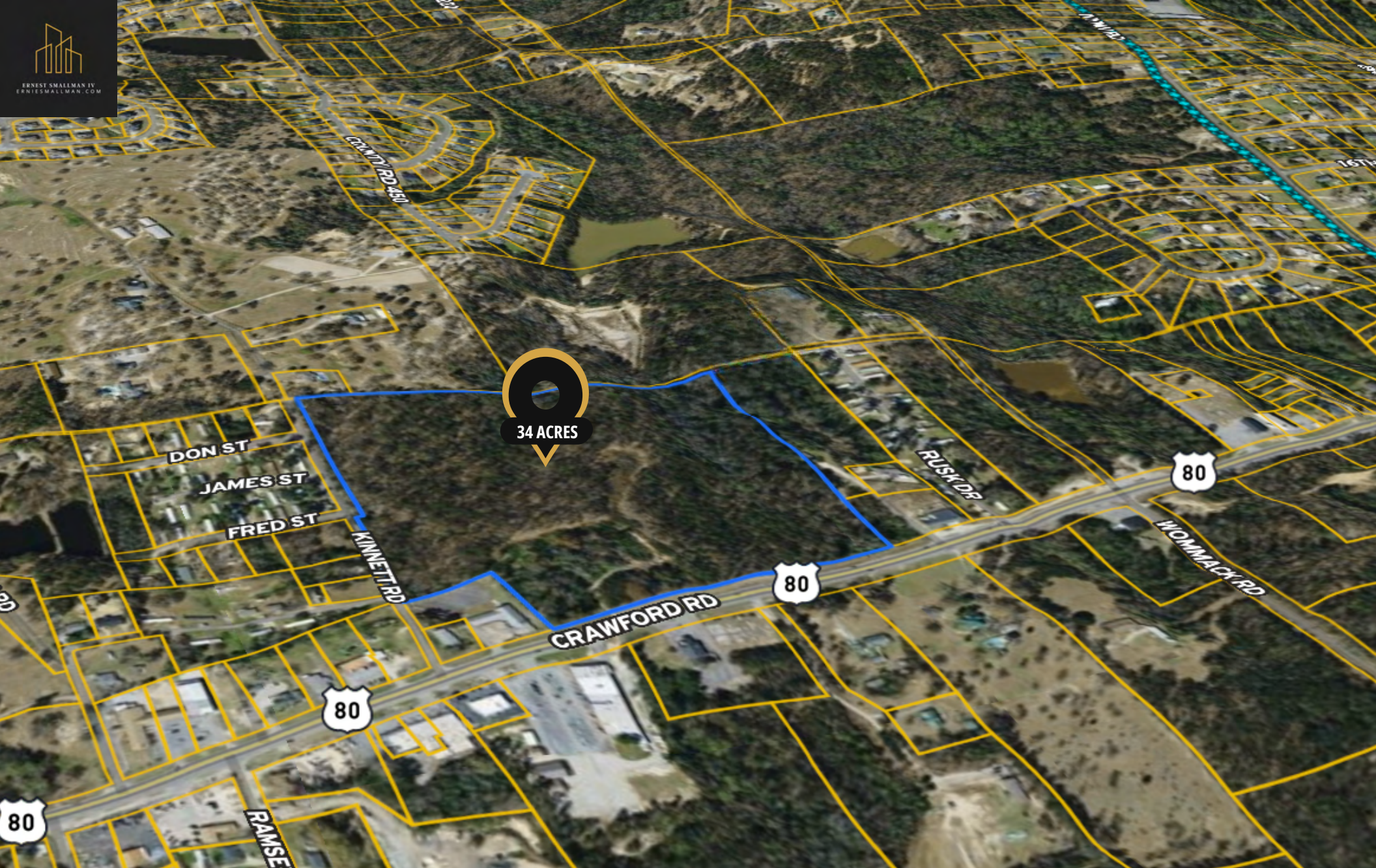




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DEVELOPMENT OPPORTUNITY

± 34 ACRES

**US HIGHWAY 80
RUSSELL COUNTY, ALABAMA**

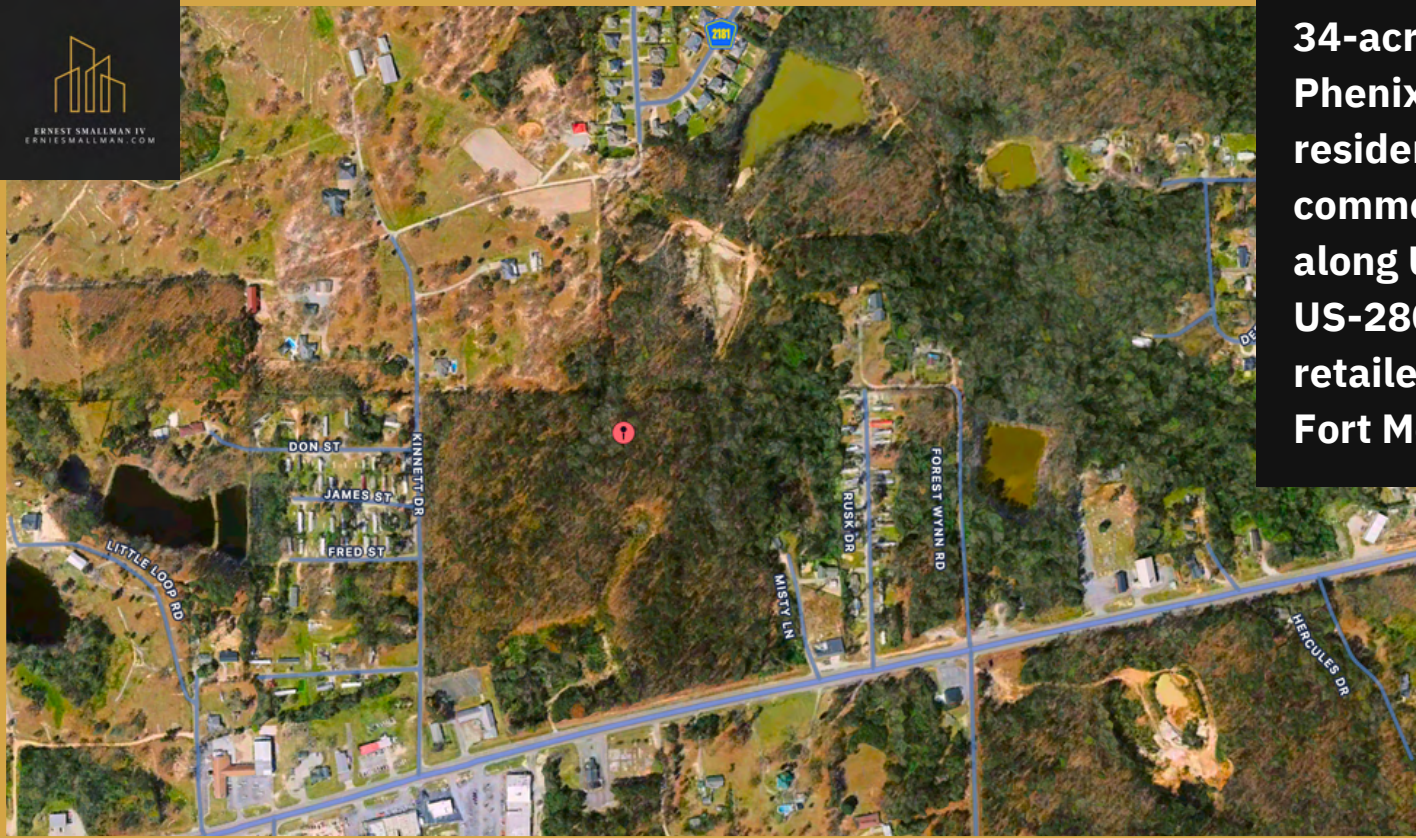


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34-acre development opportunity in Phenix City, AL featuring a planned 30-lot residential neighborhood plus 3 commercial parcels with prime visibility along US Hwy 80. Excellent location near US-280/US-431, surrounded by national retailers, minutes to Columbus, GA and Fort Moore.

COLUMBUS
PHENIX CITY
FT MITCHELL
OPELIKA

MARKET

FEATURES:

30 RESIDENTIAL LOTS PLANNED FOR NEIGHBORHOOD DEVELOPMENT
3 COMMERCIAL PARCELS FRONTING US HWY 80 WITH PRIME VISIBILITY AND HIGH TRAFFIC COUNTS

- DUAL-USE POTENTIAL: RESIDENTIAL COMMUNITY + RETAIL/SERVICE PADS
- STRATEGIC LOCATION ALONG THE US-280 / US-431 / US-80 CORRIDOR
- ONLY MINUTES TO DOWNTOWN COLUMBUS, GA AND THE CHATTAHOOCHEE RIVERFRONT
- STRONG REGIONAL DRAW WITH DIRECT ACCESS TO FORT MOORE (FORT BENNING) VIA US-280/US-27
- UTILITIES AVAILABLE IN THE IMMEDIATE AREA (BUYER TO VERIFY CAPACITIES)

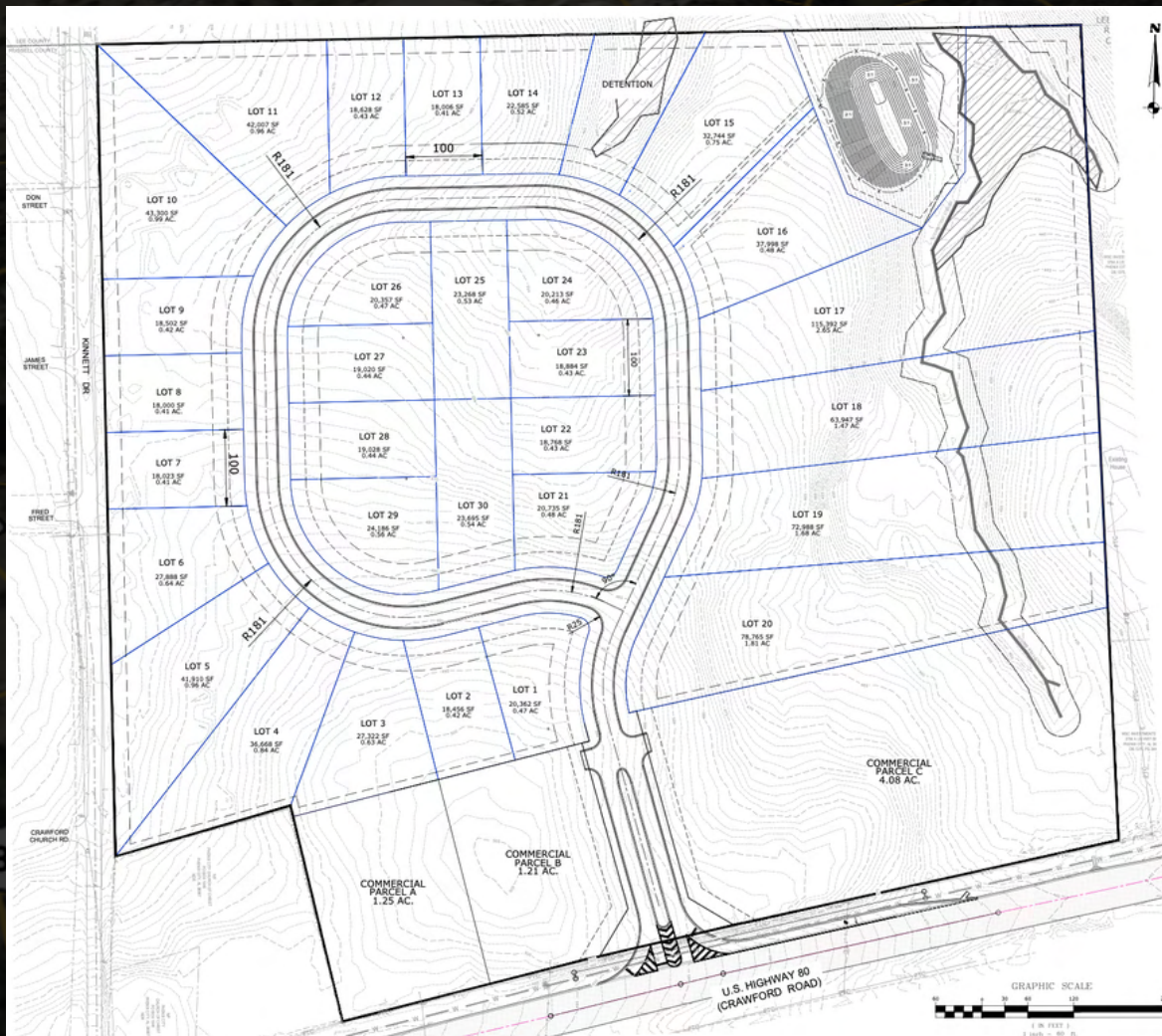
SALE PRICE
\$650,000.00



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MIXED USE OPPORTUNITY

PROPOSED PLAN



- **TOTAL ACREAGE: ~34 ACRES**
- **NEIGHBORHOOD PLAN: ~30 RESIDENTIAL LOTS**
- **COMMERCIAL PARCELS: 3 PAD SITES WITH US HWY 80 FRONTAGE**

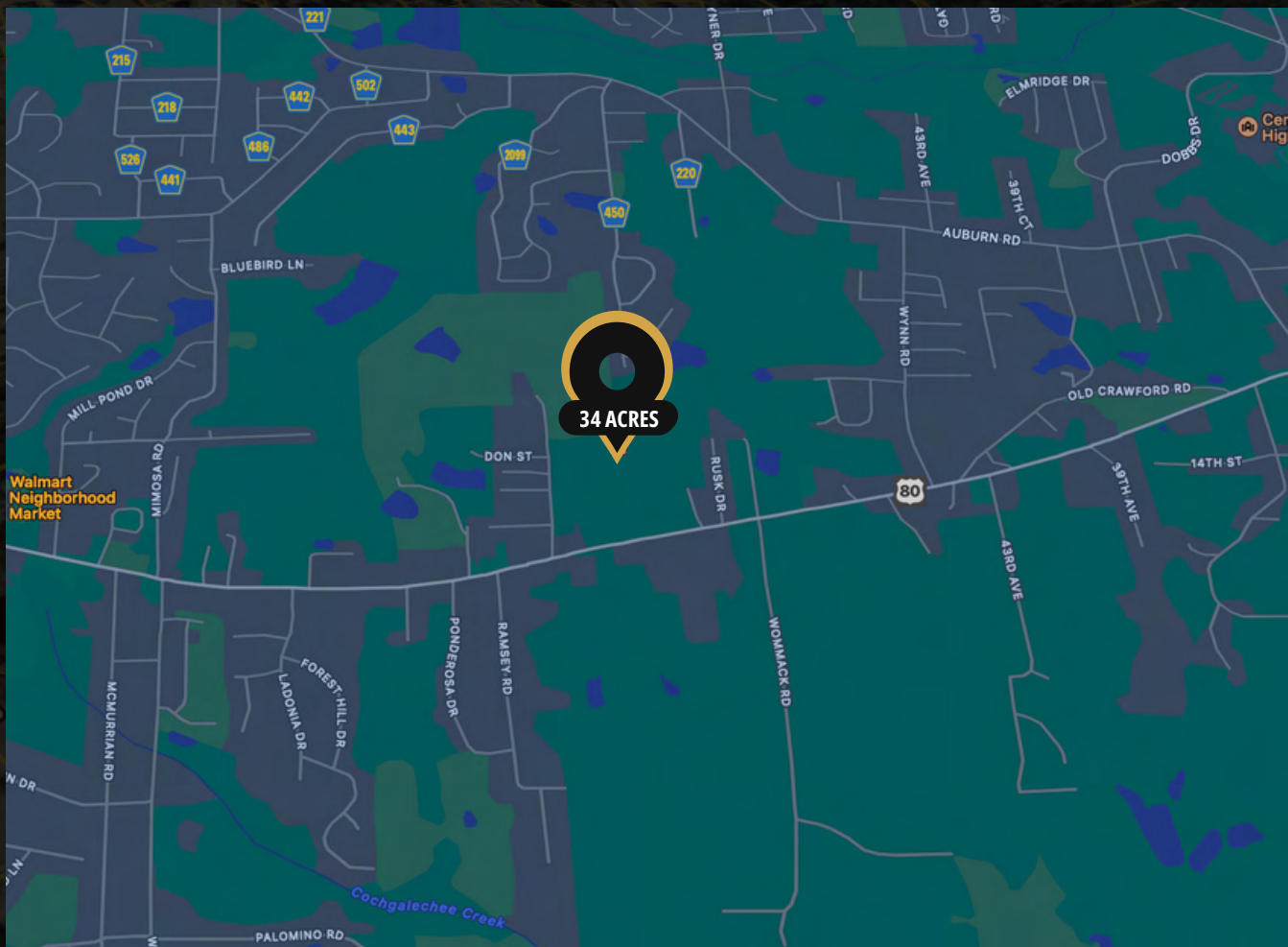
NEIGHBORHOOD DEVELOPMENT (30 LOTS) FOR RESIDENTIAL ABSORPTION

3 HIGHWAY - FRONT - COMMERCIAL PADS FOR RETAIL, QSR, OR SERVICE USES



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PRIME LOCATION PERSPECTIVE



COLUMBUS

7.2 MILES



FORT MITCHELL

15 MILES



AUBURN | OPELIKA

23 MILES



FORT BENNING

16 MILES



ATLANTA, GA

112 MILES



BIRMINGHAM

136 MILES



**7.7 MILES TO:
GLENWOOD SCHOOL**



**4.8 MILES TO:
CENTRAL
HIGH SCHOOL**



**5.1 MILES TO:
SMITHS STATION
HIGH SCHOOL**



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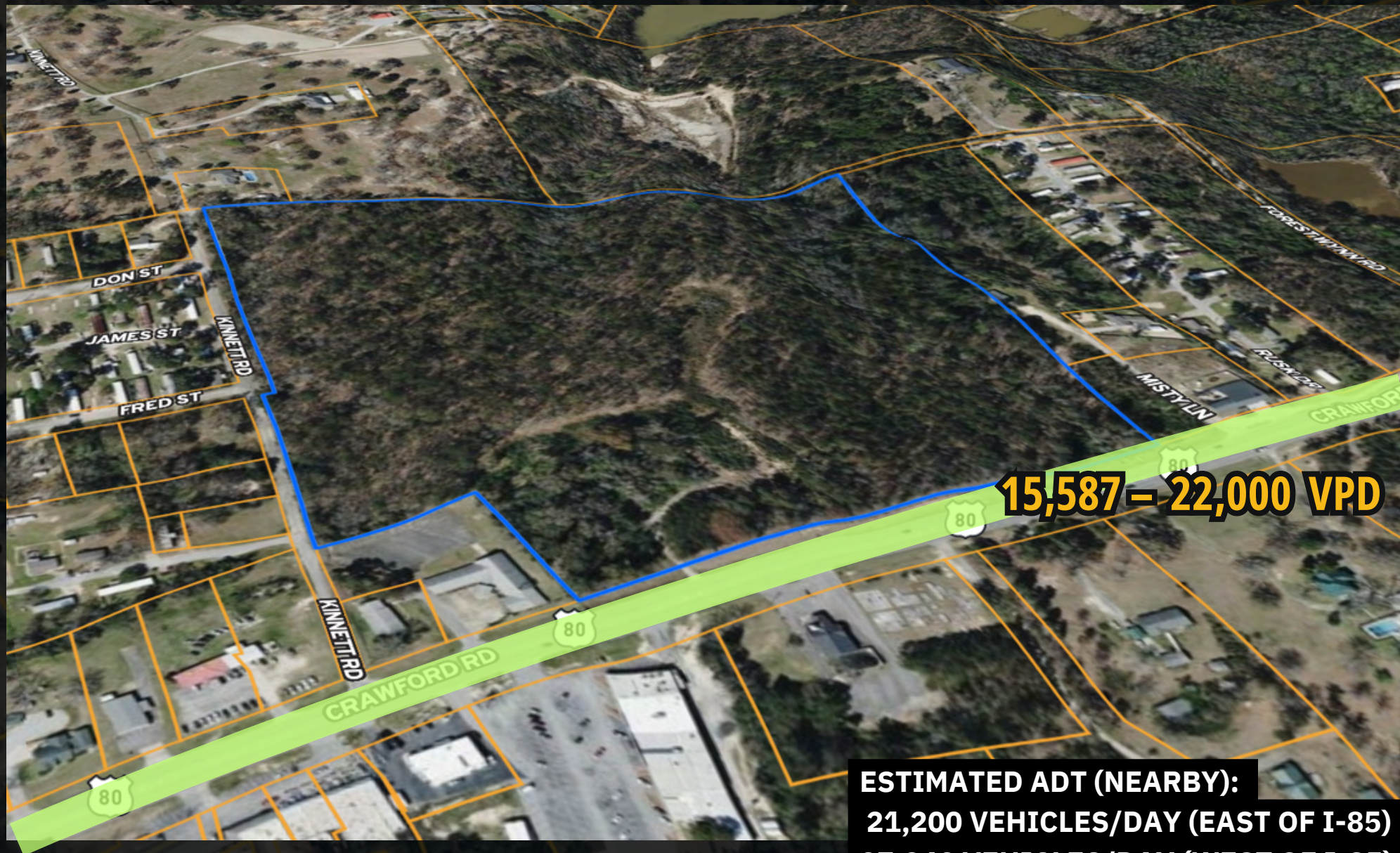
NEARBY RETAILERS





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TRAFFIC COUNTS

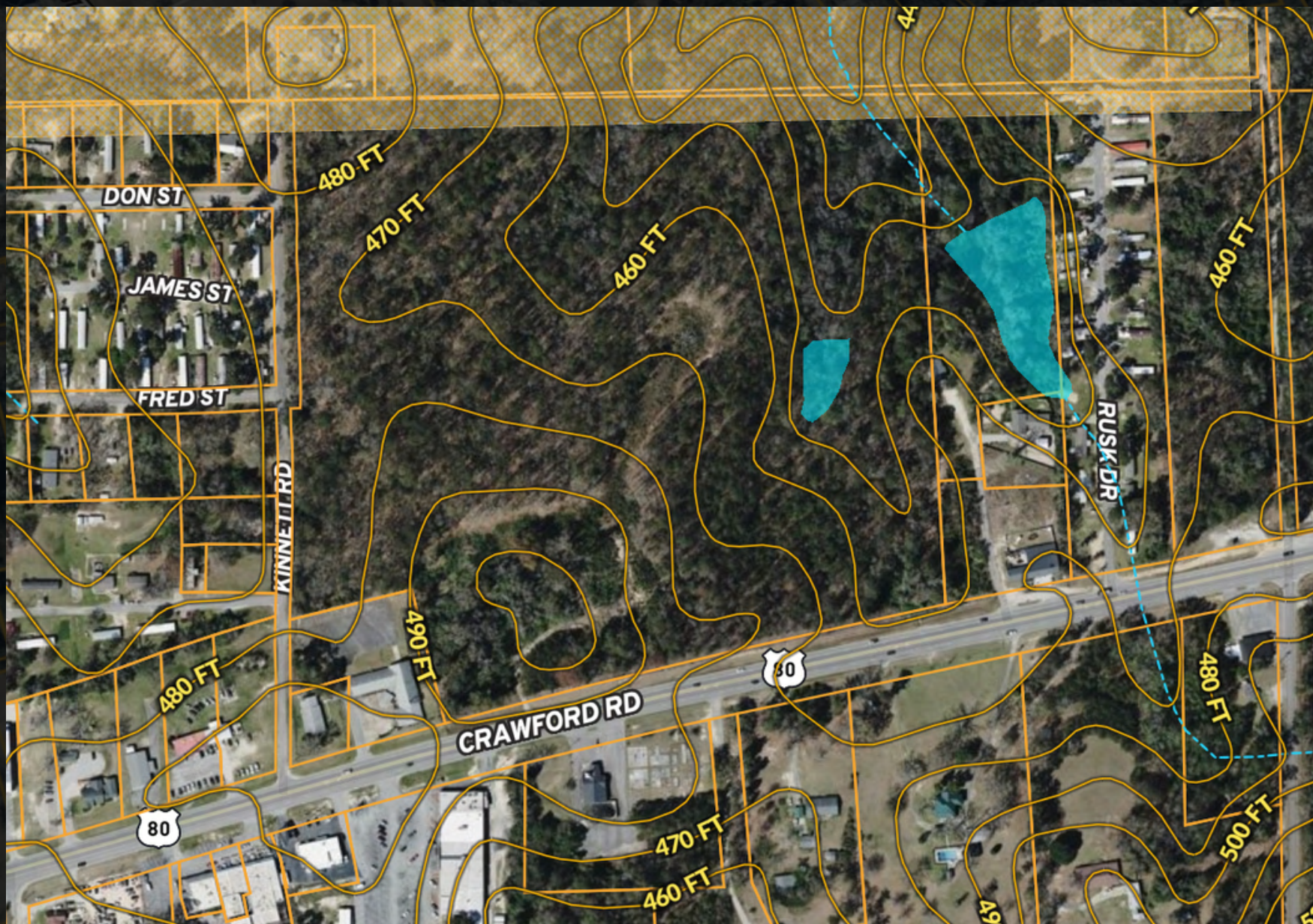


ESTIMATED ADT (NEARBY):
21,200 VEHICLES/DAY (EAST OF I-85)
27,940 VEHICLES/DAY (WEST OF I-85)



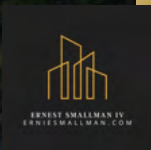
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CONTOUR | ELEVATION



CONTACT

FOR MORE INFORMATION



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706-888-6651 (Cell)
706-256-1500 (Office)



ernie@erniesmallmancre.com

<https://www.erniesmallman.com/>



Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Ernie is also a graduate from Auburn University where he earned a Master's in Real Estate Development (2025), making his commitment to growth evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.



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