

0 FREDERICK RD – OPELIKA, AL



ONE PARCEL CAN BE SUBDIVIDED

CALL FOR PRICING

ACRES:

Approximately 1 acre and
Approximately 4 to 4.5 acres

ZONING:

C2 – Commercial

TRAFFIC COUNTS:

+/- 24,000 – VPD on Frederick Rd

ADDRESS: 0 Frederick Rd. Opelika, AL 36801

Location:

Just off the intersection of Frederick and Corporate Park Drive approximately a half a mile off of 280

Summary:

Vacant land located near the entrance to Tiger Town off of Frederick Rd and just off of Exit 58 along I-85.



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell
Associate Broker
334-707-8402
colemaxwell707@gmail.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to own real estate in rapidly growing Opelika/Auburn. Currently six people a day are moving to Opelika/Auburn. Frederick Rd is the main road locals use to go to and from Tiger Town and both downtowns.

PROPERTY HIGHLIGHTS

Great Location for Office Building
Daily Traffic Counts +/- 24,000 VPD on Frederick Rd
Signalized Intersection one block in each direction
Main commercial corridor between Auburn and Opelika

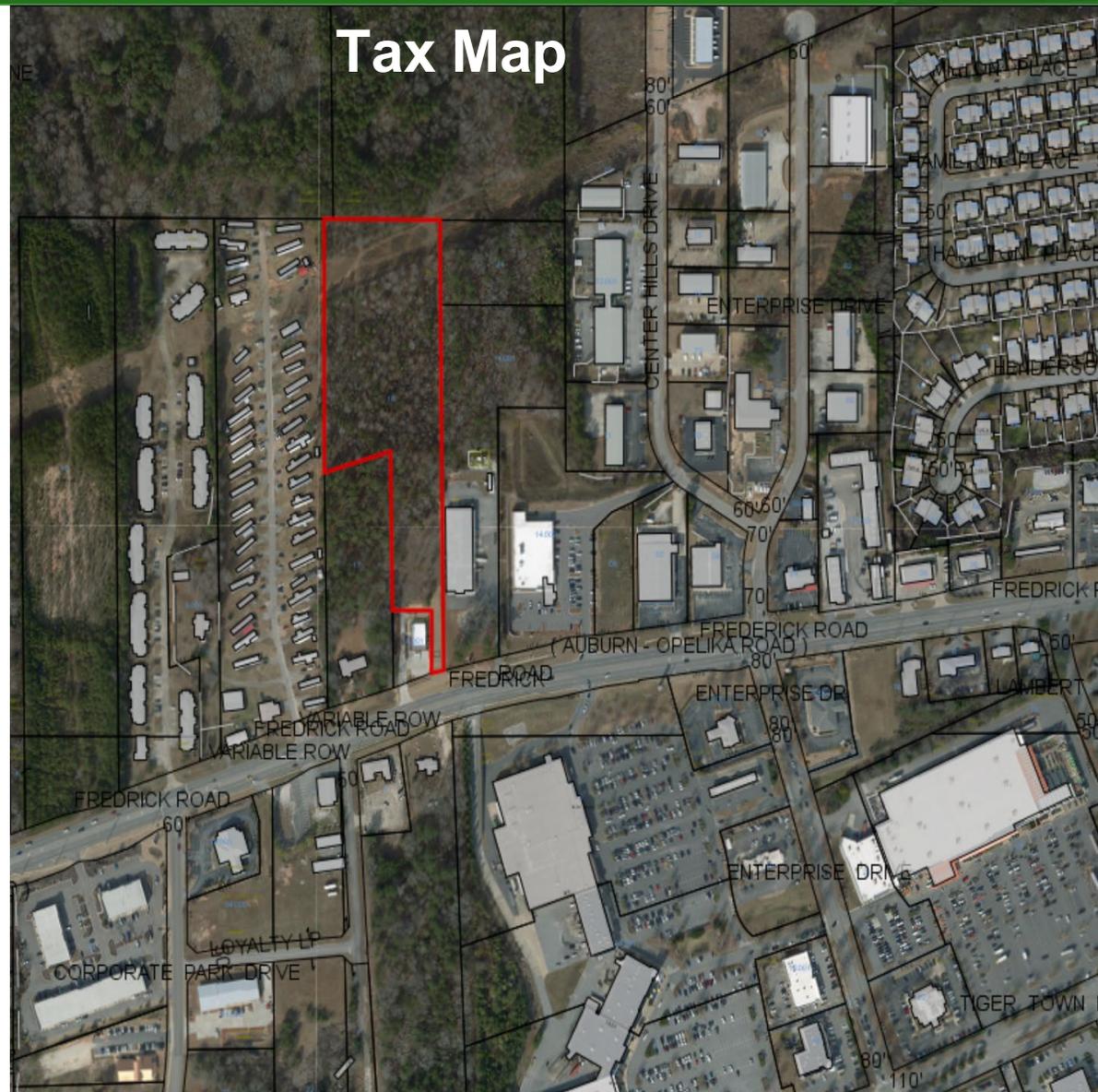
PROPERTY SUMMARY

Asking Price:
Lot Size: +/- 7 acres total. The parcel could be subdivided into a +/- 1 to 1.5 Acre lot and a 4 to 4.5 acre lot. There is a cemetery on the property that separates the two parcels

LOCATION HIGHLIGHTS

Located along the busiest corridor in Auburn/Opelika
Multiple ingress and egress
Great location for an office or flex warehouse
Multiple ways to access I-85
Convenient to all of Lee County
Close to EAMC, Courthouse, and Downtown
Close proximity to retail and dining options

Tax Map



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell
Associate Broker
334-707-8402
colemaxwell707@gmail.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

SITE PHOTOS



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell
Associate Broker
334-707-8402
colemaxwell707@gmail.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

SITE ARIEL

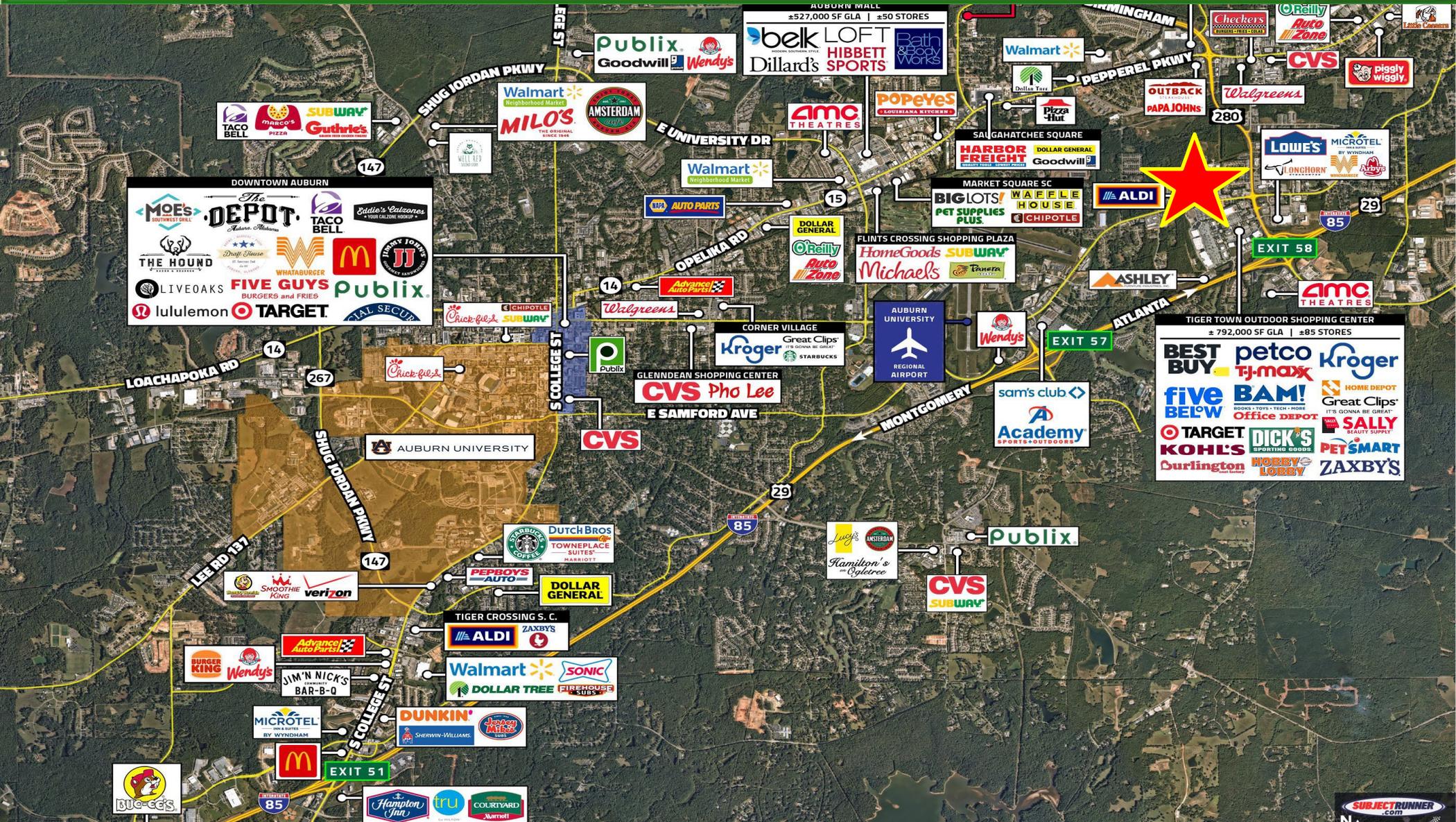


Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell
Associate Broker
334-707-8402
colemaxwell707@gmail.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

AERIAL MAP

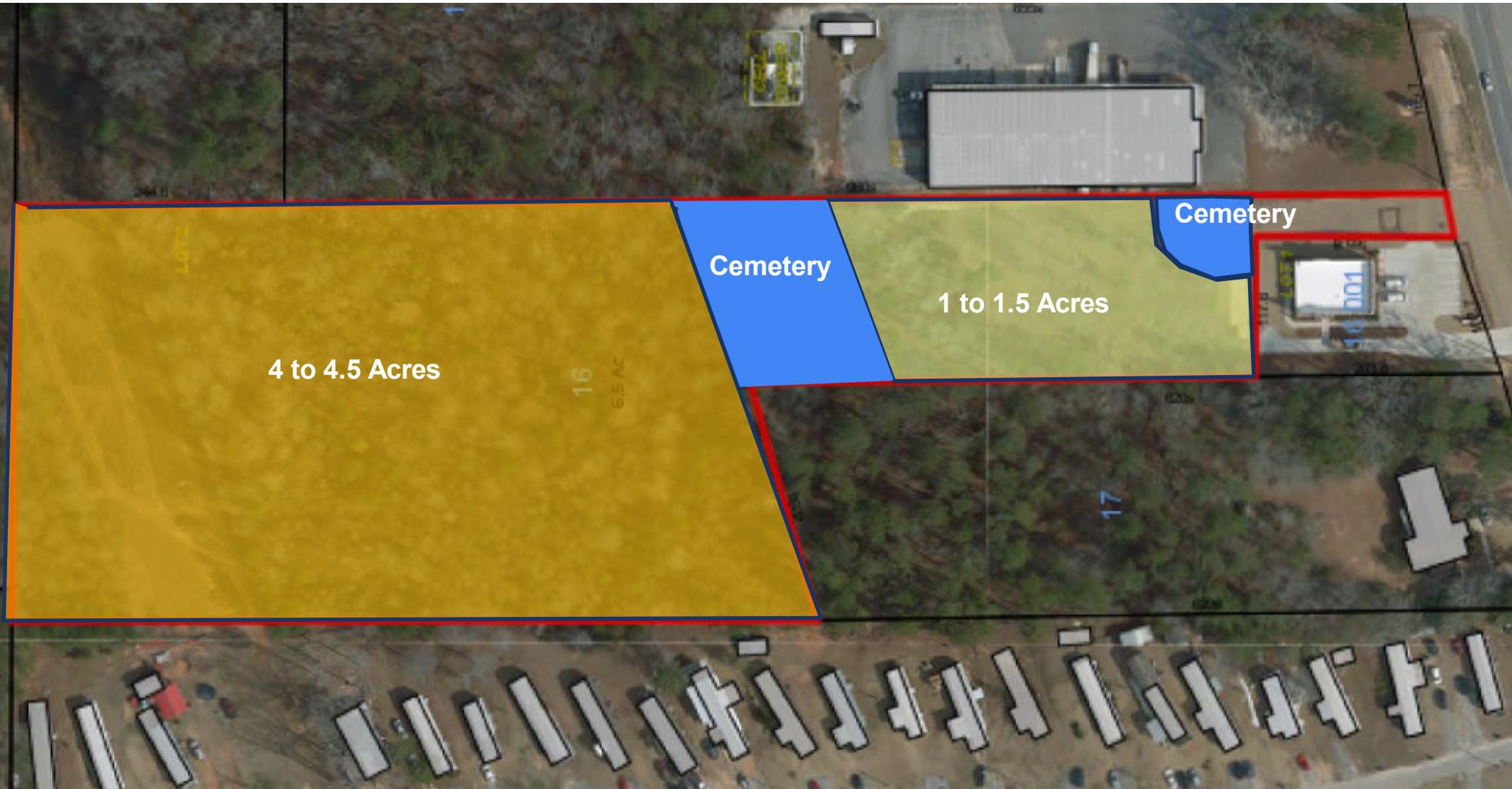


Office Address
 2680 Corporate Park Dr.
 Opelika, AL, 36831
www.comcre.com

Cole Maxwell
 Associate Broker
 334-707-8402
colemaxwell707@gmail.com

Craig Melton
 Broker
 334-559-4914 Mobile
comprehensivecre@gmail.com

POSSIBLE PARCELS CAN BE PURCHASE AS ONE PARCEL OR SUBDIVIDED



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell
Associate Broker
334-707-8402
colemaxwell707@gmail.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com