

1319 OPELIKA RD – AUBURN, AL



Asking Price \$899,000.00

ACRES:

+/- .45

SQUARE FEET:

+/- 2640

ZONING:

CRD-S

TRAFFIC COUNTS:

+/- 21,000 - VPD

Address:

1319 Opelika Rd Auburn, AL 36830

Location:

Just off the intersection of E University Drive and Opelika Rd.. E University Drive is the loop system around Auburn. The property borders Chicken Salad Chick and is across the street from Auburn's Midtown Development.

Summary:

+/- .45 acres bordering Opelika Road w/ 2640 SQ FT of Office/Retail Space for an end user or to be re developed w/ 100 Ft +/- of Road Frontage.



Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

OVERVIEW

Located in a rapidly expanding area, this property sits near a major intersection, ensuring excellent visibility and accessibility.

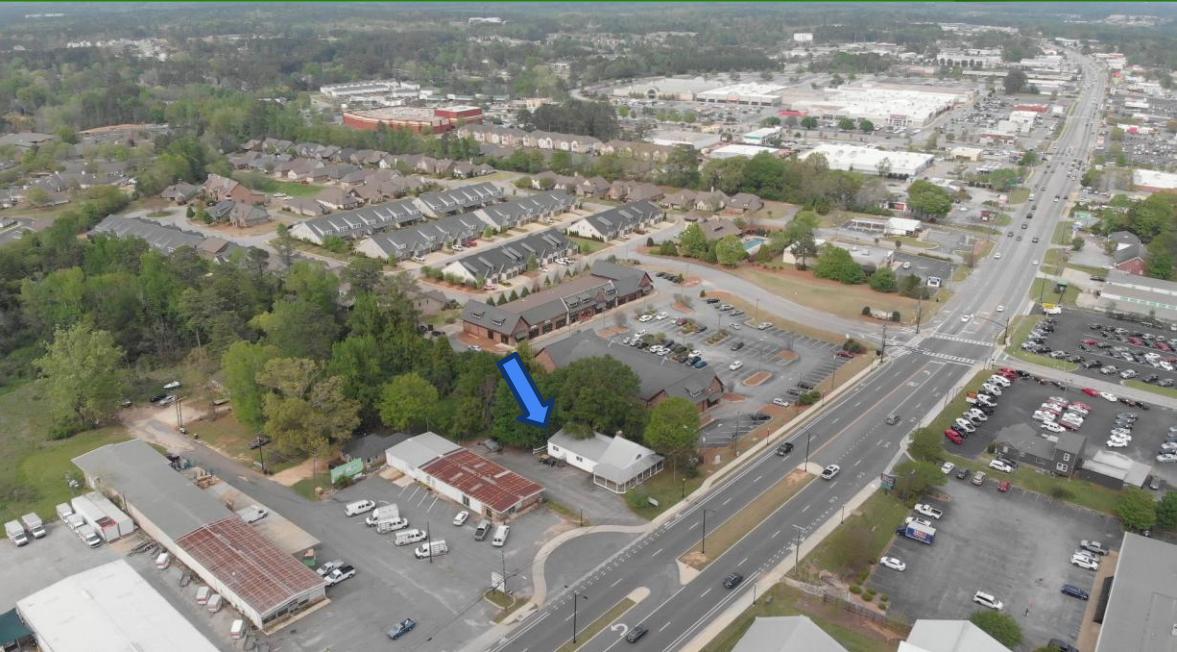
The surrounding community has experienced significant growth over the past decade, attracting new residents and businesses.

With close proximity to key employers, established neighborhoods, and ample parking, this location offers strong potential for various commercial opportunities.

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 20,000 VPD



PROPERTY SUMMARY

Asking Price: \$899,000

Year Built: 1937 remodeled several times

Lot Size: +/- .45 Acres

Total SF: 2640 +/- SF

LOCATION HIGHLIGHTS

Located near the loop system around Auburn

Main commercial corridor between Auburn and Opelika



Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

PROPERTY PHOTOS



EAST SIDE OF SITE TRADE MAP



Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

TRADE AREA RETAIL AERIAL

AUBURN-OPELIKA RETAIL TRADE AREA



COMPREHENSIVE COMMERCIAL

Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Location Information- Auburn/Opelika Metro

1. Rapid Economic & Population Growth:

Auburn is one of Alabama's fastest-growing cities, with an expanding population that creates a strong customer base. The metro has seen a 17.1% population increase since 2010, indicating rising economic opportunities.

2. Business-Friendly Environment:

Low business taxes and incentives for startups.

3. Access to a Skilled Workforce:

Auburn University graduates provide a steady stream of highly skilled professionals in business, engineering, and technology.

4. Diverse & Growing Market

Industrial: The city's industrial base comprises over 50 companies, primarily medium-sized, technology-driven manufacturing firms.



Retail & Hospitality: A thriving university town creates demand for shops, restaurants, and services.

Healthcare & Biotech: Strong medical sector with a growing healthcare workforce.

5. Affordable Cost of Living & Doing Business:

Lower rent and operational costs compared to larger metro areas. High quality of life attracts professionals and families to the area.

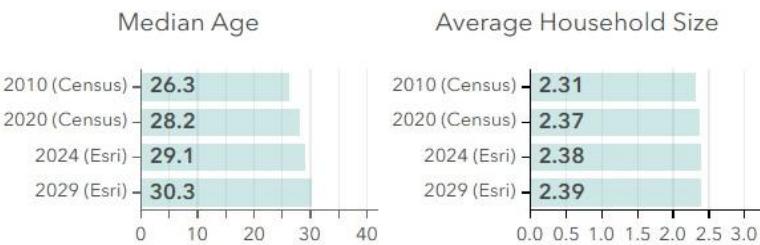
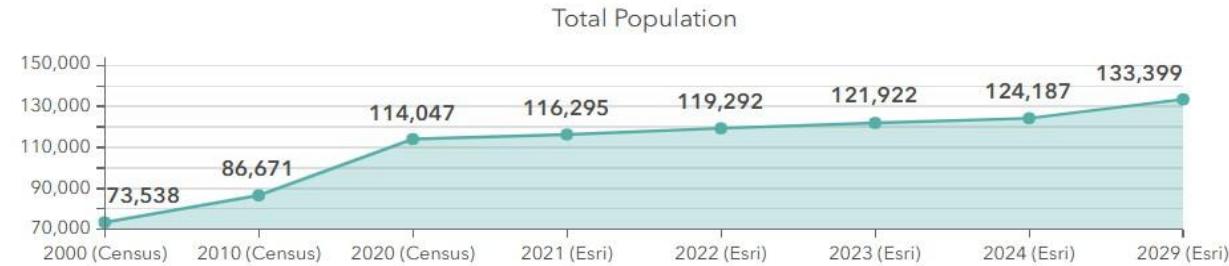
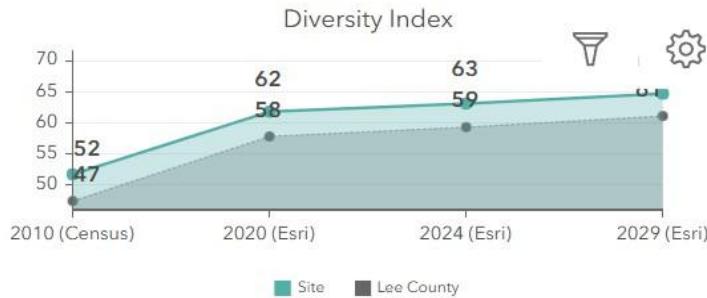
6. Prime Location & Transportation Access

Conveniently located near Interstate 85 & HWY 280, connecting to Atlanta, Birmingham and Montgomery. Auburn University Regional Airport supports business travel. Rail and logistics infrastructure support manufacturing and distribution businesses.

Local Growth Chart/ Summary

Community Change Snapshot

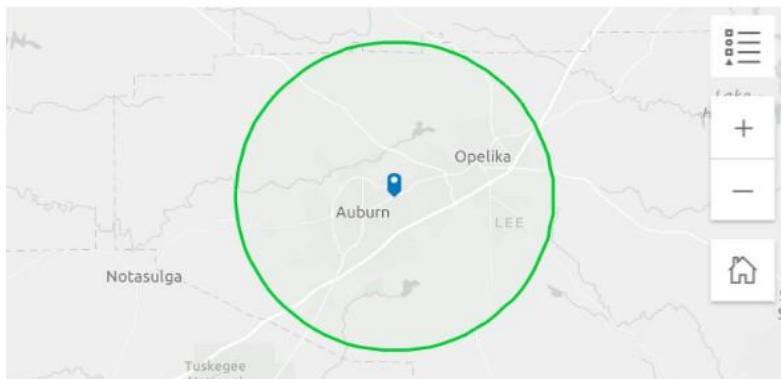
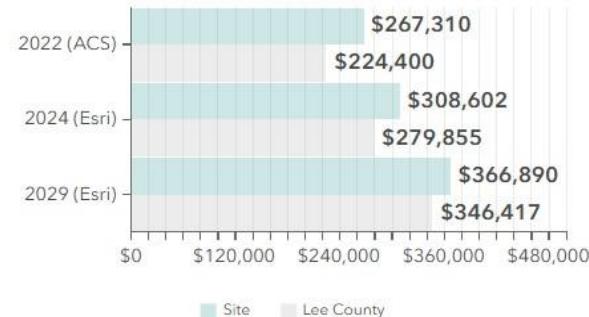
1319 Opelika Rd
Ring of 8 miles



Owner vs Renter Occupied Units



Median Home Value



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future

WEST SIDE OF SITE TRADE ARA



End User Options : Coffee Shop



Possible Re Development Options: QSR



Possible Re Development Options: TownHouses

