

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
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Craig Melton
Broker
334-559-4914 Mobile
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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

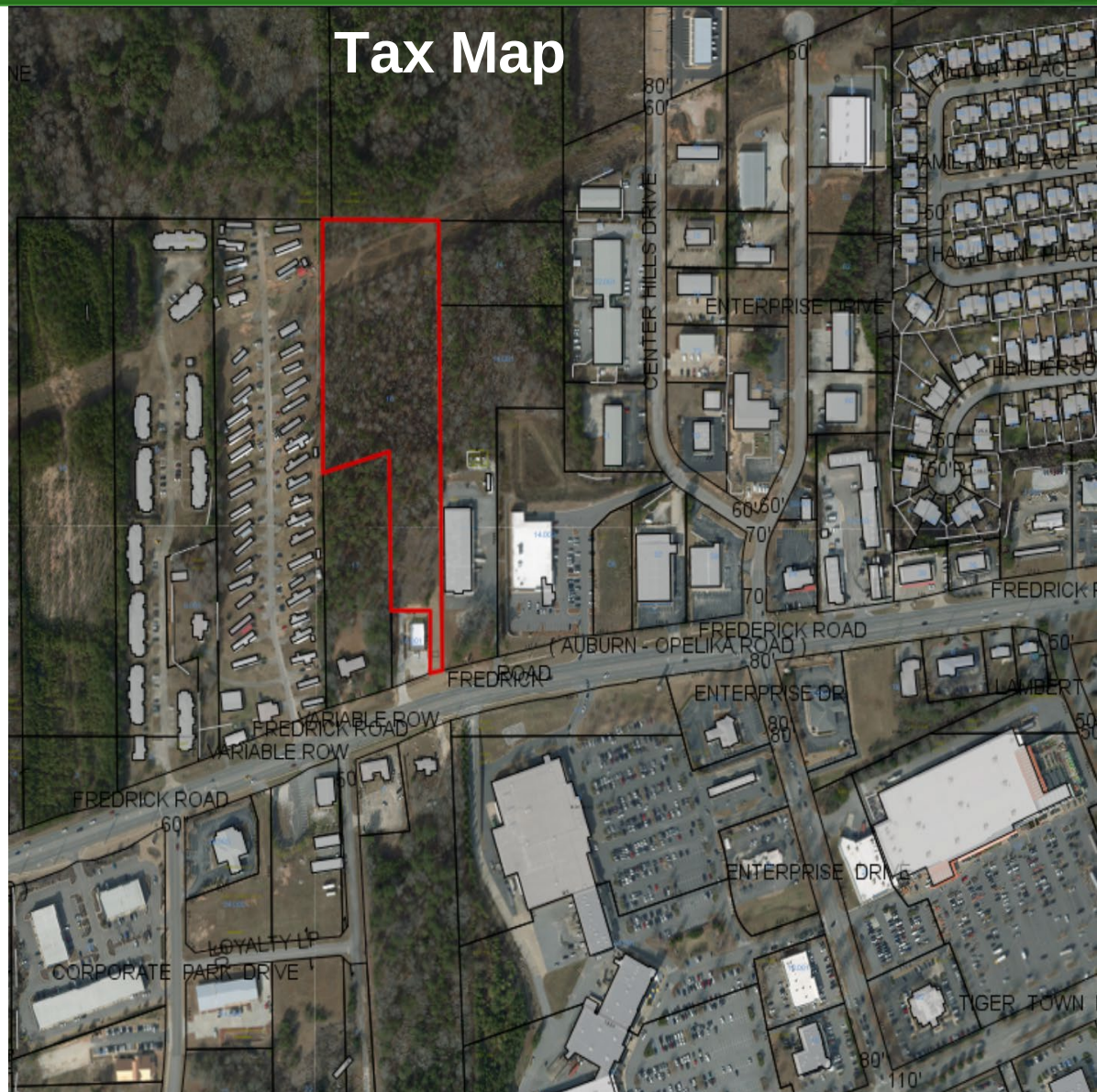
PROPERTY SUMMARY

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



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SITE PHOTOS



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SITE AERIAL

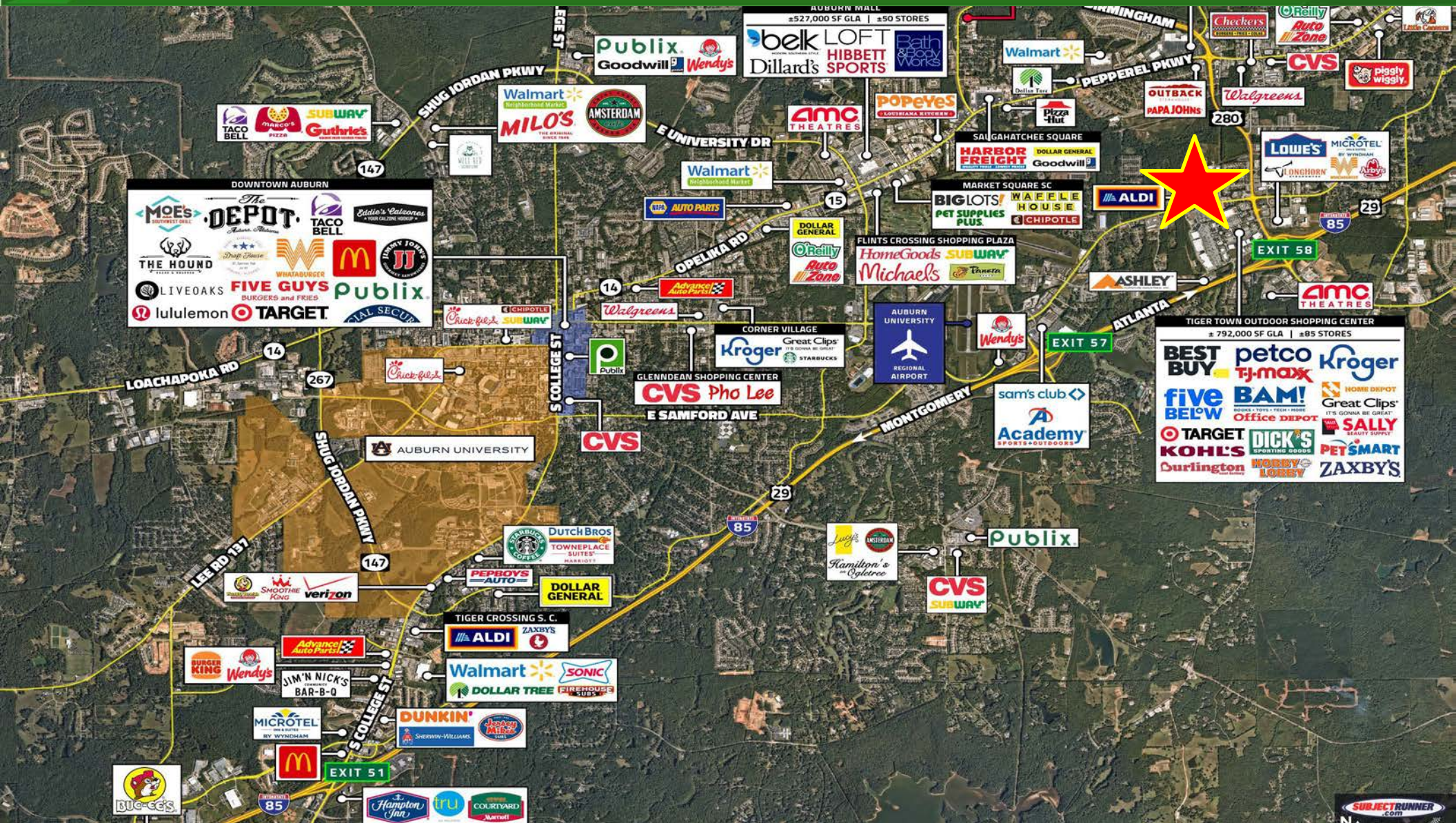


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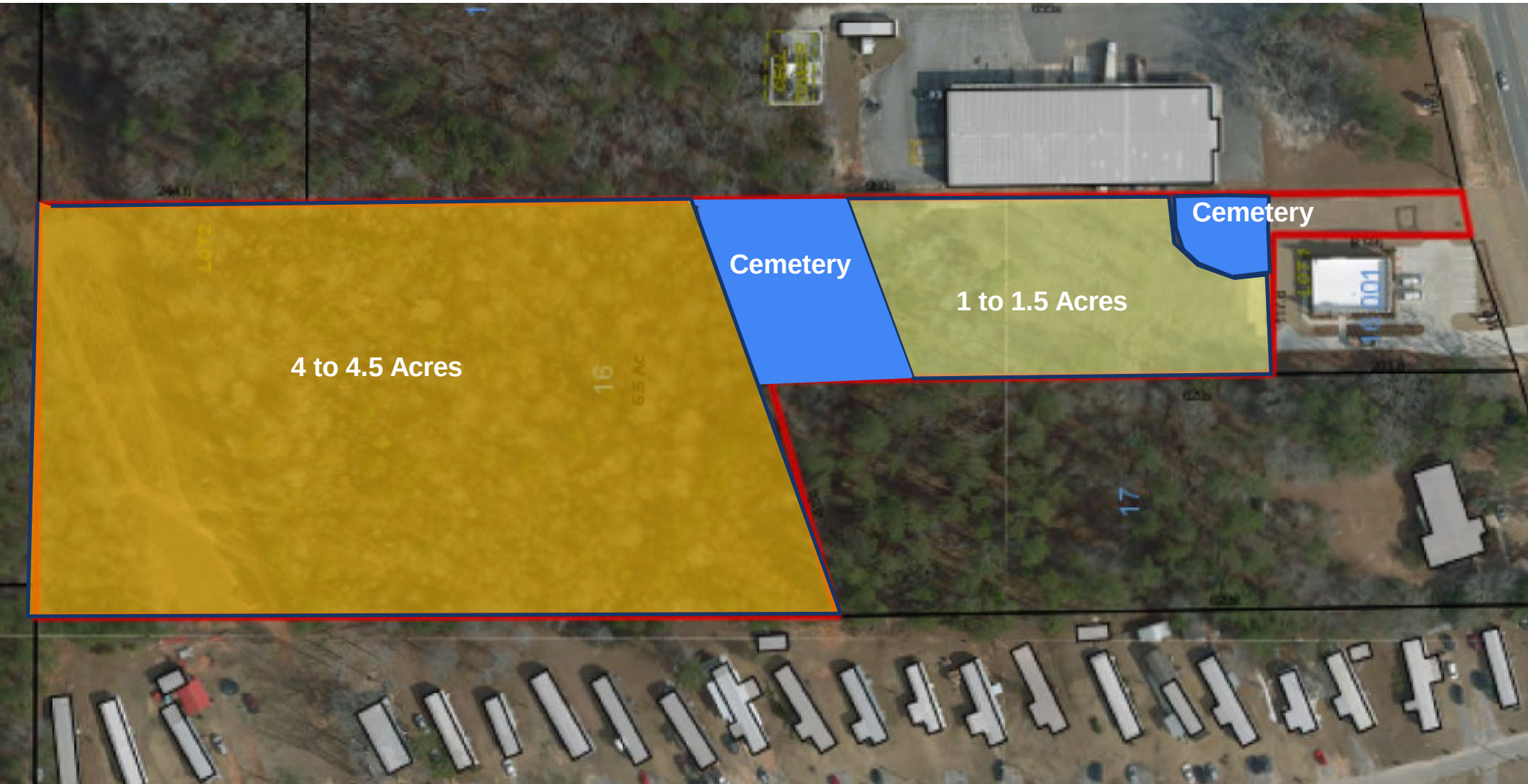
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AERIAL MAP



POSSIBLE PARCELS CAN BE PURCHASE AS ONE PARCEL OR SUBDIVIDED



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