

LAND
FOR
SALE

2560 EAST GLENN AVENUE

AUBURN, AL 36830



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WOODRUFF  BROKERAGE
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore the exceptional potential of this property located in the heart of Auburn, AL, boasting PDD zoning and a host of valuable amenities for prospective investors. This pad ready site features off-site shared detention and a recently installed traffic light, complemented by a robust 2021 traffic count of 17,669 VPD. With readily available utilities, including water and sewer connections, in place, this property offers convenience and efficiency for seamless development. Its strategic positioning within the Auburn area positions it as a prime investment opportunity, ideal for retail and commercial ventures seeking high visibility and accessibility in a thriving market.

PROPERTY HIGHLIGHTS

- Pad Ready Site
- Off-site shared detention
- Traffic Light installed
- 2021 traffic count: 17,669 VPD
- Utilities including water & sewer, are readily available
- Zoned PDD

OFFERING SUMMARY

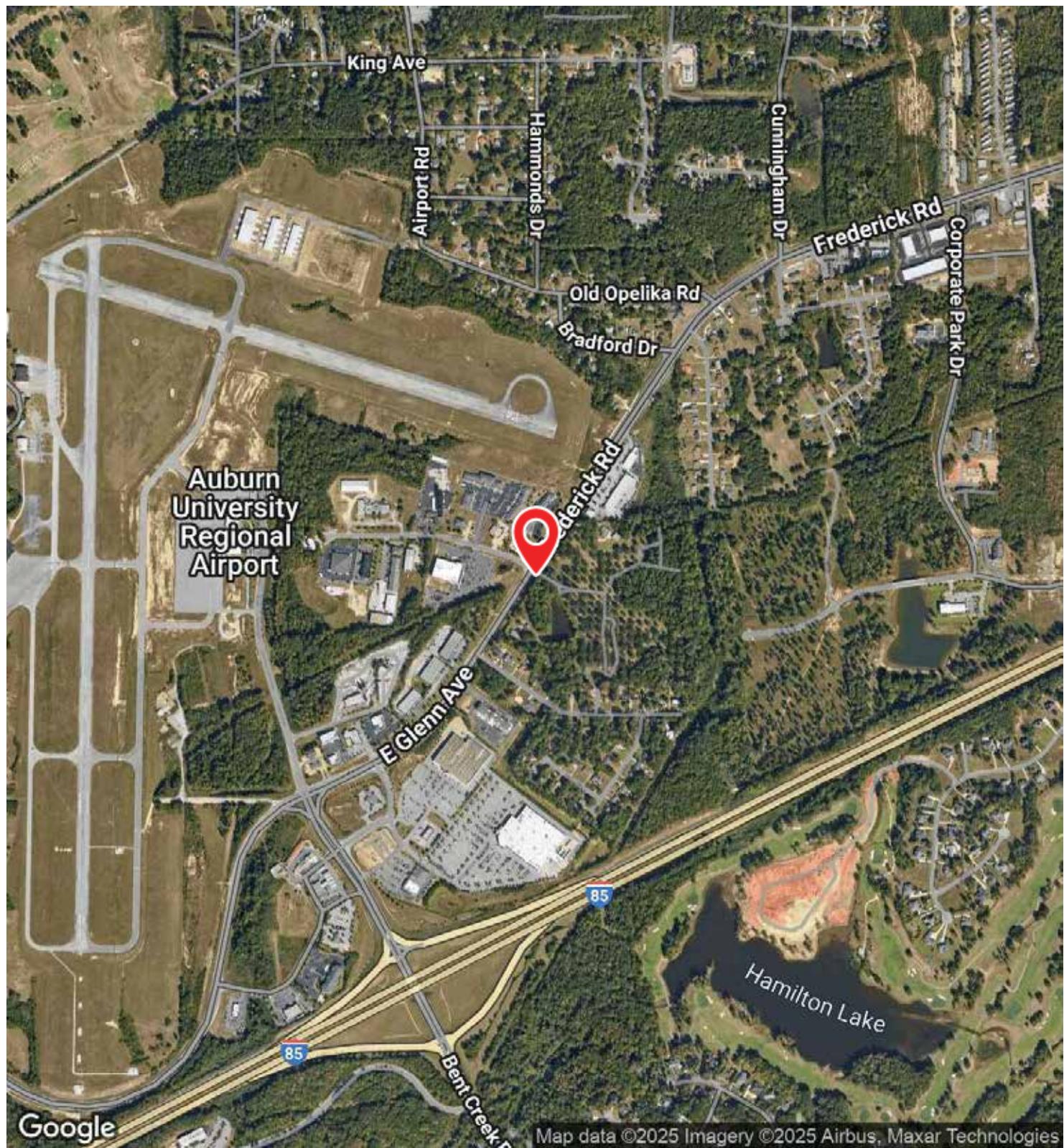
Sale Price: \$2,457,000

Lot Size: 2.73 Acres

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	659	15,391	36,732
Total Population	1,613	36,856	91,445
Average HH Income	\$86,142	\$84,520	\$80,071

LOCATION MAP



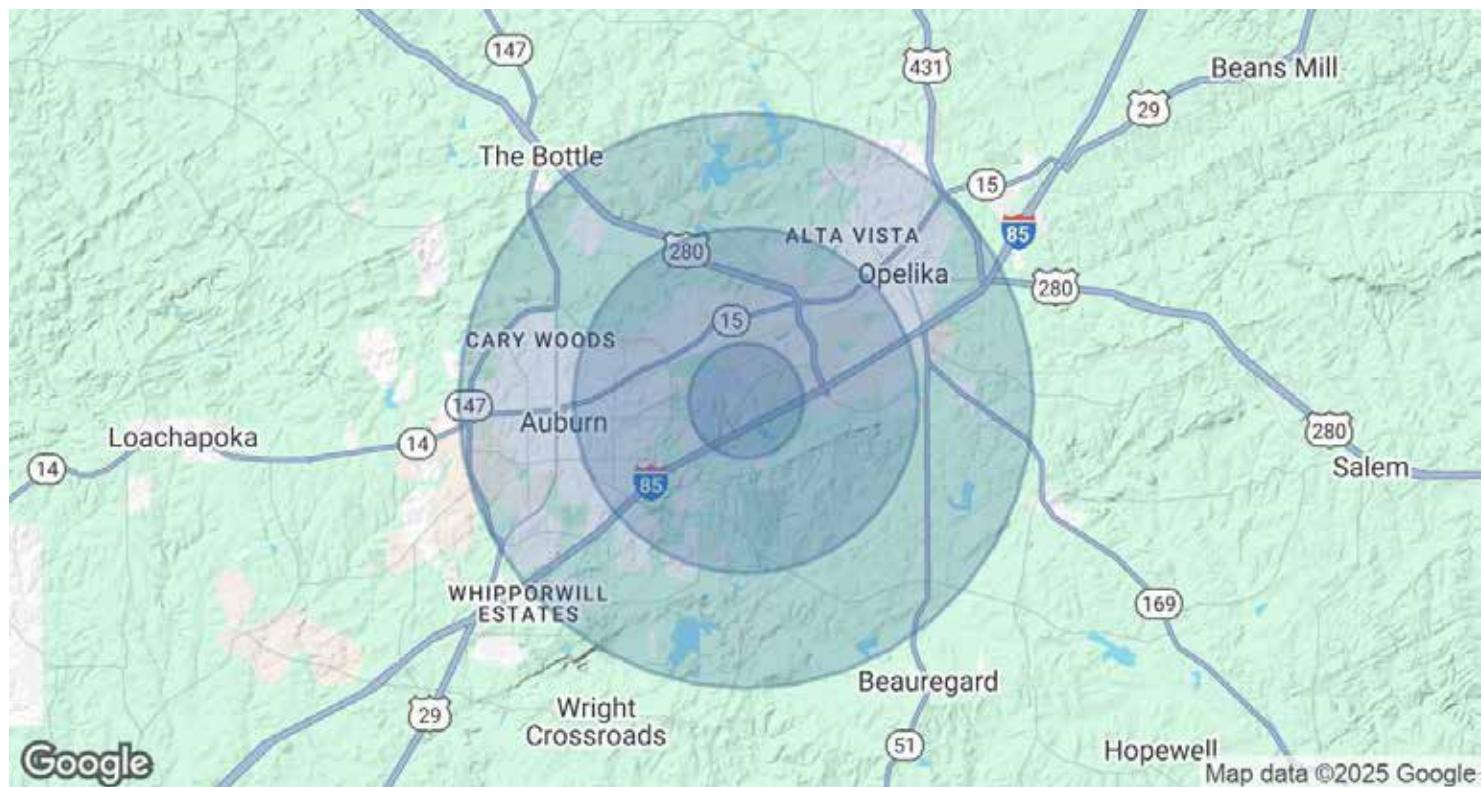
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DEMOGRAPHICS MAP & REPORT

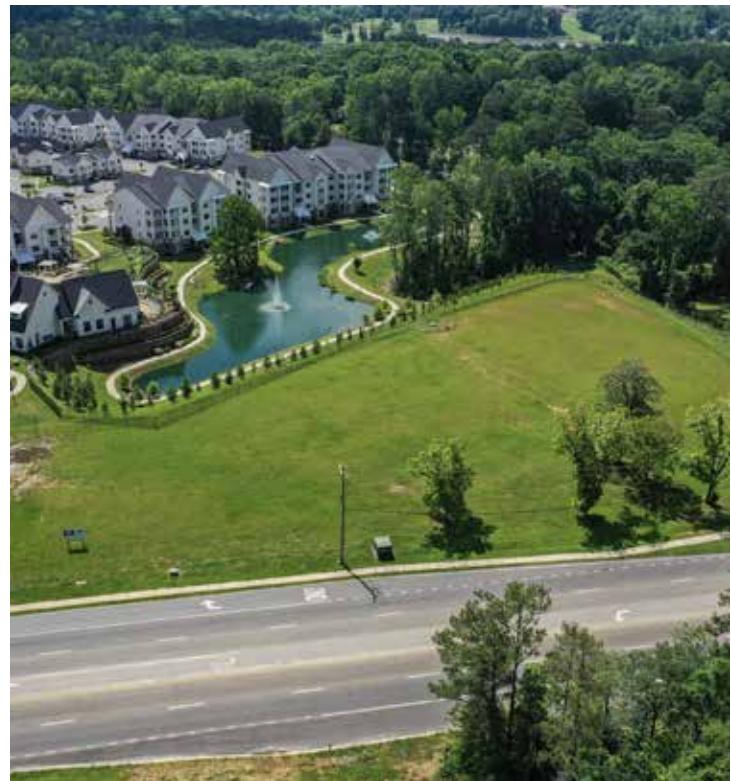
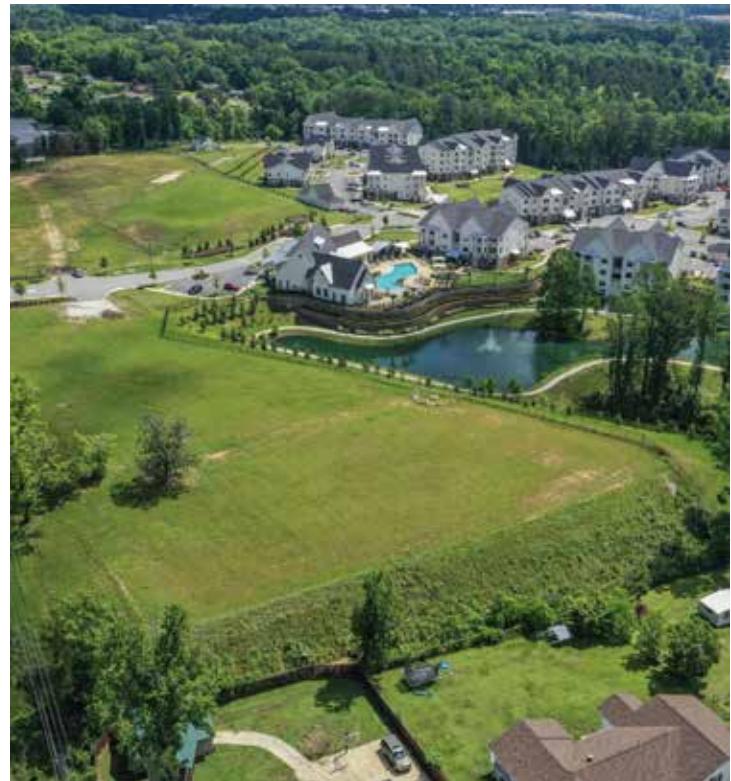


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,613	36,856	91,445
Average Age	44	37	35
Average Age (Male)	42	36	34
Average Age (Female)	46	39	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	659	15,391	36,732
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,142	\$84,520	\$80,071
Average House Value	\$350,546	\$306,801	\$312,253

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS



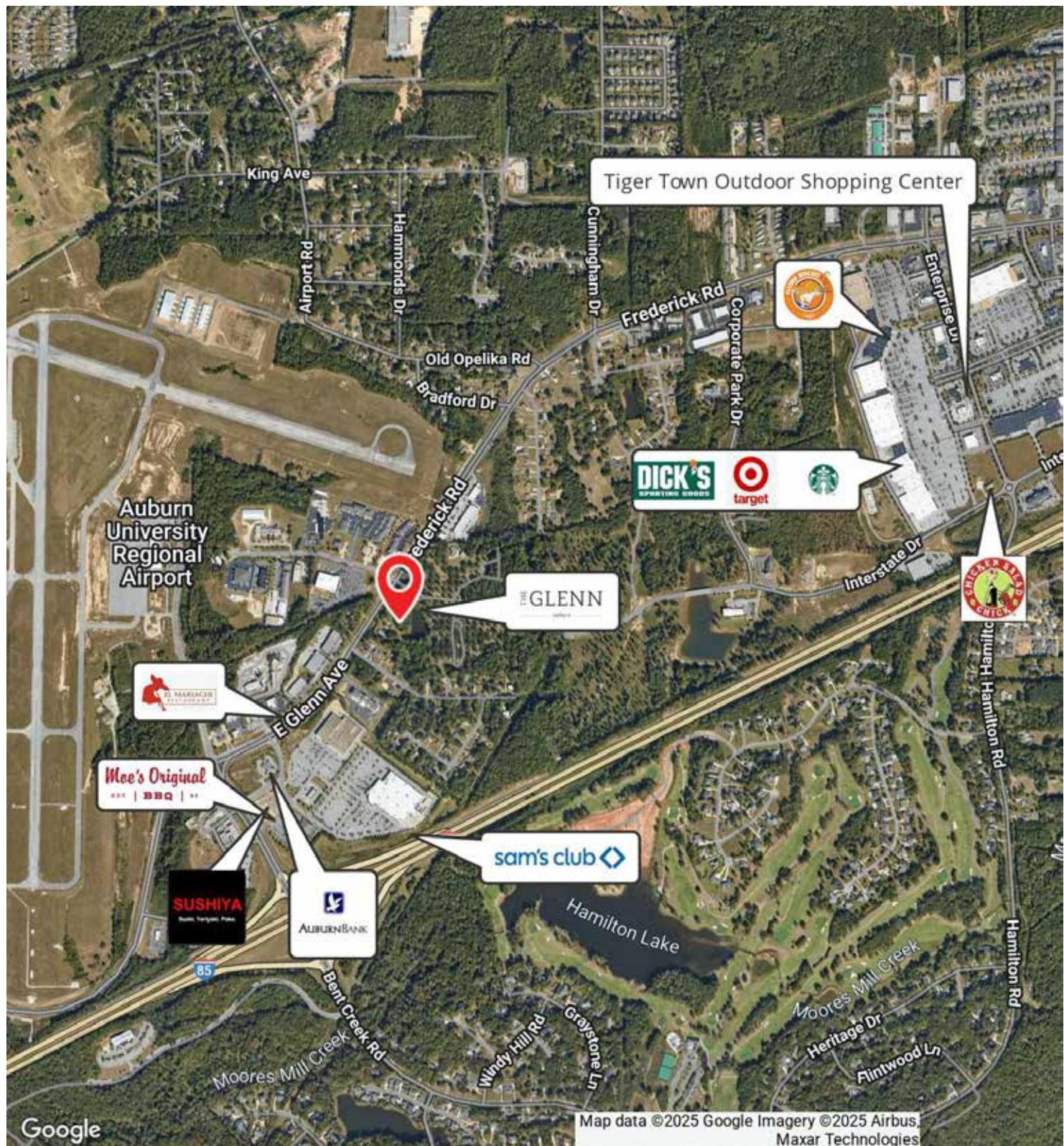
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RETAILER MAP



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MEET THE TEAM



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