

FOR SALE

SPORTSPLEX PARKWAY AT SR 14

NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



SALE PRICE

\$220,000 / acre

30+ ACRES

Zoned: C2 (Commercial)

Carson Cummings

706 289 2468

carson@cummingscre.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



FOR SALE

SPORTSPLEX PARKWAY AT SR 14
NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



PROPERTY DESCRIPTION

This exceptional property offers a strategic location convenient to I-85 in growing Opelika, AL. With its prime positioning, this property presents a great opportunity for retailers that want excellent visibility as it is near a major thoroughfare. Additionally, there are multiple high-end residential neighborhoods that are still expanding in close proximity. The nearby Opelika Sportsplex brings many people to the region from surrounding communities. This is a fantastic opportunity for a shopping center in a high-growth area.

PROPERTY HIGHLIGHTS

- Prime location near I-85
- High visibility for retail and commercial opportunities
- Convenient access
- Near thriving residential communities

OFFERING SUMMARY

Sale Price:	\$220,000 / acre
Lot Size:	30 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	16	369
Total Population	14	39	914
Average HH Income	\$119,771	\$118,193	\$75,430

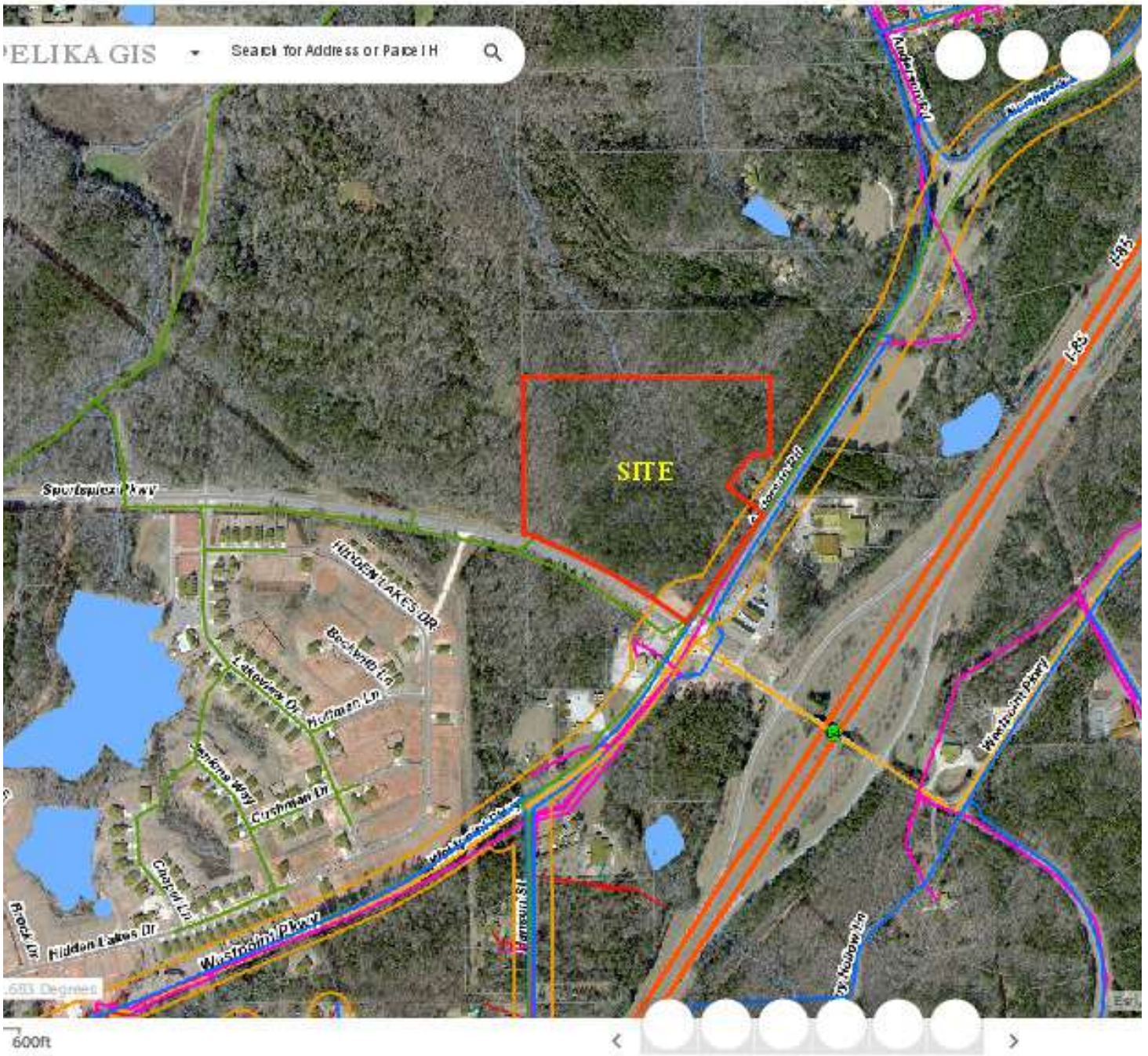
Carson Cummings
706 289 2468
carson@cummingscre.com



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE

SPORTSPLEX PARKWAY AT SR 14
NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



Carson Cummings
706 289 2468
carson@cummingscre.com

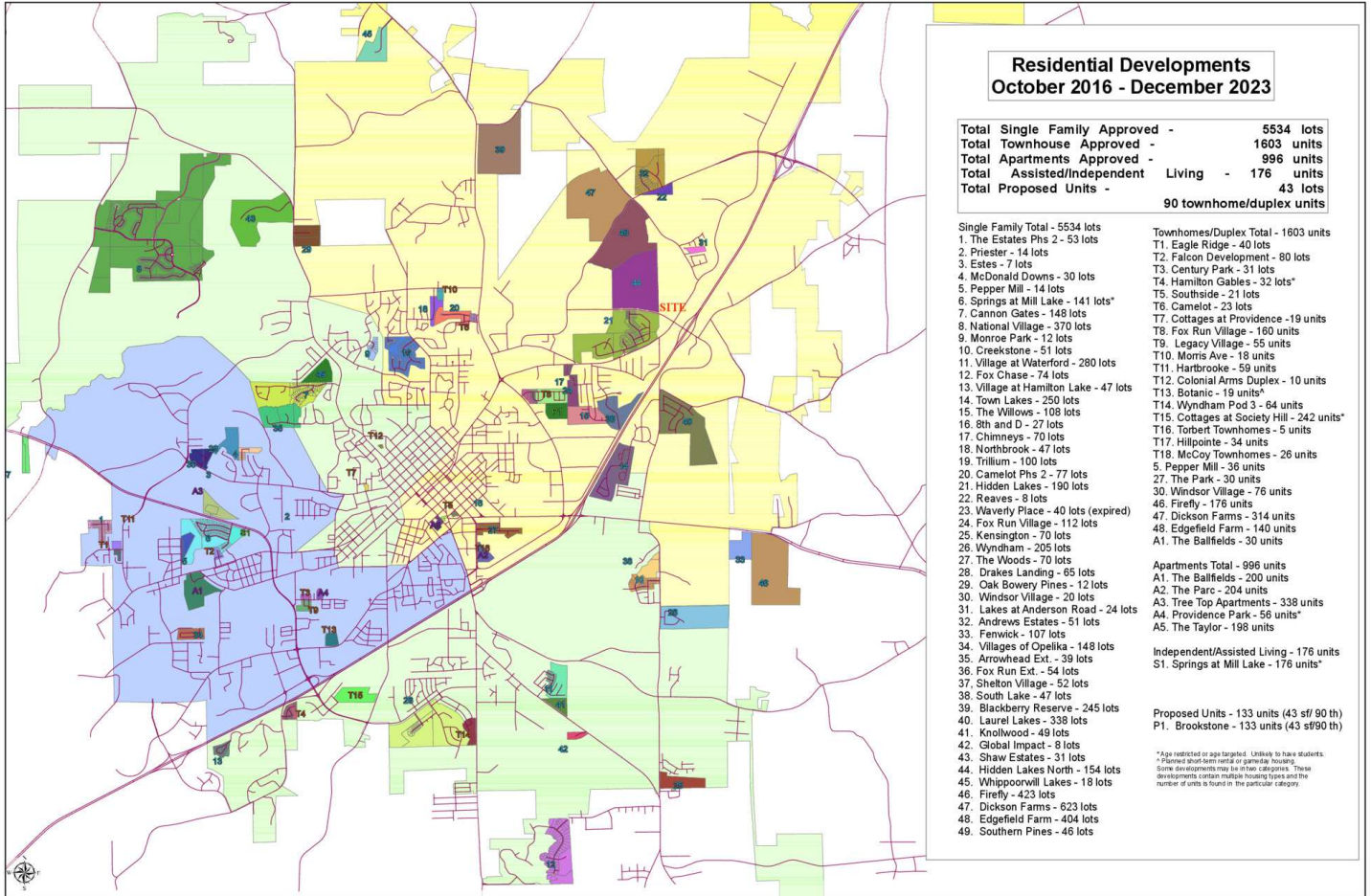


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE

SPORTSPLEX PARKWAY AT SR 14

NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



RESIDENTIAL DEVELOPMENTS NEAR SITE

Carson Cummings
706 289 2468
carson@cummingscre.com

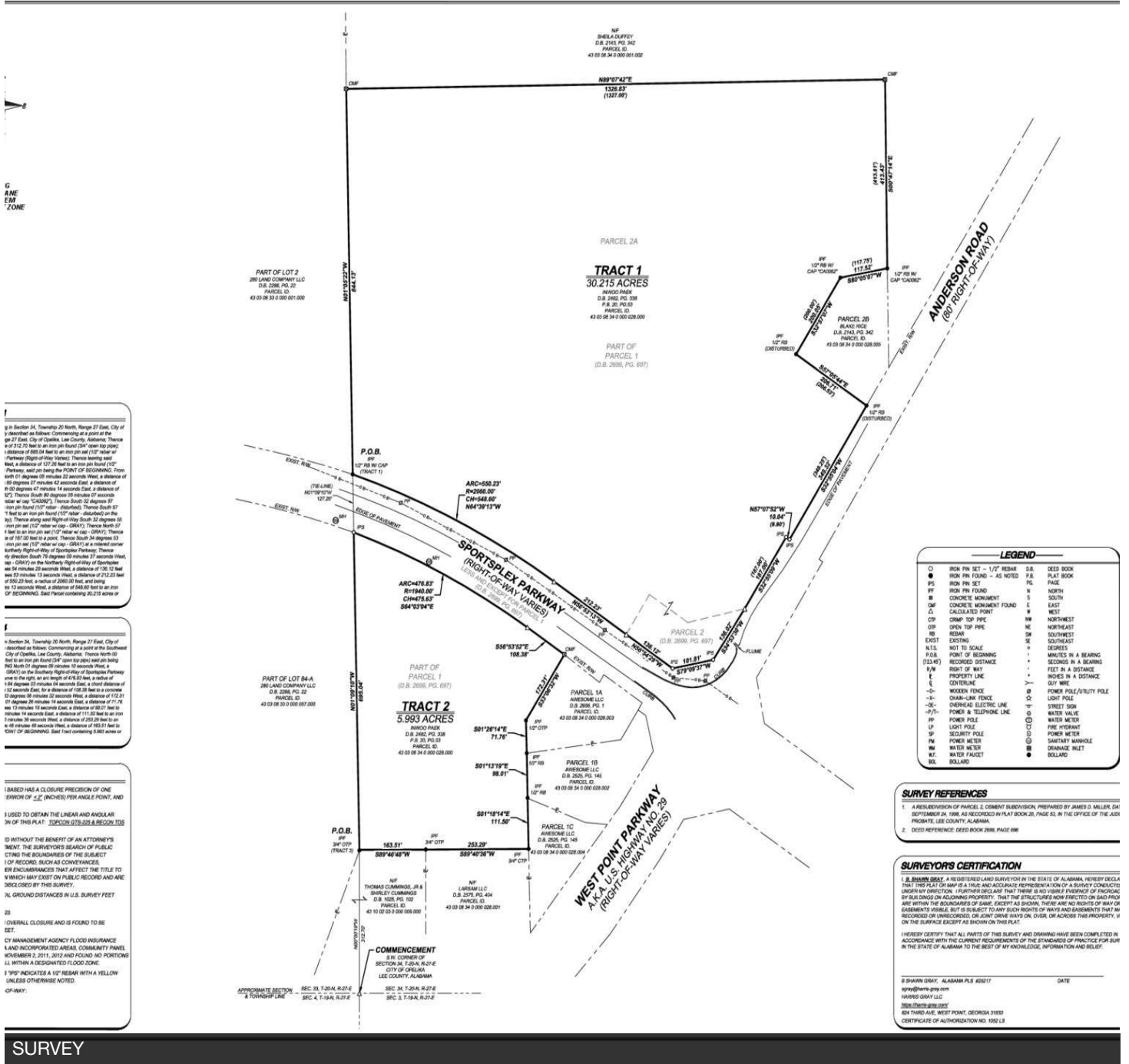


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE

SPORTSPLEX PARKWAY AT SR 14

NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



Carson Cummings
 706 289 2468
 carson@cummingscre.com



FOR SALE

SPORTSPLEX PARKWAY AT SR 14
NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



NEARBY RESIDENTIAL NEIGHBORHOODS



NEARBY RETAILERS

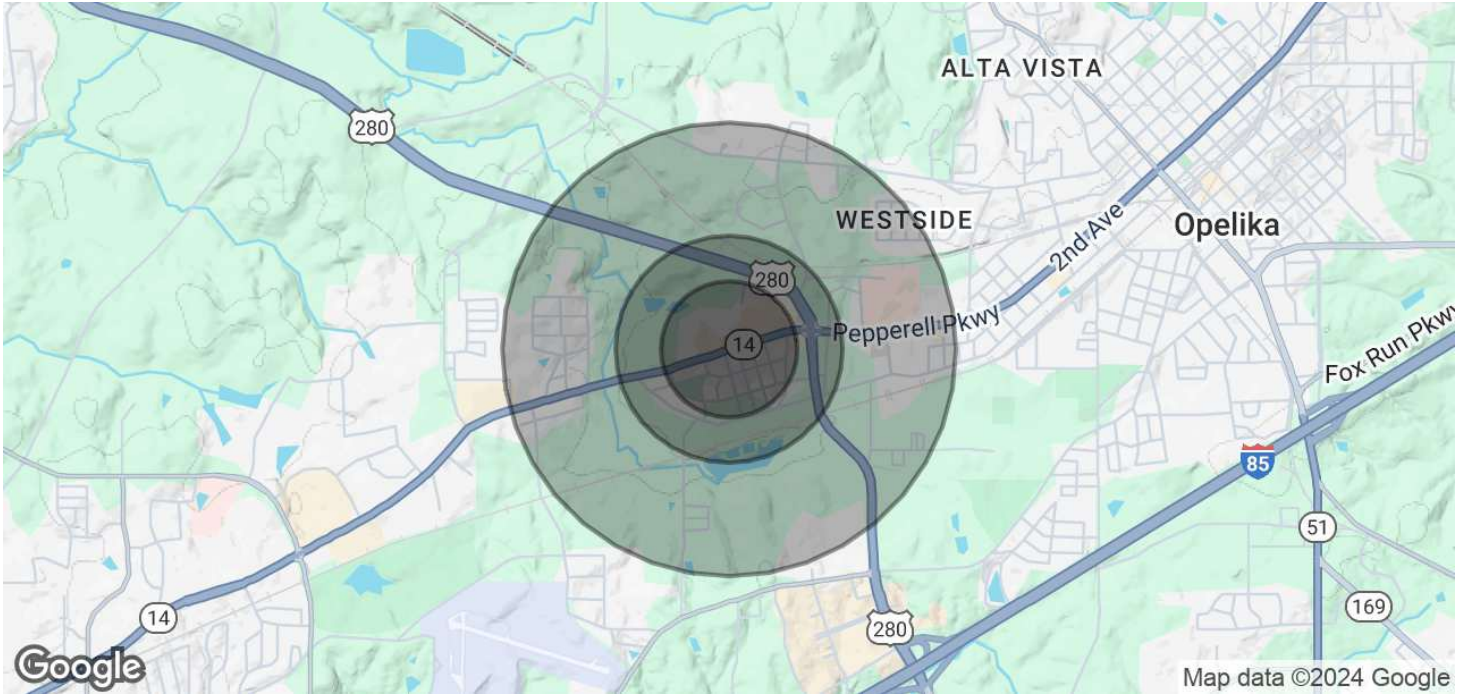
Carson Cummings
706 289 2468
carson@cummingscre.com



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR SALE

SPORTSPLEX PARKWAY AT SR 14
NWC SportsPlex Parkway at SR 14 Opelika, AL 36801



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	39	914
Average Age	46	46	40
Average Age (Male)	43	43	38
Average Age (Female)	50	49	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	16	369
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$119,771	\$118,193	\$75,430
Average House Value	\$273,031	\$273,996	\$256,850

Demographics data derived from AlphaMap

Carson Cummings
706 289 2468
carson@cummingscre.com



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS