

FOR SALE

+/- 44 ACRES ON HIGHWAY 280

U.S. Highway 280 Smiths Station, AL 36867



OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	44 Acres
Zoning:	Zoning Flexibility

PROPERTY OVERVIEW

Commercial tract available along U.S. Route 280 in Smiths Station, a rapidly growing corridor with increasing demand for retail, services, and housing. The property offers flexible zoning options, allowing developers to tailor projects to meet the needs of residents, businesses, and commuters.

Positioned along Highway 280 with traffic counts of approximately 25,000 vehicles per day, the site provides excellent visibility and accessibility. Sewer is available, supporting a wide range of development opportunities. The property is located directly across from Love's Travel Stop and adjacent to national retailers currently under development, further solidifying its long-term commercial potential.

Carson Cummings
(706) 289-2468
carson@cummingscre.com

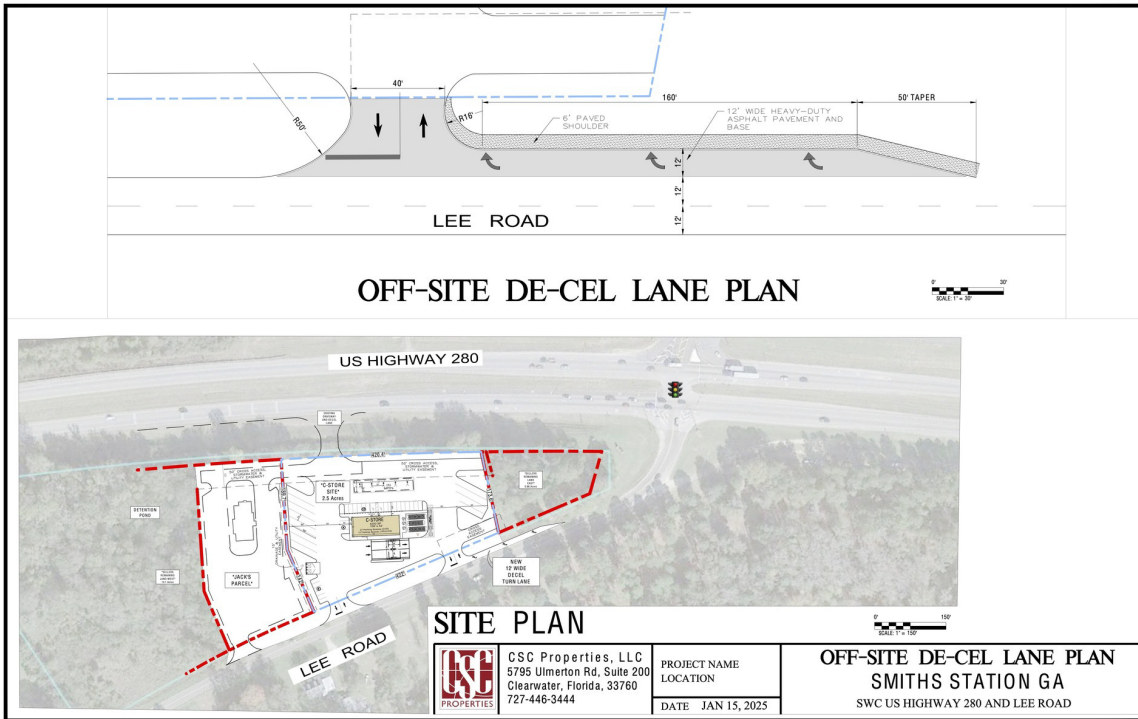


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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44 Acre Development-Ready Site
(3100 FT on HWY 280)

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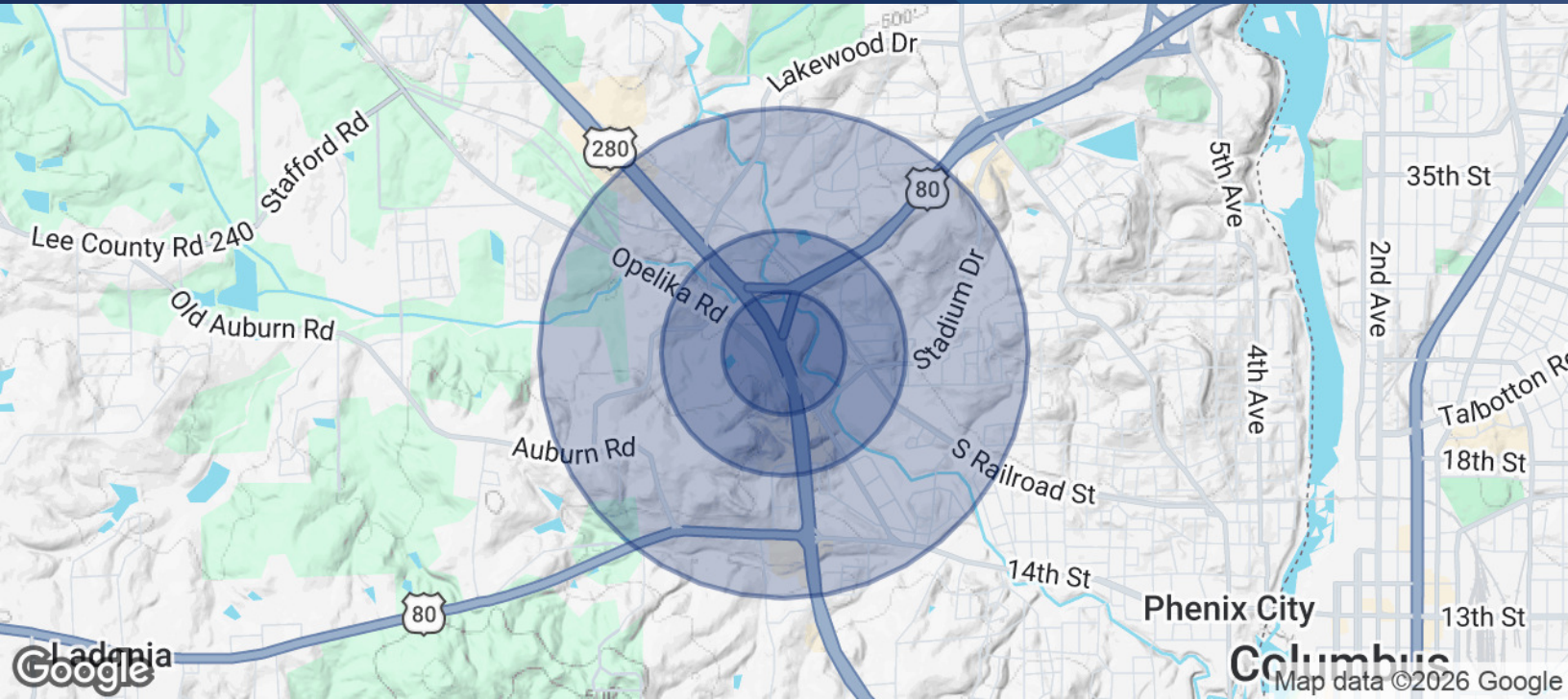


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	249	1,484	6,566
Average Age	35.5	32.8	34.7
Average Age (Male)	46.9	35.1	33.1
Average Age (Female)	34.6	35.5	39.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	115	615	2,732
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$61,125	\$63,883	\$64,712
Average House Value	\$173,804	\$183,073	\$177,778

2023 American Community Survey (ACS)

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