

For Sale

Valero In Opelika

2400 W Point Pkwy, Opelika, AL 36804



PROPERTY SUMMARY

Excellent investment opportunity with unlimited potential in a high-traffic location just off Interstate 85 in Opelika. This established gas station sits on a spacious commercial property featuring four fuel pumps and substantial room for future expansion. Currently, only one of the potential four commercial units is operating as a gas station, giving a new owner multiple opportunities to increase income streams through additional retail, restaurant, office, or service-based tenants.

With outstanding road frontage,

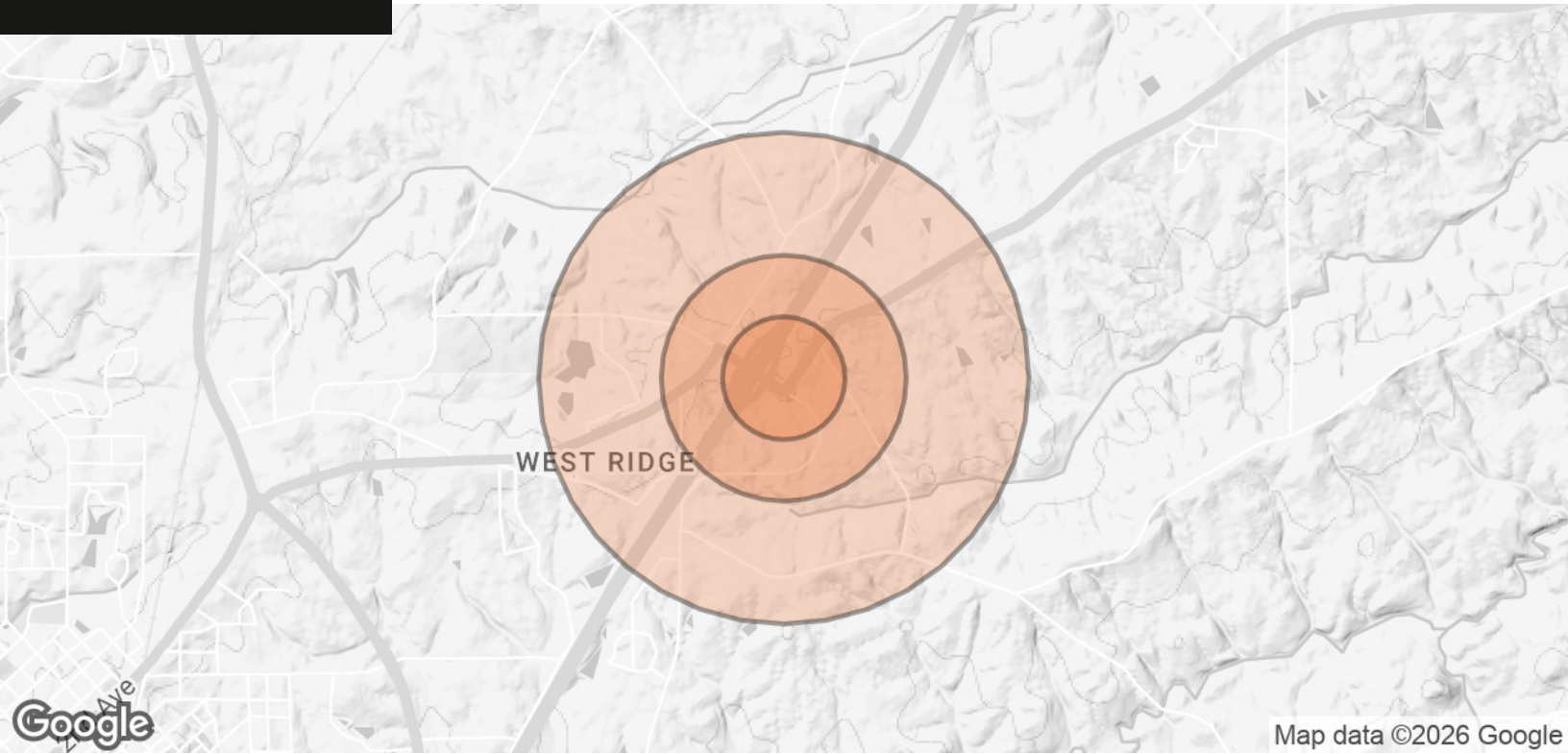
PROPERTY HIGHLIGHTS

- Prime location just off Interstate 85
- High visibility on heavily traveled West Point Parkway
- Established gas station with 4 fuel pumps
- Large commercial lot with expansion potential
- Potential for up to 4 separate commercial units
- Only 1 unit currently occupied/operating
- Opportunity for multiple income-producing tenants

Asking Price	\$1,350,000	Number of Units	4
Site Size	1.6 Acres	Year built	1992
Building Size	3,950 SF		-



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	27	99	428
AVERAGE AGE	45.1	45.6	43.8
AVERAGE AGE (MALE)	43.0	43.8	41.8
AVERAGE AGE (FEMALE)	50.7	50.3	47.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	12	45	195
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$59,318	\$68,896	\$75,263
AVERAGE HOUSE VALUE	\$295,946	\$290,992	\$281,746

2023 American Community Survey (ACS)



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