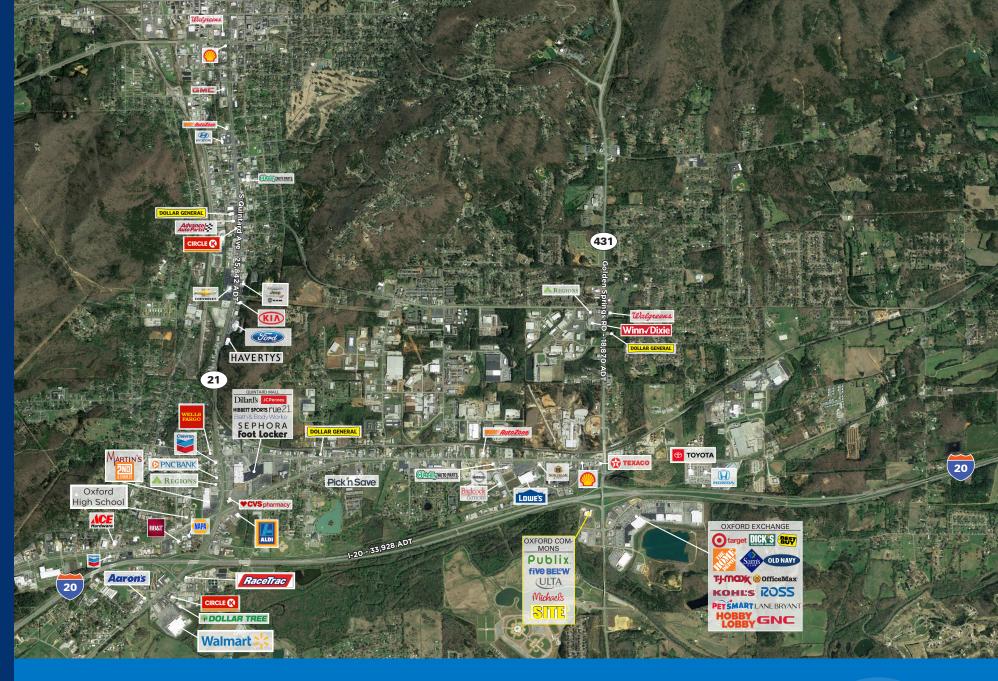
SO COMMONS WAY | OXFORD, AL OXFORD COMMONS WAY | OXFORD, AL

OUTPARCELS AVAILABLE



PROJECT DETAILS

AVAILABLE SPACE		Lots 9 + 10 - 1.22 AC (Combined)		
TRAFFIC COUNTS		45,398 I-20 ADT		
PROPERTY HIGHLIGHTS		 Oxford, Alabama is the largest city in Calhoun County and falls within the Anniston - Oxford MSA, with direct access to I - 20 it is centrally located between Birmingham and Atlanta, GA, and offers interstate pylon signage \$11m road widening of Leon Smith Parkway. The South- bound lane in front of Publix is widening from 2 lanes to 4 lanes, and currently out to bid to expand to 5 lanes down to Friendship Road Choccolocco Park -1/2 mile south is a 300 acre, state- of-the-art Sports Complex offering Baseball, Softball, Track and Field, Soccer, and many other amenities. With numerous tournaments attracting 300 + teams annually Based on ticket sales in May 2023 they expected 80k visitors in the month, with plans to add additional seating Per Placer.ai 2023: Publix ranks 10 out of 85 stores in Alabama with 488k visits in 2022 Ulta ranks 2 out of 24 stores in Alabama with 124k visits in 2022 Texas Roadhouse ranks 1 out of 9 in Alabama with 254k visits in 2022 		
BUILDING SIZE		8,300 SF (Proposed Minor A - Max Building Size)		
COUNTY		Lafayette		
		3 MILES	5 MILES	7 MILES
ໍ່ຕືຳ	POPULATION	17,439	34,906	51,051
*} \$	MEDIAN HH INCOME	\$73,491	\$65,516	\$60,315



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