

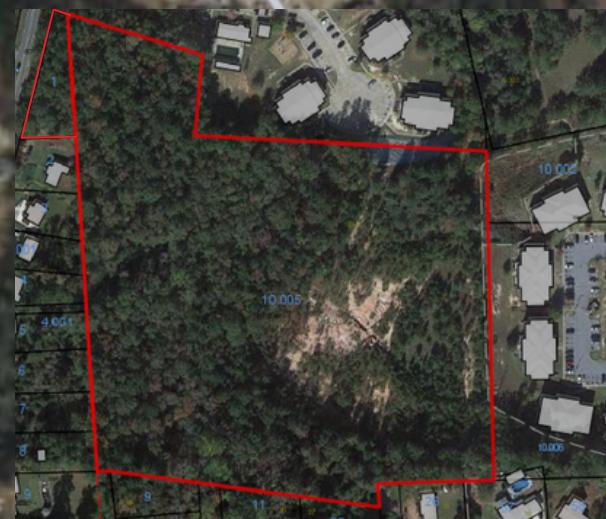


ERNEST SMALLMAN IV
ERNIESMALLMAN.COM

LAND FOR SALE

12.53 ACRES

28TH AVENUE
PHENIX CITY, AL 36870



ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER
KENNON, PARKER,
DUNCAN & DAVIS



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



Great development opportunity located conveniently off of 28th Avenue, less than 1 mile from Highway 280 in Phenix City. This site is well suited for a tax credit multi-family development.

12.53

ACRES

Phenix City
Columbus

MARKET

SALE PRICE
\$939,750.00

FEATURES

- High Traffic Counts of \pm 38,471 on HWY 280
- Zoned R-3, contiguous to R-2
- Established Businesses and Restaurants Surrounding
- Water and Sewer Available
- Close Access to Hwy 280 and Columbus, GA
- Great location, close to Established Businesses and Restaurants Surrounding with the privacy off being off the main road

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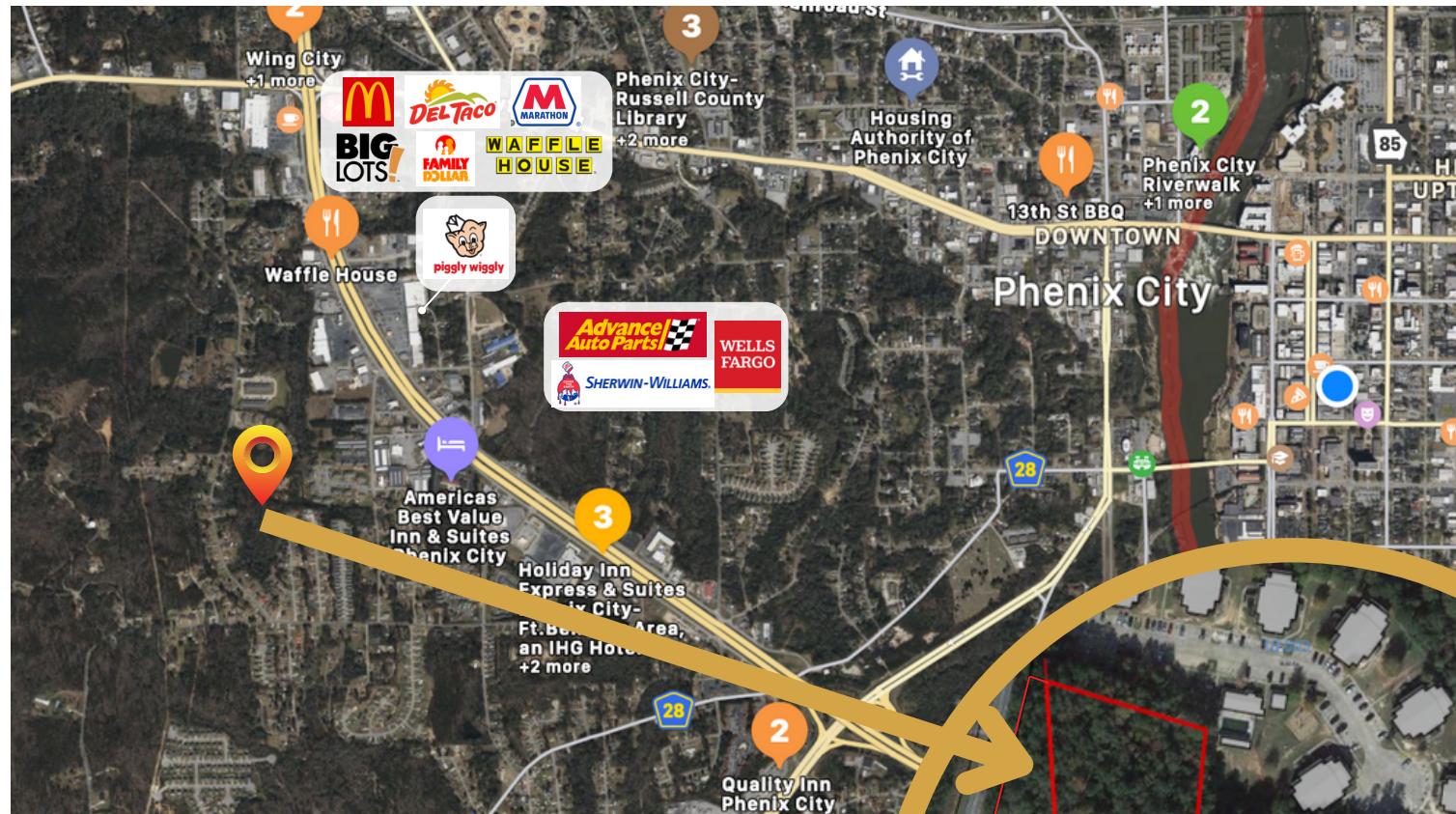


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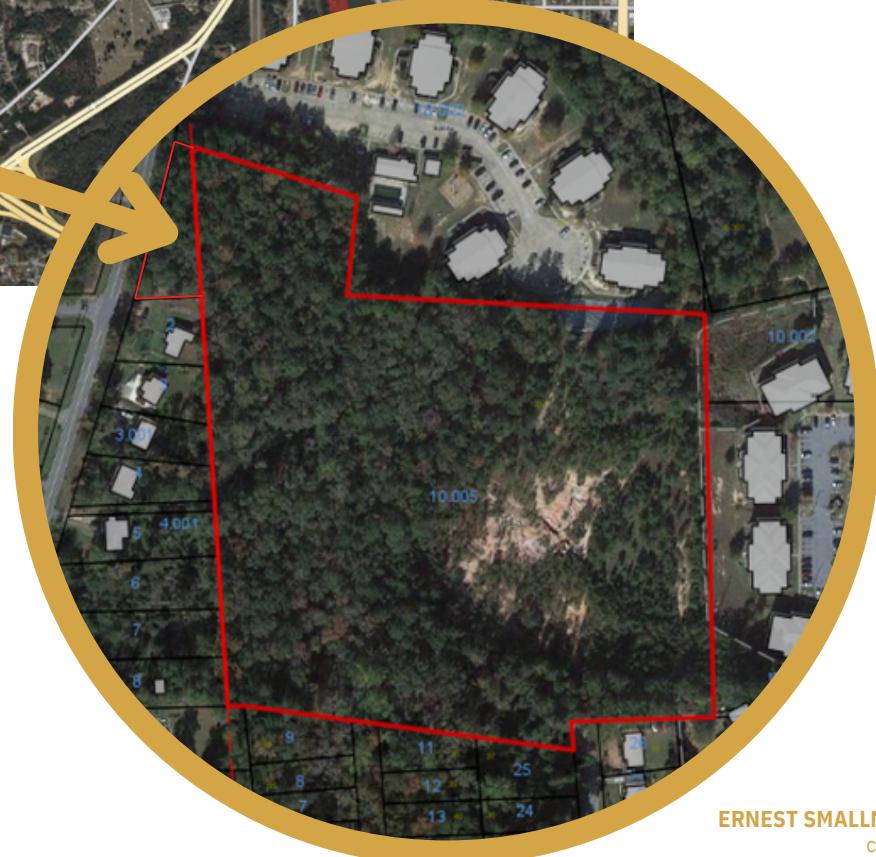
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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NEARBY RETAILERS

- McDonalds
- Krystal
- Wells Fargo
- Advance Auto Parts
- Big Lots
- Piggly Wiggly
- Arby's
- Burger King
- Waffle House
- Del Taco
- Hardee's
- Church's Chicken
- Dunkin'
- Walgreens

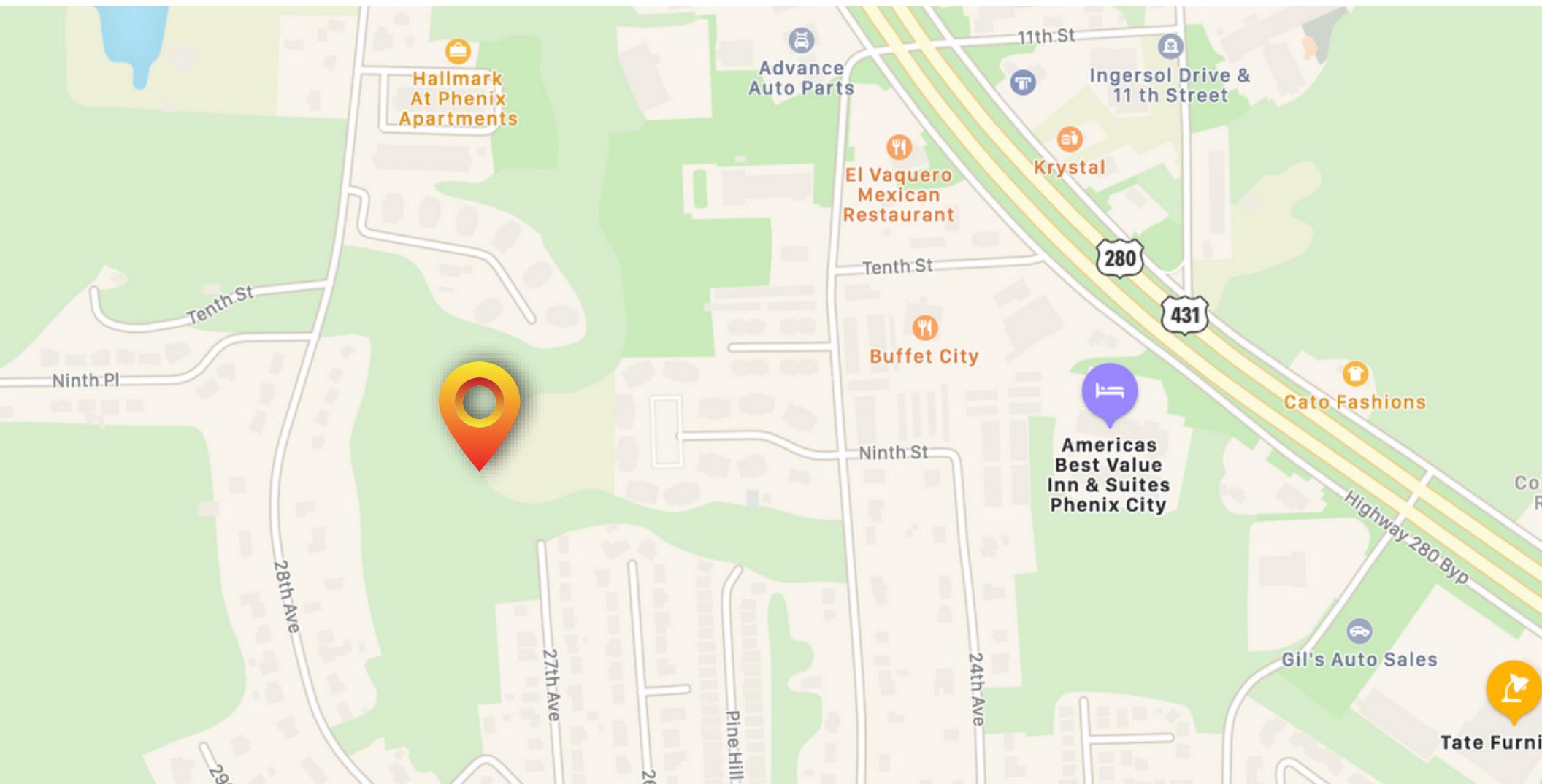


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1
MILE

TO
HWY 280

3.1
MILES

TO
COLUMBUS

12
MILES

TO
FT MOORE

27
MILES

TO
OPELIKA

34
MILES

TO
AUBURN



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FOR MORE INFORMATION

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