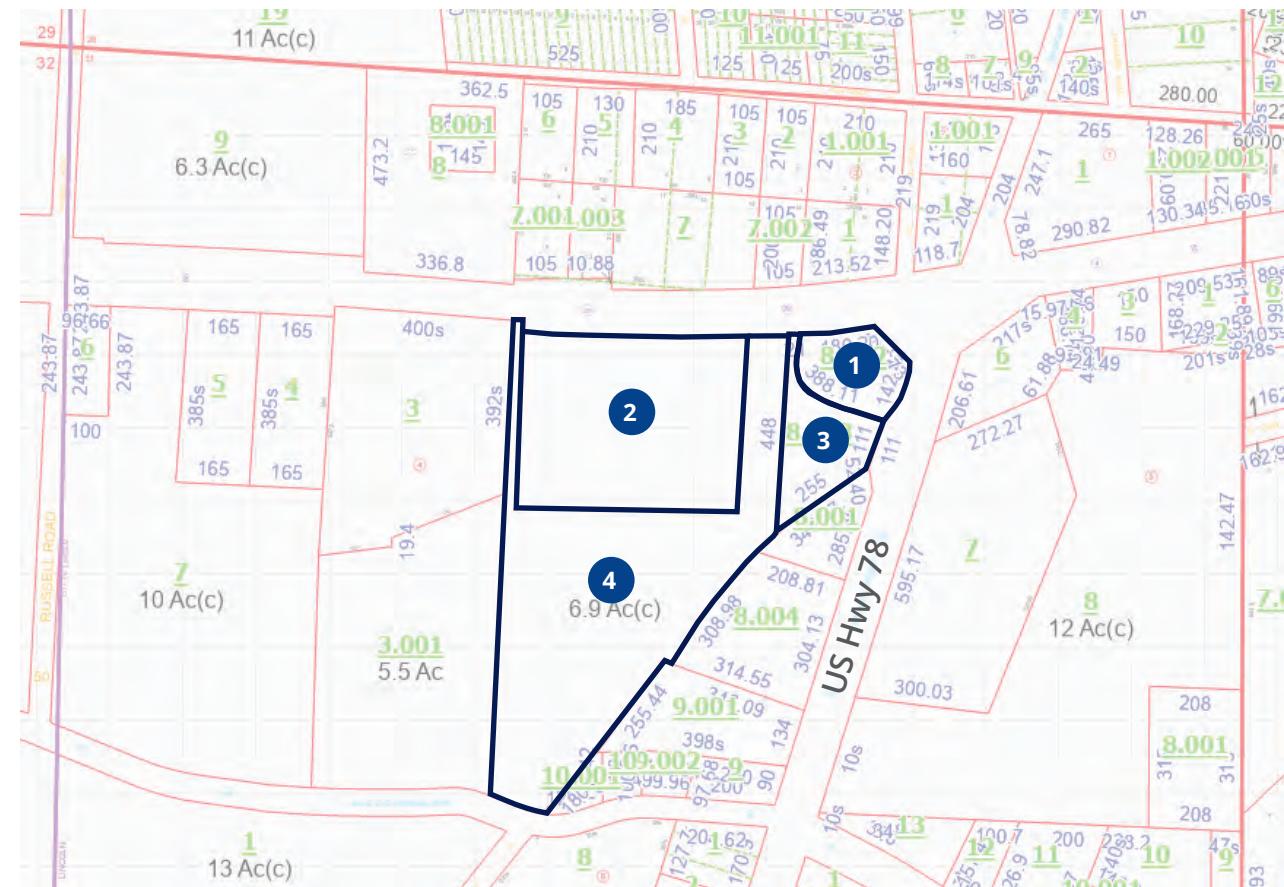
- Situated on the well-traveled US Highway 78 which runs directly to the Honda Manufacturing plant
- Located less than 1.0 mile from the Honda plant with approximately 6,500 employees.
- Four contiguous / surrounding parcels under the same zoning, potential to assemble into a larger development site - maximizing economy of scale for parking, signage, landscaping, etc.
- Great visibility and accessibility, potential for strong frontage and customer traffic.
- Topography is level to gently sloping and primarily graded.
- Zoning - GB, General Business which accommodates retail, personal services, office, auto-oriented uses.
- Ideal uses would include boutique retail strip, medical/dental, salon/spa, pet services, drive-thru restaurant.

## Sales Price:

Call for Pricing

## Details

Parcel	Size	Zoning
1 03-08-33-2-004-008.002	0.86 Acres	GB - General Business
2 03-08-33-2-004-002.000	4.79 Acres	GB - General Business
3 03-08-33-2-004-008.003	1.07 Acres	GB - General Business
4 03-08-33-2-004-008.000	6.90 Acres	GB - General Business





## Neighborhood

Since 2000, the city of Lincoln, Alabama and its surrounding area have experienced meaningful growth in population and housing stock. The city's population rose from approximately 4,999 in 2000 to over 9,000 by 2025, reflecting an increase of more than 80 % over two decades.

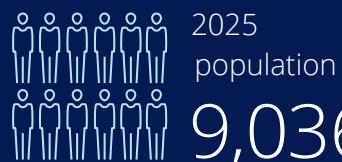
A significant share of that growth is tied to new-home construction: roughly 35 % of current housing units in Lincoln were built after 2000. In recent years, more than 600 new homes and rental units have been constructed over a four-year span, with plans for approximately 200 more in the near term.

## Land Use Designation

These four contiguous parcels, totaling approximately 13.6 acres, are strategically located along U.S. Highway 78, less than one mile from the Honda Manufacturing of Alabama facility, a major regional employer with a workforce of roughly 6,500 employees.

The site's visibility, frontage, and zoning uniformity make it particularly well-suited for a master-planned commercial node, enhancing the corridor's functionality and appearance while attracting synergistic tenants.

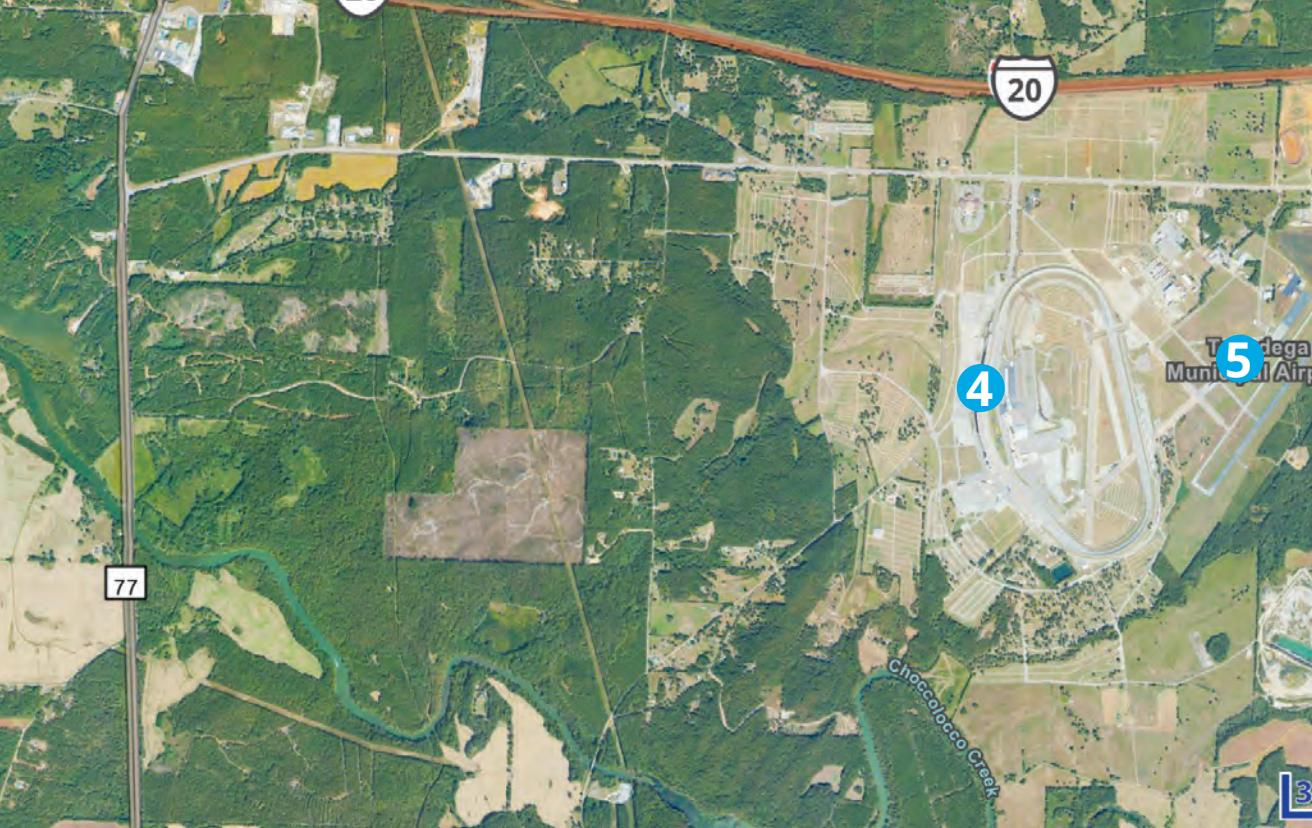
## Demographics | 5 Mile Radius





## Location

City	Distance
1 Honda Plant	>1 Mile
2 City Hall Lincoln	.25 Miles
3 The Strand Development	3.1 Miles
4 Talladega Speedway	4.8 Miles
5 Talladega Airport	6.0 Miles
6 Logan Martin Lake	2.5 Miles



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