

1820 ROBERT HARPER DRIVE – OPELIKA, AL



BUSINESS NOT FOR SALE

Asking Price \$385,000

ACRES:

+/- 1.38

ADDRESS: 1820 Robert Harper Dr. Opelika, AL 36801

ZONING:

C2 – Commercial

Location:

Just off the intersection of Gateway Drive (HWY 280) and Robert Harper Drive at a signalized intersection

TRAFFIC COUNTS:

+/- 33,000 – VPD on 280 – Gateway Drive

Summary:

Vacant located near the Lee County Justice Center and Just off of Exit 58 along I-85. Signalized intersection allows for easy access to Tiger Town.



Office Address

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

Craig Melton

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

OVERVIEW

PROPERTY HIGHLIGHTS

Great Location for Office Building
Daily Traffic Counts +/- 33,000 VPD on Hwy 280
Signalized Intersection two blocks up

PROPERTY SUMMARY

Asking Price: \$385,000
Lot Size: +/- 1.38 Acres

LOCATION HIGHLIGHTS

Located along the busiest corridor in Auburn/Opelika
Main commercial corridor between Auburn and Opelika
Multiple ingress and egress

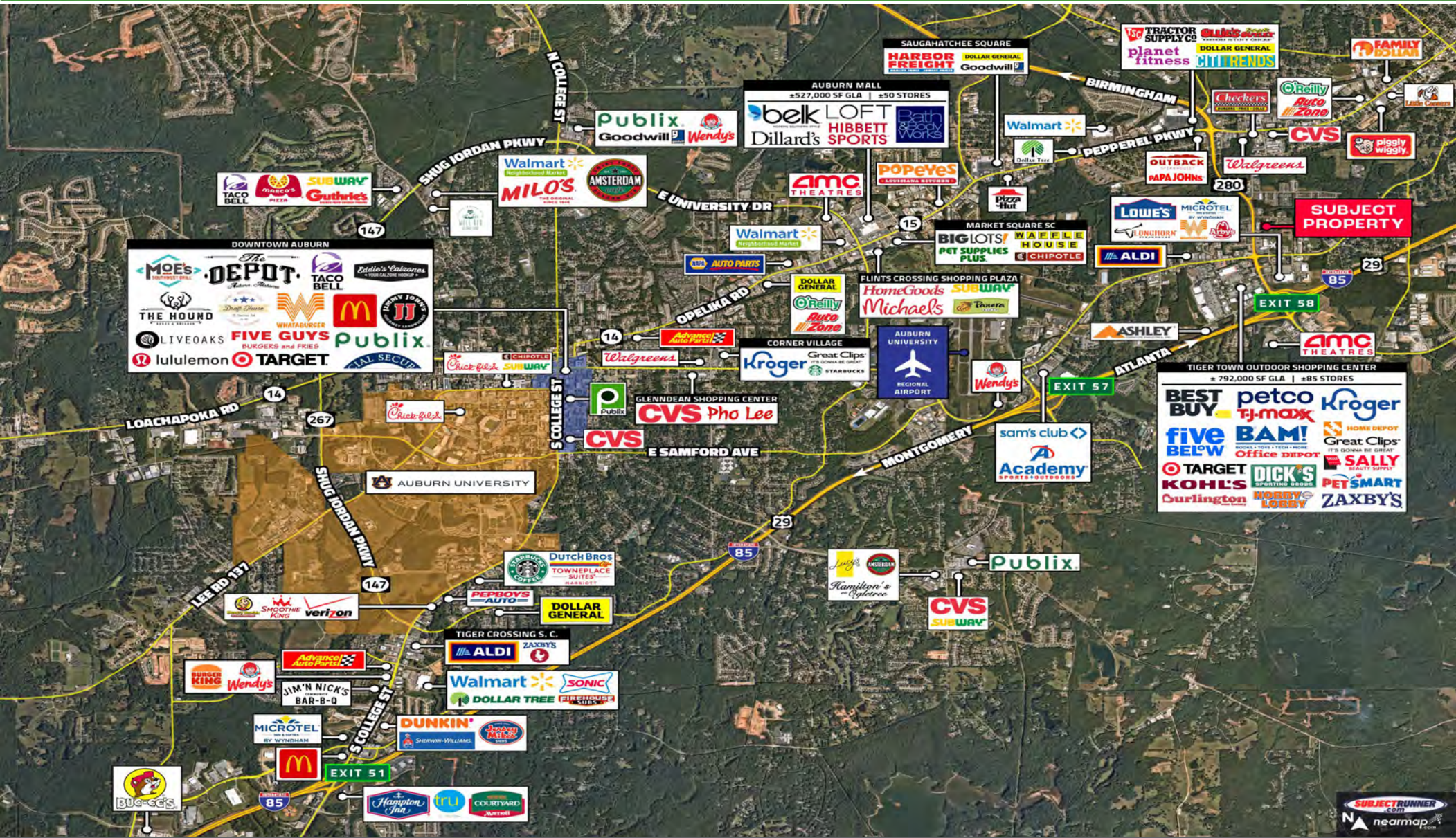
Tax Map



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AERIAL MAP



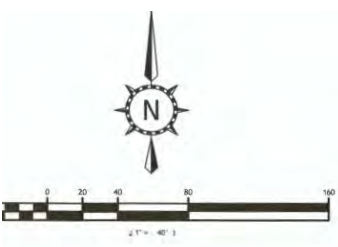
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PLAT

SAID PROPERTY BEING A SUBDIVISION OF
 BUSH PROPERTIES INC. PLAT NO. 1
 AS RECORDED IN
 PLAT BOOK 41 AT PAGE 183 AS RECORDED IN
 THE OFFICE OF THE JUDGE OF PROBATE OF
 LEE COUNTY, ALABAMA AND BEING A PORTION
 OF SECTION 24, TOWNSHIP 19 NORTH,
 RANGE 26 EAST, LEE COUNTY, ALABAMA.

OWNER / DEVELOPER
 KIVI LAND HOLDING, LLC
 221 COMMERCIAL BLVD, SUITE 303
 LAUDERDALE BY THE SEA, FLORIDA, 33088



I, RUSHING, A REGISTERED LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF
 THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF
 THE JUDGE OF PROBATE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.
 WITNESS MY HAND AND SEAL THIS 14th DAY OF December, 2023.



I, CHRISTOPHER AS MANAGER OF KIVI LAND HOLDING, LLC, OWNER OF THE
 PROPERTY SHOWN ON THIS PLAT JOINS IN THE STATEMENT OF SORRY C. RUSHING
 THAT IT IS OUR PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.
 WHEREOF, I HAVE HERETO SET MY HAND THIS 14th DAY OF December, 2023.

BY THE OPELIKA CITY ENGINEER
 [Signature]

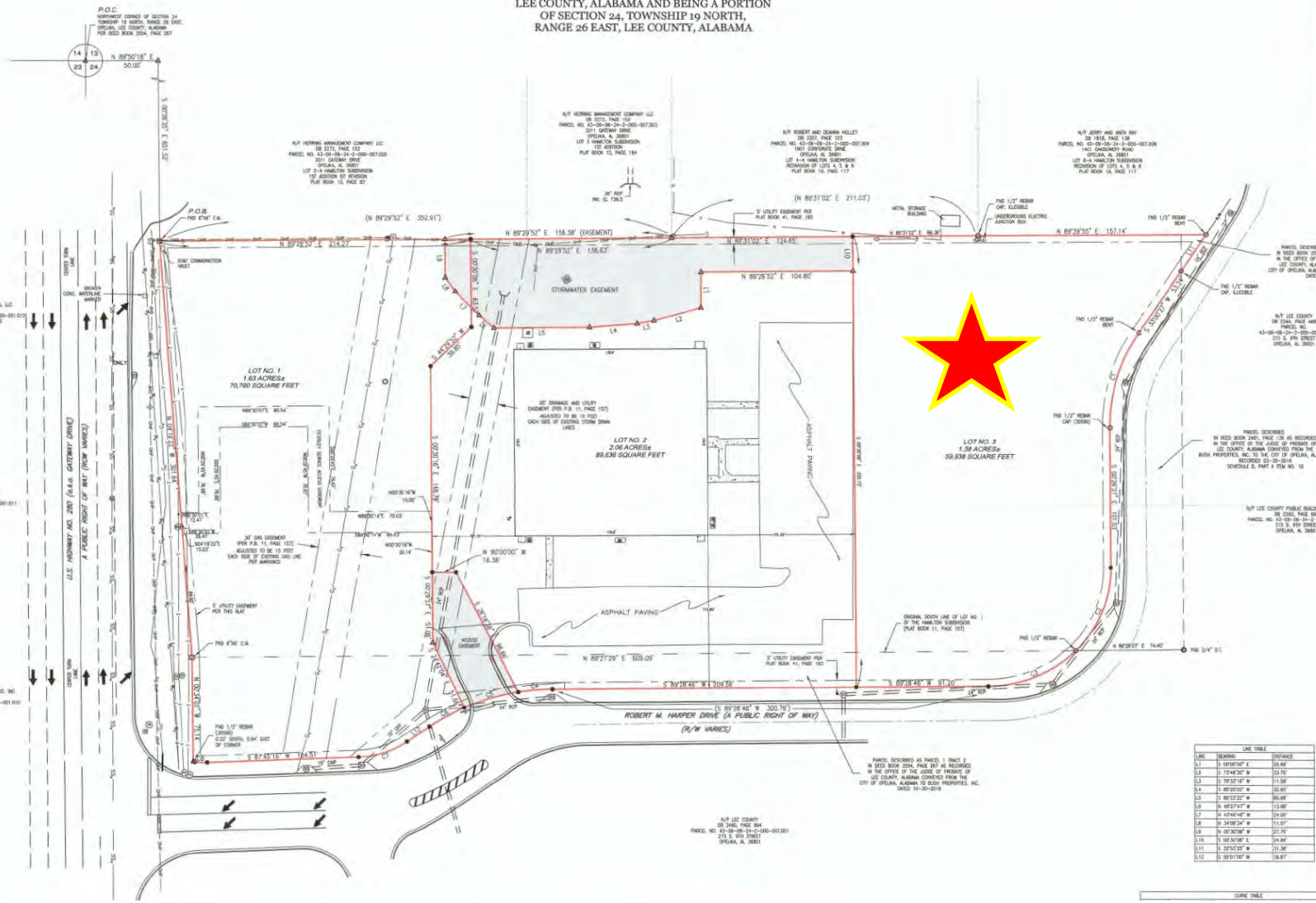
PERSONAL AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY
 ATTESTS IN WITNESS WHEREOF, MY NAME IS JOINED TO THE FOREGOING INSTRUMENT AND WHICHO
 NOW TO ME ACKNOWLEDGED BEFORE ME THIS DATE THAT BEING INFORMED OF THE CONTENTS
 HEREIN, HAS EXECUTED THE SAME VOLUNTARILY, ON THE DAY OF THE SAME BEING DATE.
 WITNESS MY HAND AND SEAL THIS 14th DAY OF December, 2023.



BY THE OPELIKA CITY ENGINEER
 [Signature]

PREPARED BY:
 [Signature] 11/1/2024
 [Signature] 1-3-2024
 [Signature] 1-8-2024

UTILITY SERVICES SERVICES
 [Signature] 1/14/2024



LINE	BEARING	LINE TABLE	DISTANCE
L1	N 00°00'00" E	133.86	
L2	S 72°44'20" W	133.72	
L3	N 72°52'52" W	119.82	
L4	S 48°20'00" W	160.82	
L5	S 89°22'22" W	160.82	
L6	N 42°42'42" W	119.82	
L7	N 00°00'00" W	133.72	
L8	N 00°00'00" W	133.72	
L9	S 00°00'00" E	133.86	
L10	S 00°00'00" E	133.86	
L11	S 00°00'00" E	133.86	
L12	S 00°00'00" E	133.86	

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