

# EXECUTIVE SUMMARY



Sale Price	<b>\$45,000 / ACRE</b>
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## PROPERTY OVERVIEW

This offering includes approximately 22.36 acres of commercial land located at Interstate 85, Exit 38 in Tuskegee, Alabama, providing exceptional visibility and access along a major regional corridor. The property features approximately 1,349 feet of frontage on I-85 and approximately 873 feet of frontage on AL Highway 199 (Chehaw Road), delivering over 2,200 feet of total road frontage with direct exposure to interstate and local traffic. The site benefits from immediate access to I-85, with ALDOT-reported traffic counts of approximately 38,989 vehicles per day, supporting strong regional visibility and connectivity to the Montgomery and Auburn–Opelika markets. Located directly across from Industrial Park Road and near active manufacturing and industrial development, the property is positioned within a growing employment corridor. Situated within a Qualified Opportunity Zone, the property offers favorable conditions for industrial, distribution, flex, and service commercial development, combining scale, access, and infrastructure in a high-growth location. For more information, contact Kimberly Johnson at 334-439-8564.

## OFFERING SUMMARY

Lot Size:	22.36 +/- Acres
Zoning:	Commercial, Qualified Opportunity Zone

## PROPERTY HIGHLIGHTS

- **Prime Interstate Exposure – Exit 38, I-85**
- **22.36 Acres Suitable for Large-Scale Development**
- **Extensive Frontage on I-85 & AL Highway 199**
- **High Daily Traffic Counts (ALDOT ±38,989 AADT)**
- **Qualified Opportunity Zone**
- **Adjacent to Established Industrial Corridor**

600 BLOCK OF AL HIGHWAY 199 (LOT 1 & 2) | COMMERCIAL FOR SALE

# ADDITIONAL PHOTOS



**PAUL HODGES**  
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334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

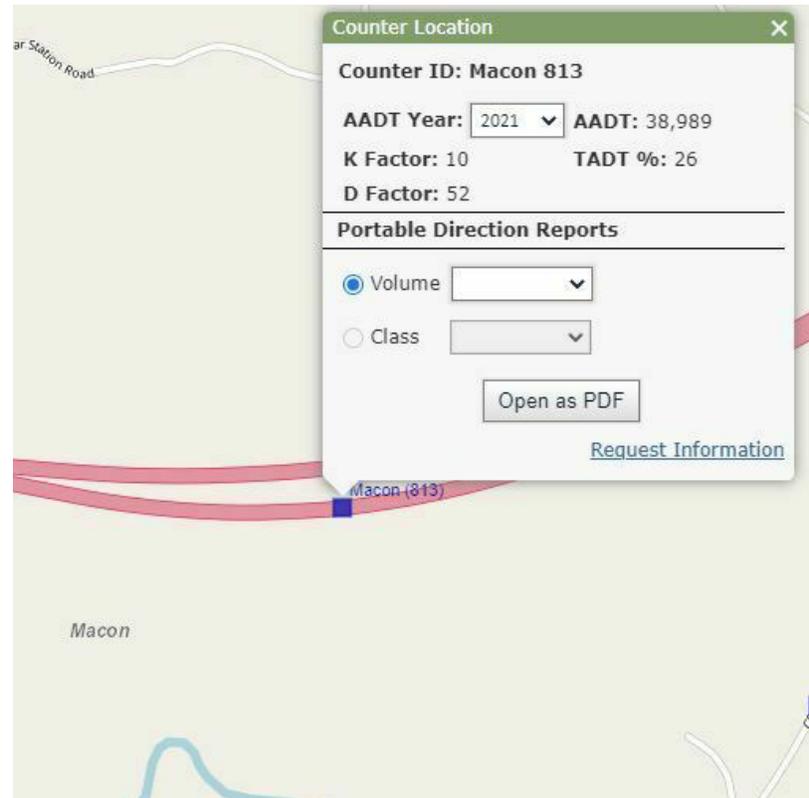
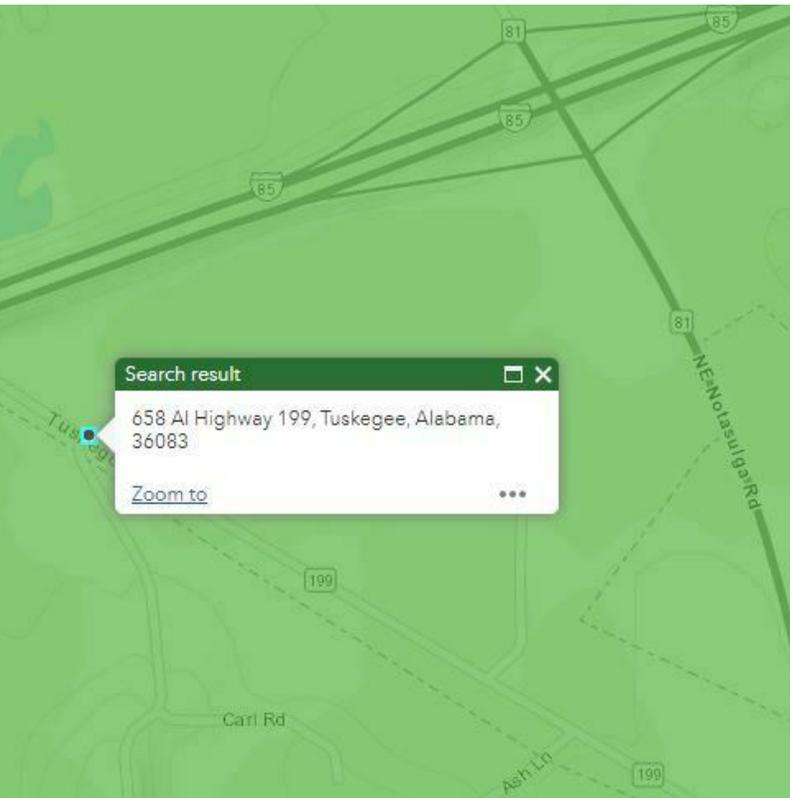
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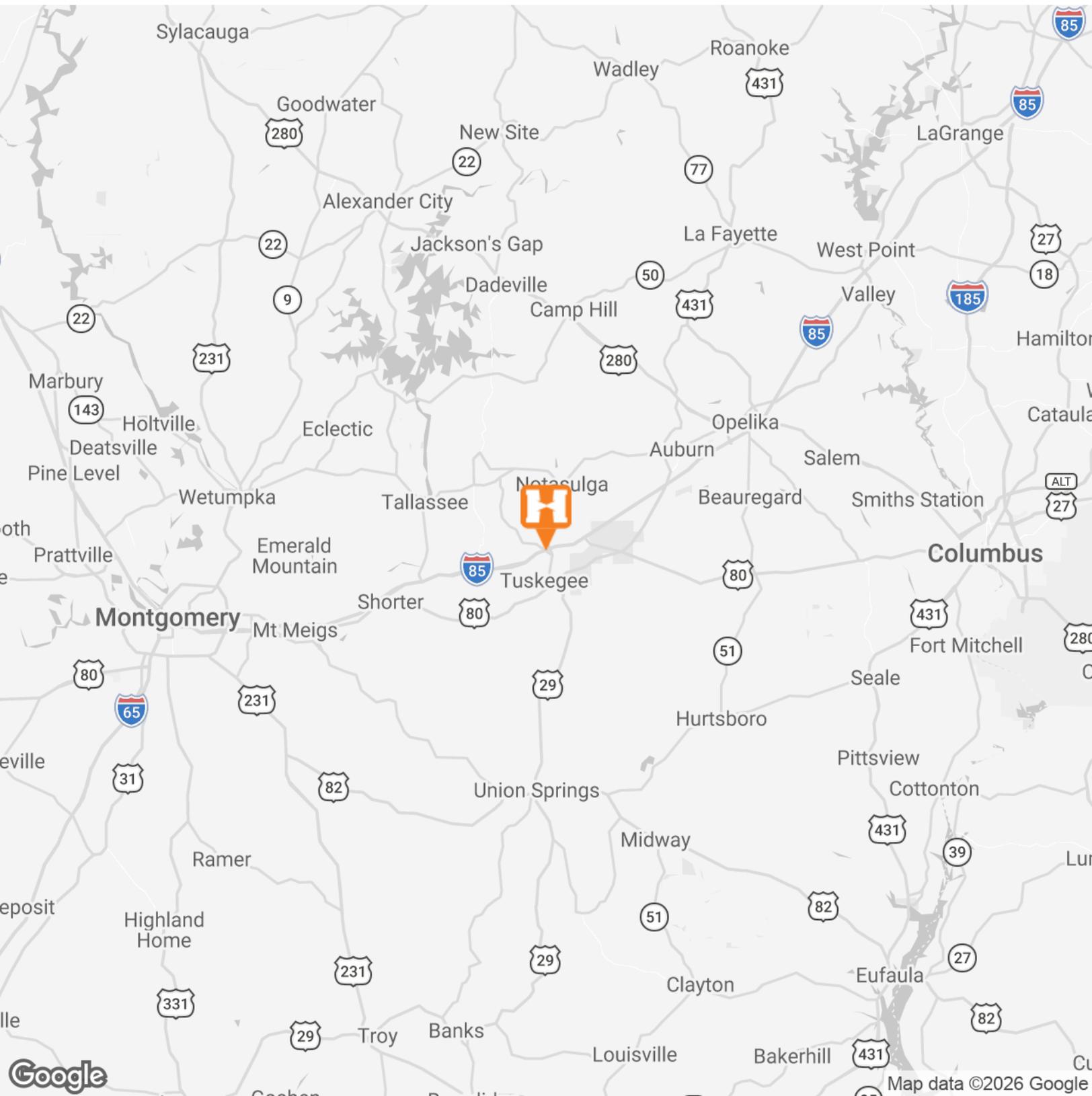
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# LOCATION MAP



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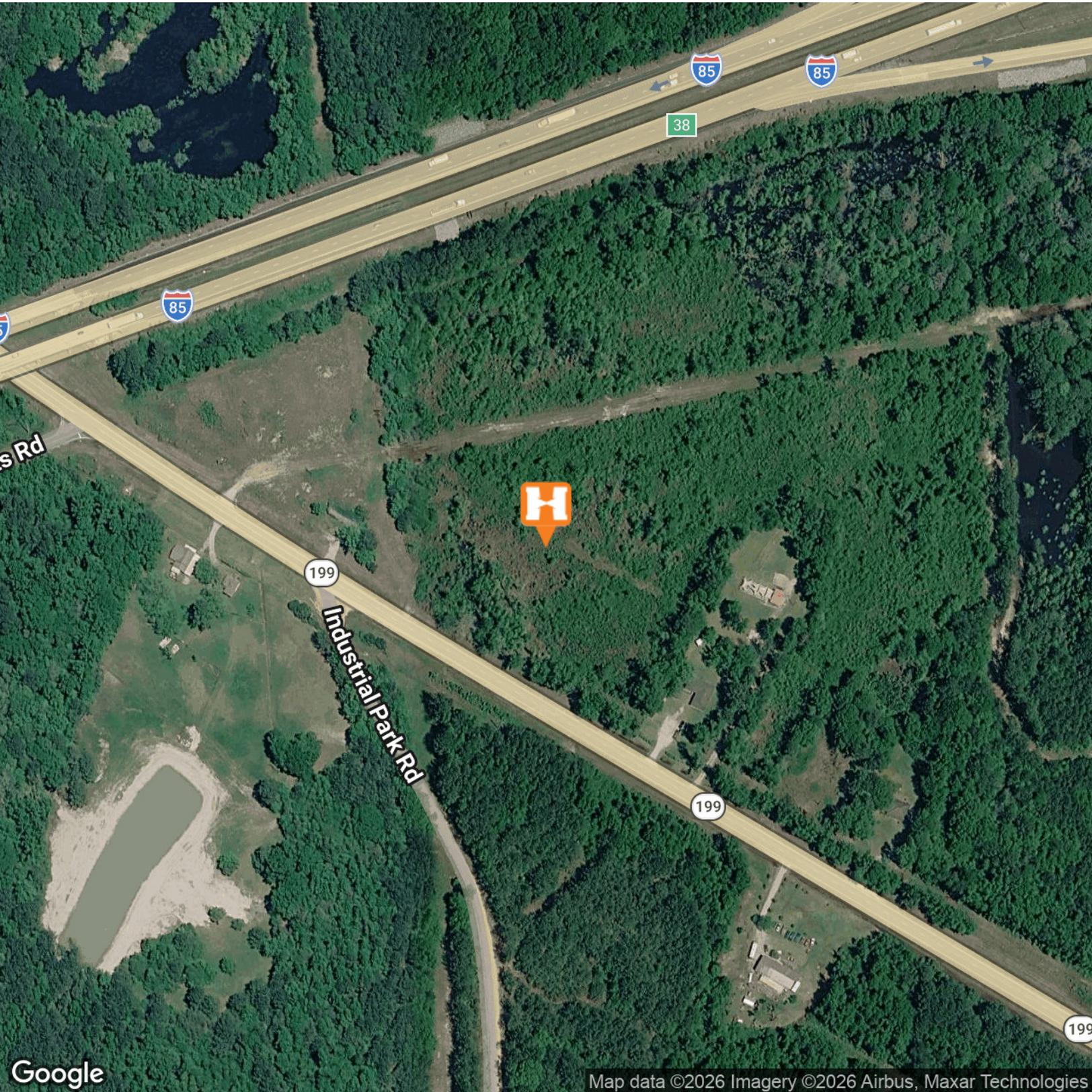
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# AERIAL MAP



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Google

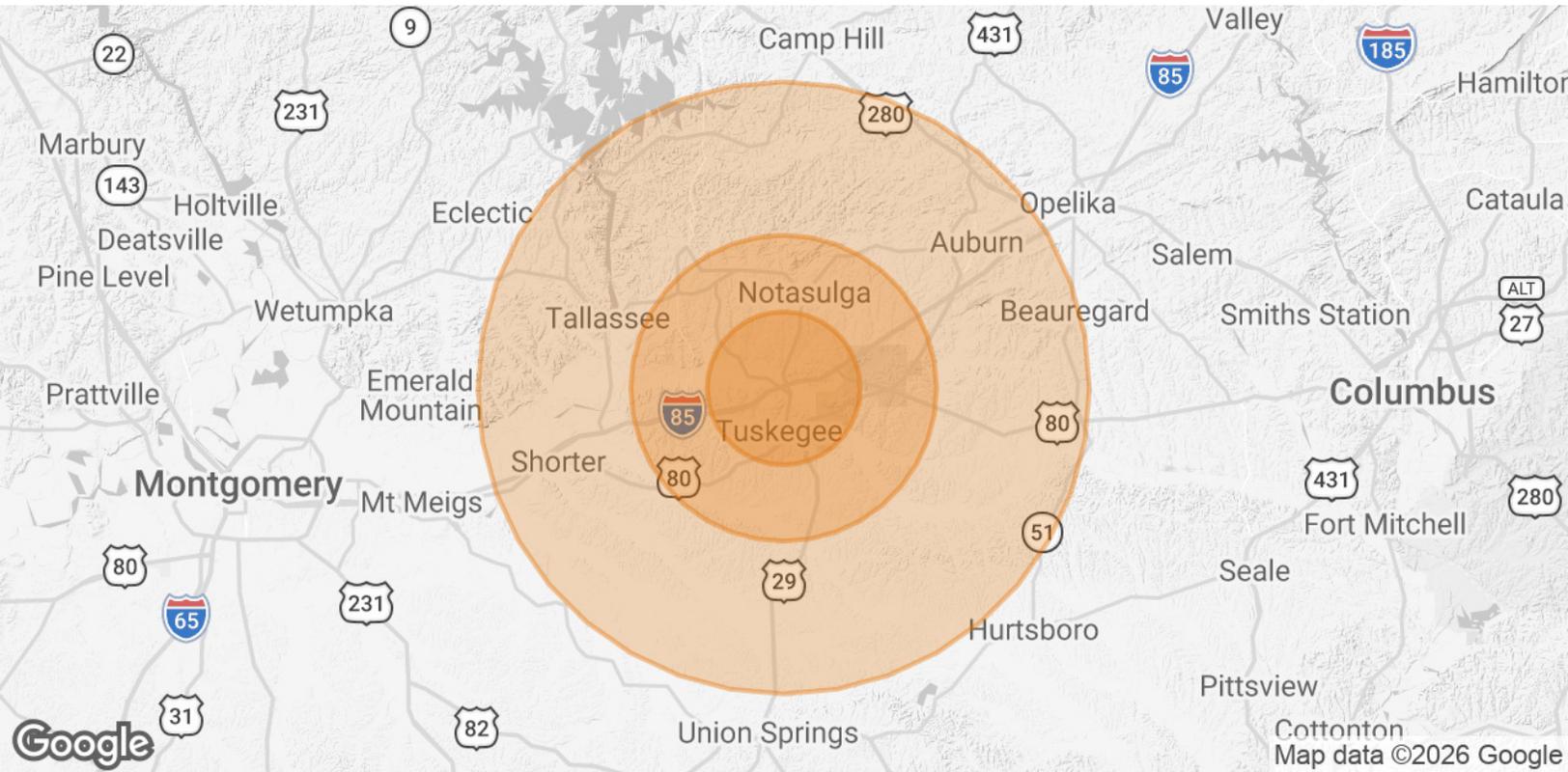
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# DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	10,047	16,844	135,419
Average Age	38	40	36
Average Age (Male)	37	39	35
Average Age (Female)	39	41	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	3,817	6,858	54,848
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$62,327	\$65,082	\$81,167
Average House Value	\$127,789	\$150,849	\$296,234

Demographics data derived from AlphaMap