



HIGHWAY 51 AND 169 | LAND FOR SALE

HIGHWAY 51 AND 169, OPELIKA, AL 36804

Two parcels available, conveniently located off of I-85 / 280

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

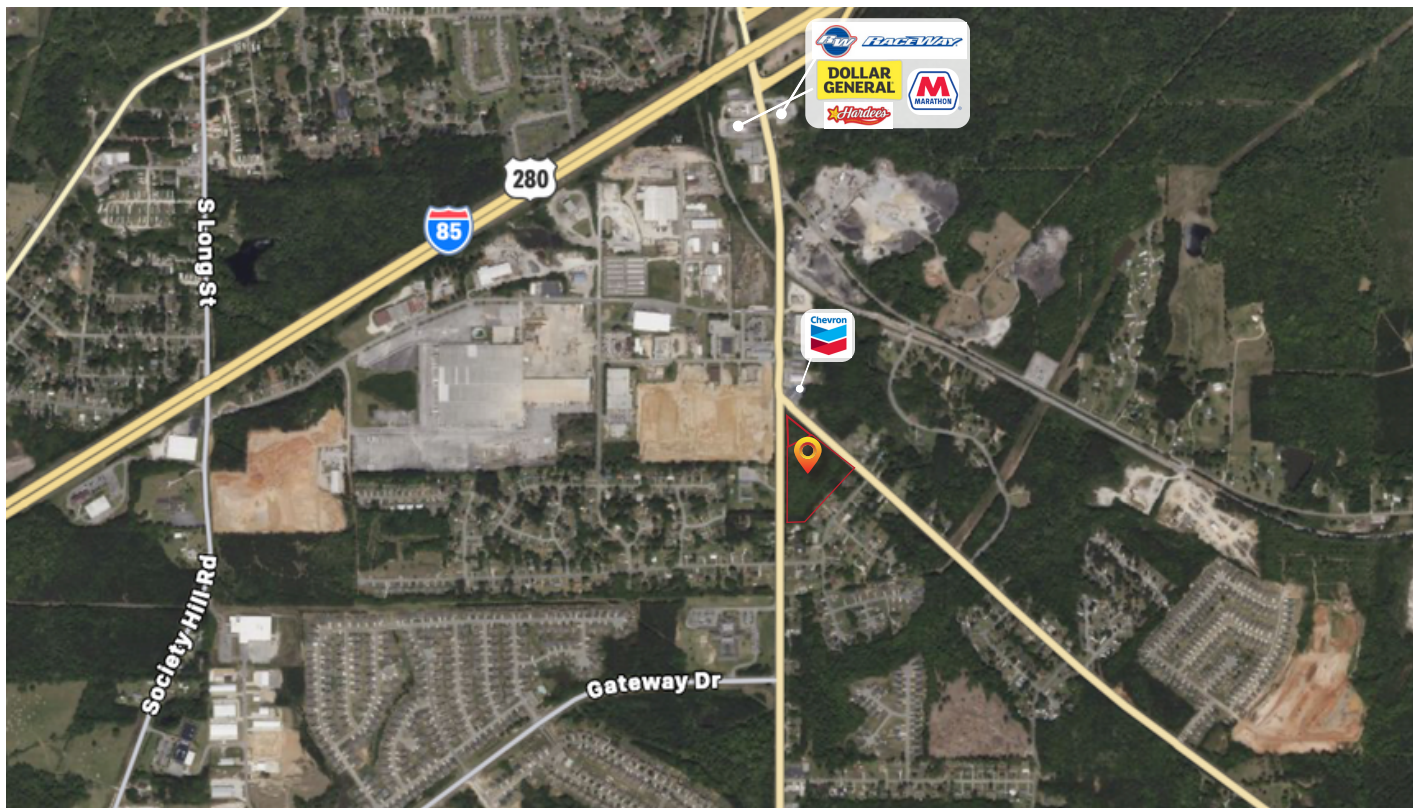
ernie@erniesmallman.com

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



COLDWELL BANKER

KENNON, PARKER,
DUNCAN & DAVIS



PROPERTY INFORMATION

ACREAGE*

PARCEL ONE - 33,977 ± SF

PARCEL TWO - 6.96 ACRES

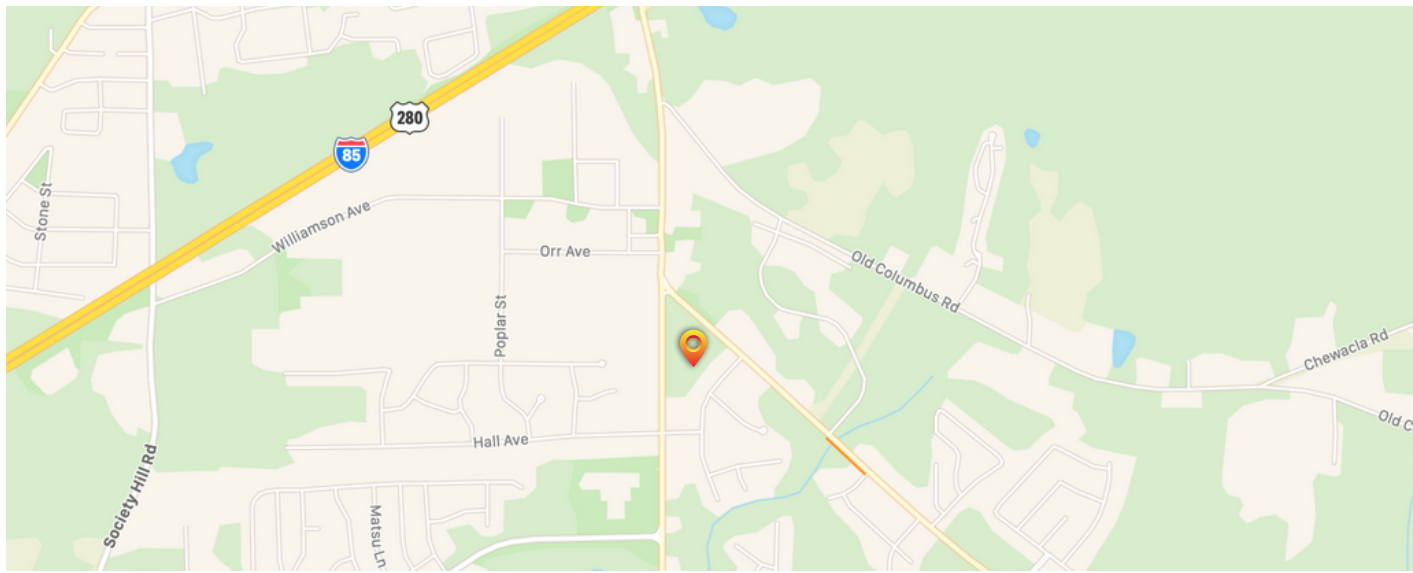
FEATURES

- Light Industrial
- Potential Residential Development
- Utilities available
- Located at the intersection of Hwy 51 & 169 in Lee County with a quick commute to Hwy 280
- Potential to rezone the property
- I-85 / 280 Traffic Count: ± 58,687
- Hwy 51 & 169 Traffic Count: ± 10,617

SALE PRICE

PARCEL ONE - **\$375,000**

PARCEL TWO - **\$150,000 PER ACRE**



8.6
MILES

TO
AUBURN

22
MILES

TO
WEST
POINT

29
MILES

TO
COLUMBUS

62
MILES

TO
MONTGOMERY

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*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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