



10.3 ACRES

25TH AVENUE
PHENIX CITY, AL 36870

LAND FOR SALE



ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

KENNON, PARKER,
DUNCAN & DAVIS



Incredible development opportunity located conveniently off of Highway 280 in Phenix City. This site is perfect for placement of apartments or storage units with easy access to Hwy 280.

10.3

ACRES

Phenix City
Columbus
Auburn

MARKET

SALE PRICE
\$710,700.00

FEATURES

- High Traffic Counts of ± 38,471 on HWY 280
- The Majority of Land is Cleared & Ready for Development
- Established Businesses and Restaurants Surrounding
- Close to Hwy 280 and Columbus, GA
- 280 access via light at 25th Ave and service road

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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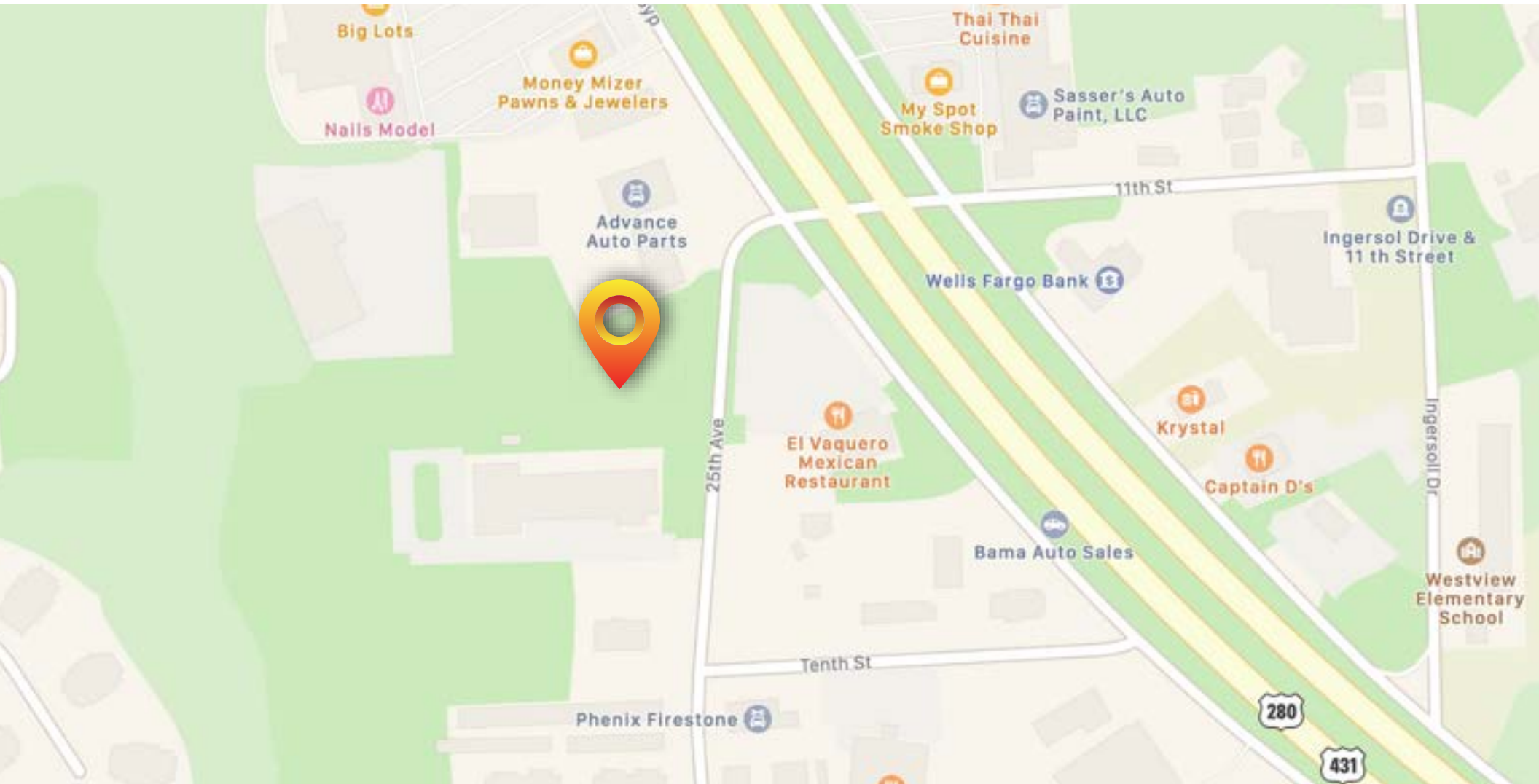


NEARBY RETAILERS

- McDonalds
- Krystal
- Wells Fargo
- Advance Auto Parts
- Big Lots
- Piggly Wiggly
- Arby's
- Burger King
- Waffle House
- Del Taco
- Hardee's
- Church's Chicken
- Dunkin'
- Walgreens

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2
MINUTES

TO
HWY 280

2.7
MILES

TO
COLUMBUS

12
MILES

TO
FT MOORE

26
MILES

TO
OPELIKA

33
MILES

TO
AUBURN



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CONTACT

FOR MORE INFORMATION



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