

# 1820 ROBERT HARPER DRIVE – OPELIKA, AL



**BUSINESS NOT FOR SALE**

**Asking Price \$385,000**

**ACRES:**

+/- 1.38

**ADDRESS:** 1820 Robert Harper Dr. Opelika, AL 36801

**ZONING:**

C2 – Commercial

**Location:**

Just off the intersection of Gateway Drive (HWY 280) and Robert Harper Drive at a signalized intersection

**TRAFFIC COUNTS:**

+/- 33,000 – VPD on 280 –  
Gateway Drive

**Summary:**

Vacant located near the Lee County Justice Center and Just off of Exit 58 along I-85. Signalized intersection allows for easy access to Tiger Town.



**Office Address**

2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Craig Melton**

Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)



# OVERVIEW

## PROPERTY HIGHLIGHTS

Great Location for Office Building  
Daily Traffic Counts +/- 33,000 VPD on Hwy 280  
Signalized Intersection two blocks up

## PROPERTY SUMMARY

Asking Price: \$385,000  
Lot Size: +/- 1.38 Acres

## LOCATION HIGHLIGHTS

Located along the busiest corridor in Auburn/Opelika  
Main commercial corridor between Auburn and Opelika  
Multiple ingress and egress

Tax Map

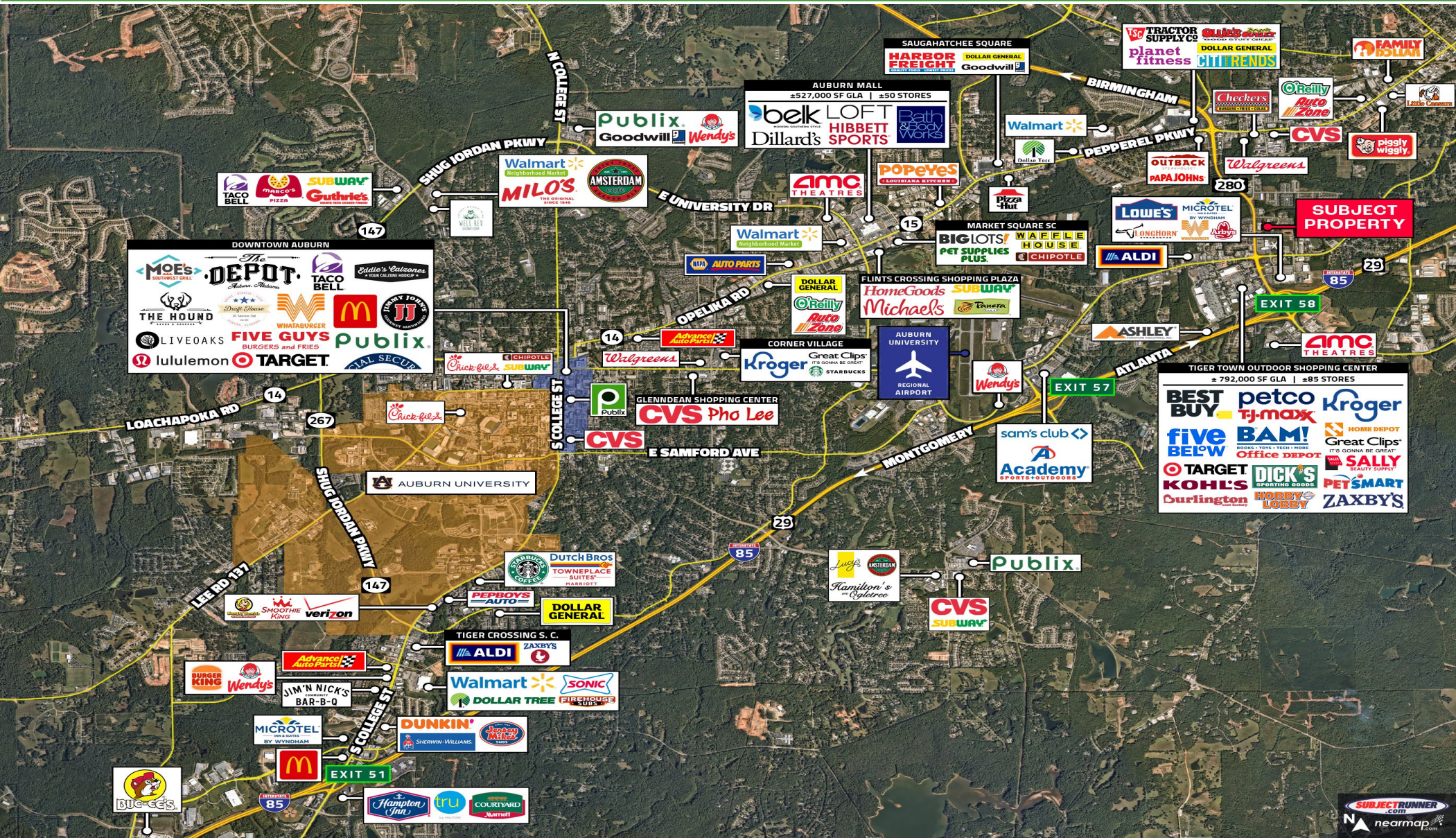


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# AERIAL MAP

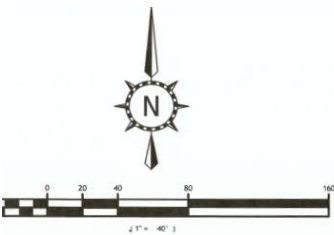




# PLAT

SAID PROPERTY BEING A SUBDIVISION OF  
BUSH PROPERTIES INC. PLAT NO. 1  
AS RECORDED IN  
PLAT BOOK 41 AT PAGE 183 AS RECORDED IN  
THE OFFICE OF THE JUDGE OF PROBATE OF  
LEE COUNTY, ALABAMA AND BEING A PORTION  
OF SECTION 24, TOWNSHIP 19 NORTH,  
RANGE 26 EAST, LEE COUNTY, ALABAMA

OWNER / DEVELOPER  
KRWI LAND HOLDING, LLC  
225 COMMERCIAL BLVD, SUITE 203  
LAUDERDALE BY THE SEA, FLORIDA, 33308



ALABAMA  
I, RUSHING, A REGISTERED LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF  
THIS DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF  
THE BOARD OF LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND BELIEF.  
AT MY HAND AND SEAL THIS 14th DAY OF December, 2023.



WHEREFORE, I HAVE HERETO SET MY HAND THIS 14th DAY OF December, 2023.

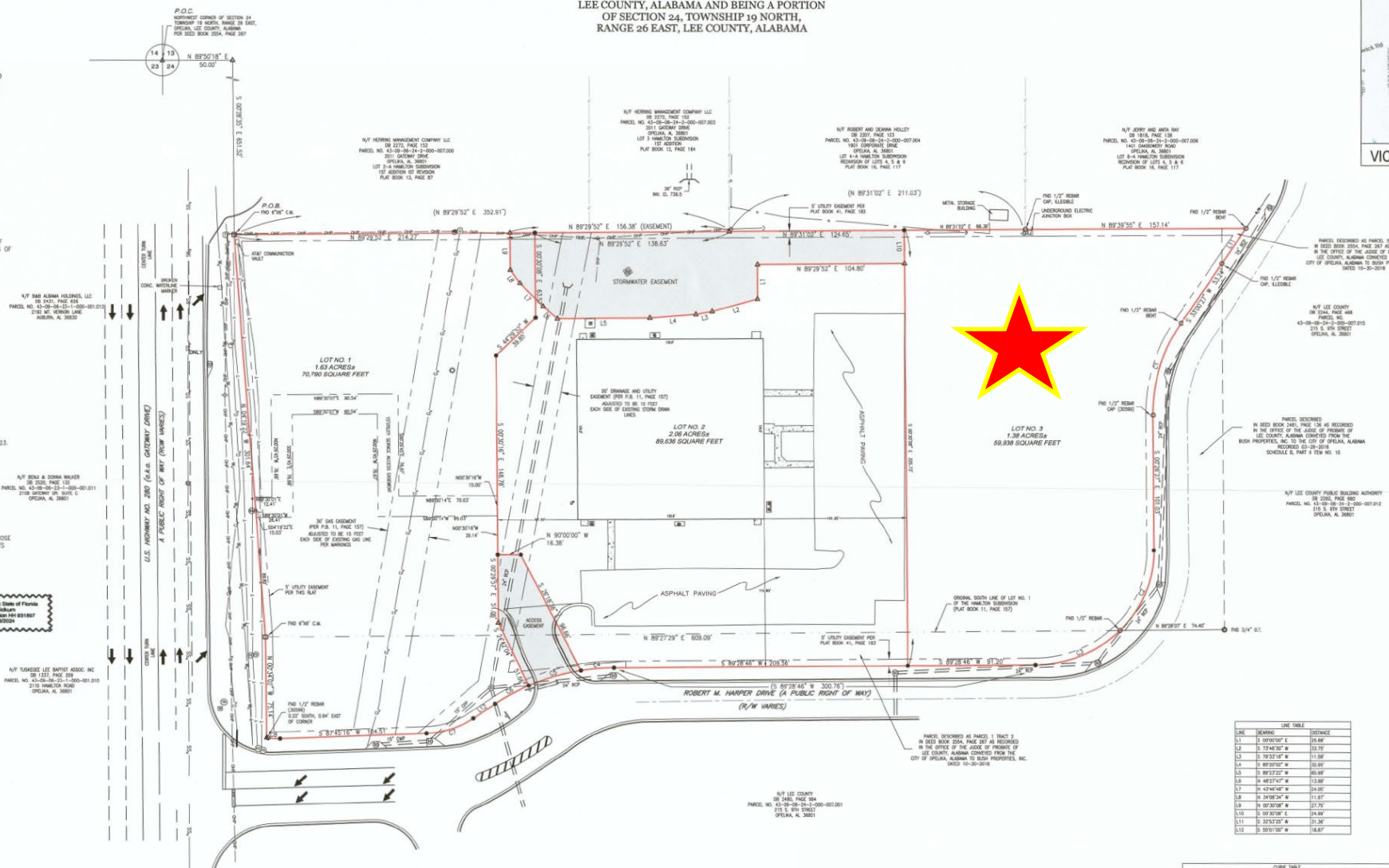
BY: Cory E. Rushing MANAGER  
HOLDINGS, LLC

FLORIDA  
I, BROWN, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY  
ATTEST AND CERTIFY THAT THE FOREGOING INSTRUMENT AND WHOME  
NAMED THEREIN, HAS EXECUTED THE SAME VOLUNTARILY, ON THE DAY THE SAME BEARS DATE.  
AT MY HAND AND SEAL THIS 14th DAY OF December, 2023.



BY THE OPELIKA CITY ENGINEER

ENGINEER: [Signature] 1/11/2024  
BY: [Signature] 1-3-2024  
FOR: [Signature] 1-8-2024  
UTILITY SERVICES SERVICES: [Signature] 1/4/2024



LINE	BEARING	DISTANCE
L1	N 00°00'00" E	25.00
L2	S 72°45'20" W	33.70
L3	N 72°45'20" W	11.80
L4	N 89°20'00" W	30.80
L5	S 89°27'22" W	40.80
L6	N 42°42'42" W	13.80
L7	N 42°42'42" W	24.00
L8	N 34°00'00" W	11.80
L9	N 89°20'00" W	27.70
L10	S 02°30'00" E	24.80
L11	S 89°20'00" W	30.80
L12	S 02°30'00" E	18.80

CURVE TABLE



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