

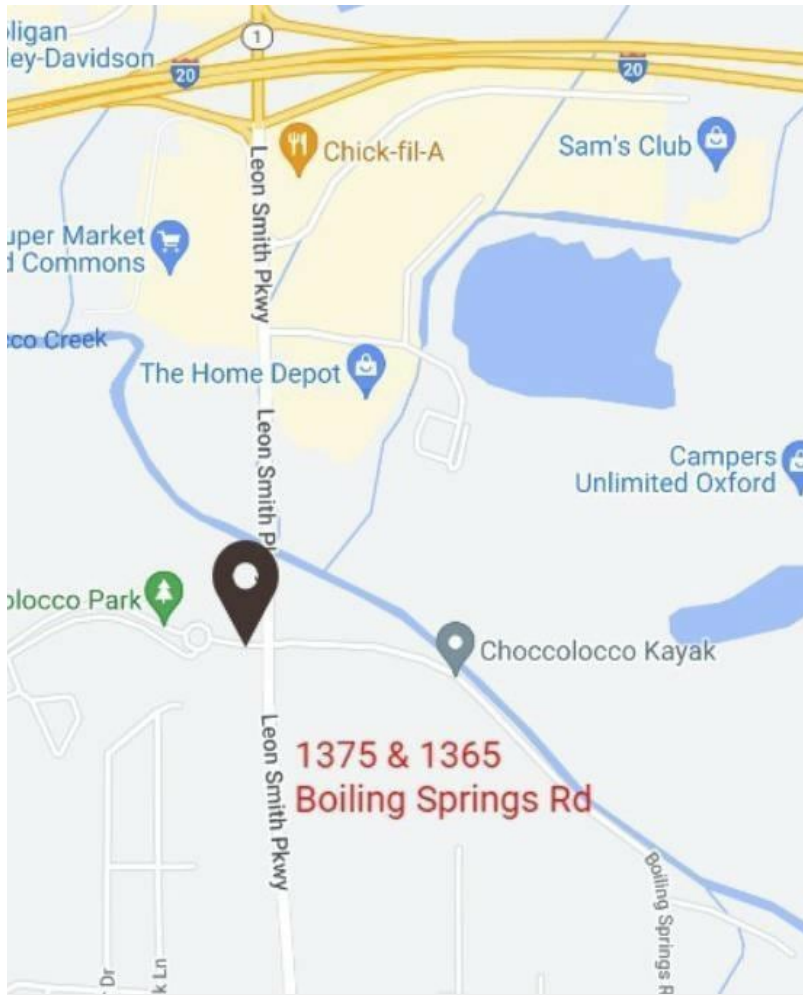


310 feet of frontage on Leon Smith Parkway

1375 Boiling Springs Rd, Oxford, AL 36203



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310 feet of frontage on Leon Smith Parkway

\$1,900,000

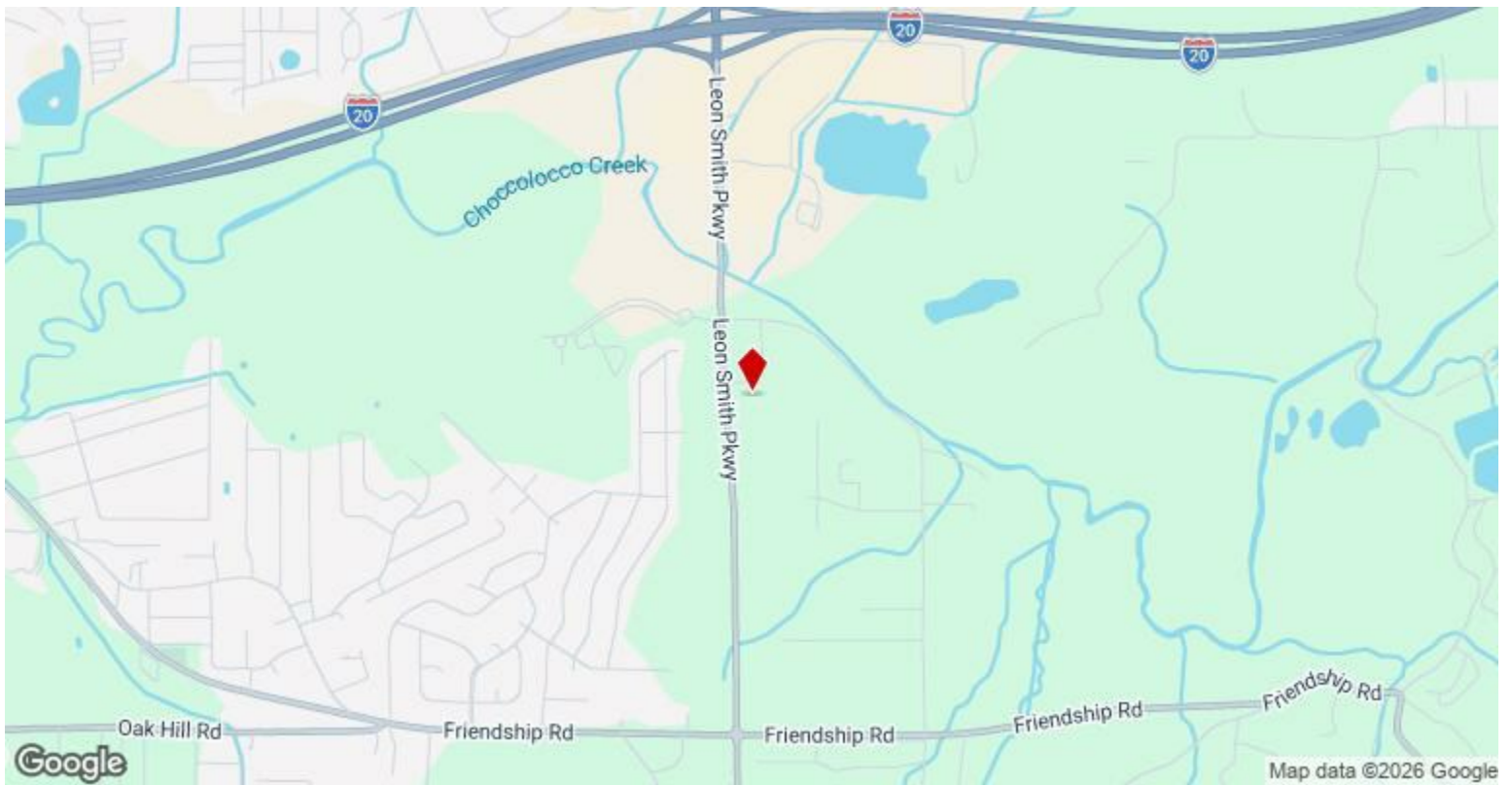
Prime site in Oxford Alabama for any type of COMMERCIAL BUSINESS DEVELOPMENT! Location is the key with approximately 310 feet of road frontage on the highly traveled Leon Smith Parkway....

1375 & 1365 Boiling Springs Road in Oxford Alabama. Prime site in Oxford Alabama for any type of COMMERCIAL BUSINESS DEVELOPMENT! Location is the key with approximately 310 feet of road...

- ±310' frontage on highly traveled Leon Smith Parkway for maximum visibility and signage potential
- Convenient interstate access—approximately 0.9 miles to I-20 (Exit 188)
- Surrounded by major retail + dining with immediate proximity to the Oxford Exchange and Oxford Commons power retail centers
- Close to Choccolocco Park, a 300+ acre state-of-the-art sports complex that draws regional visitors/tournaments



Price:	\$1,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment
Total Lot Size:	5.84 AC
No. Lots:	1
Zoning Description:	C
APN / Parcel ID:	21-08-34-0-001-003.000



1375 Boiling Springs Rd, Oxford, AL 36203

Prime site in Oxford Alabama for any type of COMMERCIAL BUSINESS DEVELOPMENT! Location is the key with approximately 310 feet of road frontage on the highly traveled Leon Smith Parkway. Property is located 9/10 of a mile from I 20, Exit 188. Surrounding area has restaurants, retail shops, medical facilities, banks, hotels, 2 major shopping centers...the "Oxford Exchange" and the "Oxford Commons", and the 300 acre sports complex "Choccolocco Park" (see Virtual Tour 2 for information on the park). The acreage offers high visibility and exposure in a growing area of Oxford. Great investment potential for multiple business purposes.

Property Photos




ACCESS TO 2  GREATER ALABAMA MLS



ROADWORK COMPLETE  GREATER ALABAMA MLS

Property Photos



ADDING ANOTHER LANE 



HIGHLY TRAVELED ROAD 

Property Photos



CLOSE TO CHOCOLOCCO PARK
GREATER ALABAMA
MLS




CHOCOLOCCO PARK
GREATER ALABAMA
MLS

Property Photos



SEE VITUAL TOUR OF CHOCCOLOCCO PARK 



CLOSE TO THE OXFORD COMMONS 

Property Photos



CLOSE TO CANDLEWOOD 



CLOSE TO THE OXFORD EXCHANGE 

Property Photos



AERIAL VIEW TOWARD I-20



ROAD FRONTAGE

