



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM

# FOR SALE

## 3.2 ACRES

CORNER OF PIERCE RD & PHENIX DRIVE  
PHENIX CITY, ALABAMA



**ERNEST SMALLMAN IV, CCIM**

c 706-888-6651

[ernie@erniesmallmancre.com](mailto:ernie@erniesmallmancre.com)

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



**COLDWELL BANKER**

KENNON, PARKER,  
DUNCAN & DAVIS



**Great development opportunity at the intersection of Pierce Road and Phenix Drive, adjacent to Home Depot and right off of Highway 280/431.**

**± 3.2 ACRE LOT**

Phenix City  
Valley  
Opelika  
Columbus  
Ft Moore

**MARKET**

## FEATURES

- Phenix Drive connects to Hwy 280 at a signalized intersection
- Suitable for 3 warehouses (per site plan)
- 14,000 SF, 12,000 SF & 2,400 SF
- Water and sewer available

## ROAD FRONTAGE

Pierce Road - 400' Phenix Drive - 170'

**SALE PRICE**  
**\$425,000.00**

### PARCEL #

**57 01 09 32 3 001 001.001**  
**57 01 09 32 4 001 001.005**

\*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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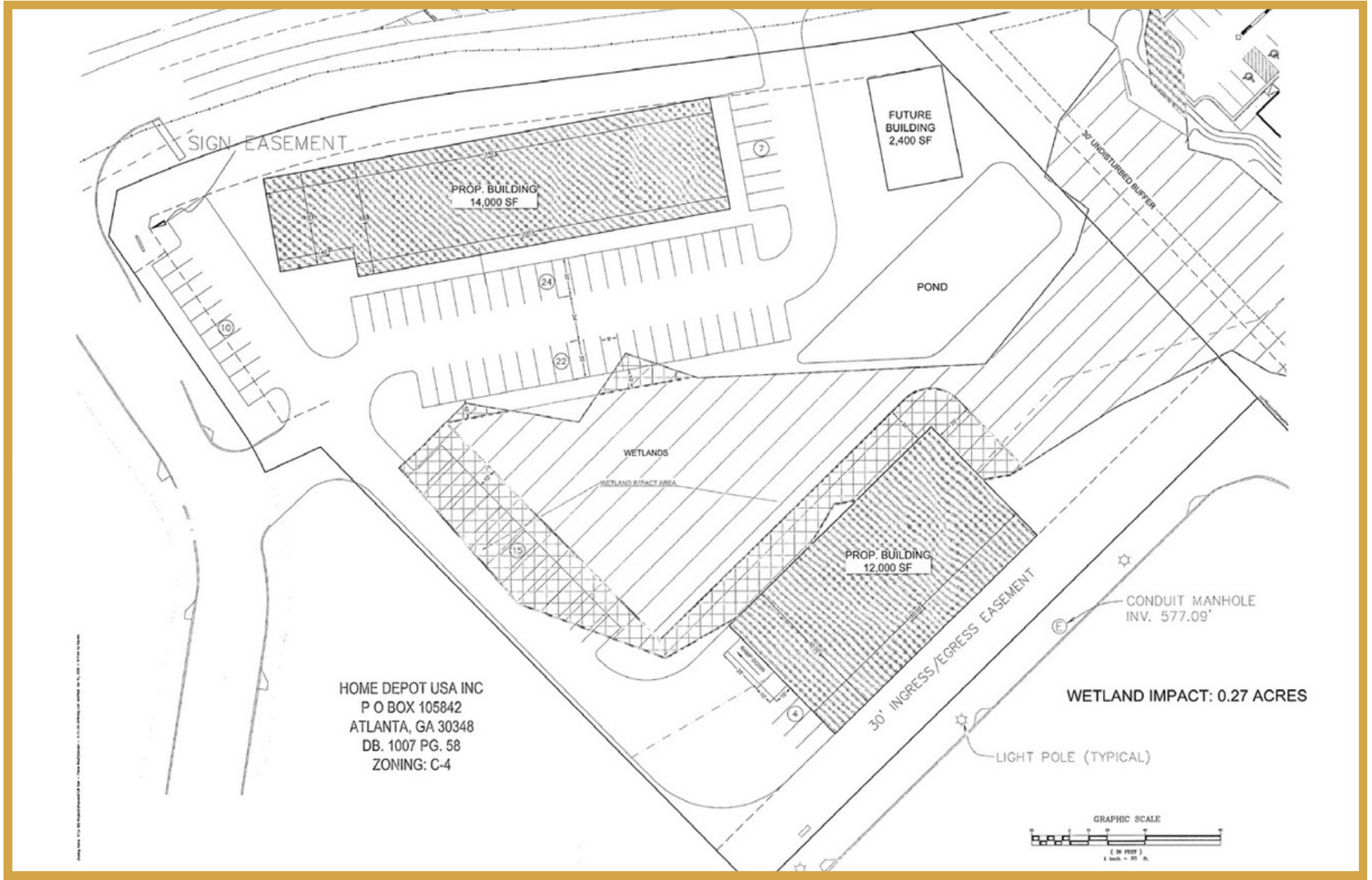
# NEARBY RETAILERS

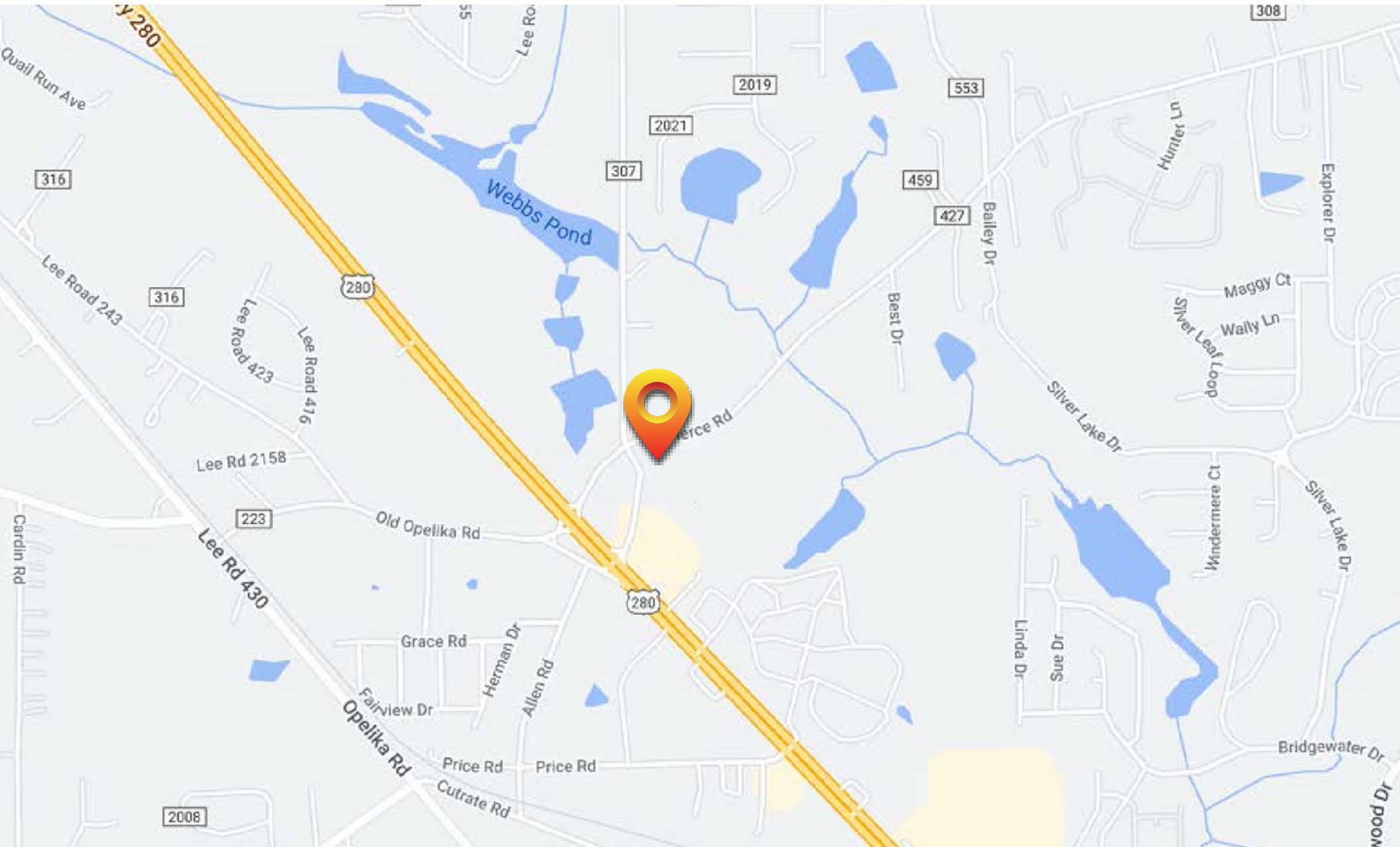


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# SITE PLAN





# CONTACT

FOR MORE INFORMATION



## ERNIE SMALLMAN

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706-256-1500 (Office)



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