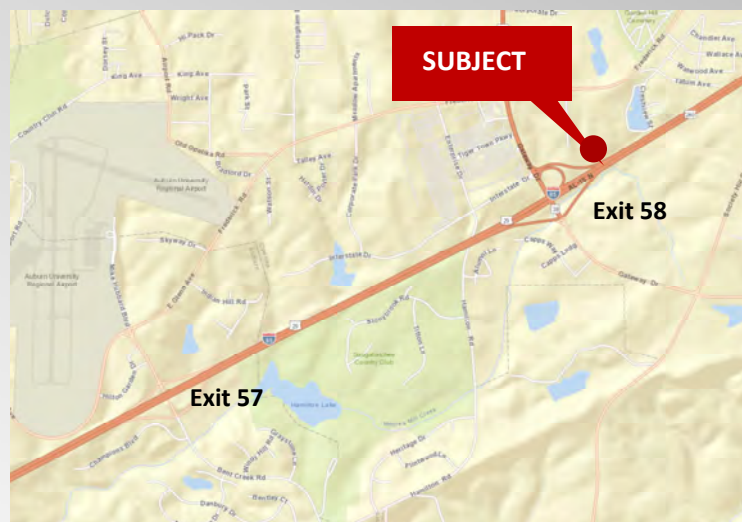


LAND FOR SALE

Exit 58 & Highway 280

Opelika, AL

COMCRE.COM



3.43 & 1.44 AC SITES AVAILABLE

+/- 1,200 Feet of Frontage Along I-85

Utilities and Rough Graded

Highlights:

- Conveniently located & visible off Exit 58
- Busiest retail corridor in desirable Lee County
- C-3 Zoning
- Opelika/Auburn fastest growing MSA in AL
- Last Frontage Parcel in Development
- New Element by Westin Hotel Coming
- Owner will Subdivide
- Call for Details

For more information or to schedule a tour, please contact:

Craig Melton

Broker

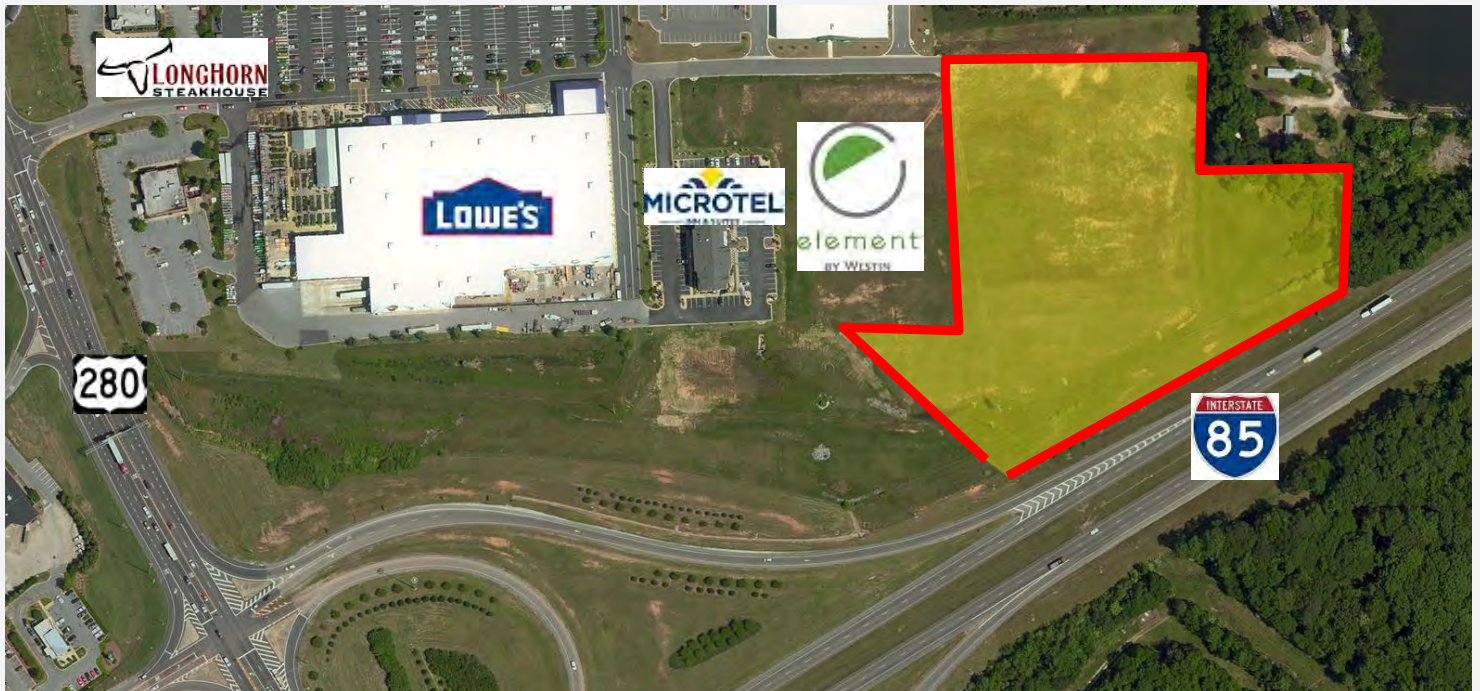
334.559.4914 Cell

comprehensivecre@gmail.com

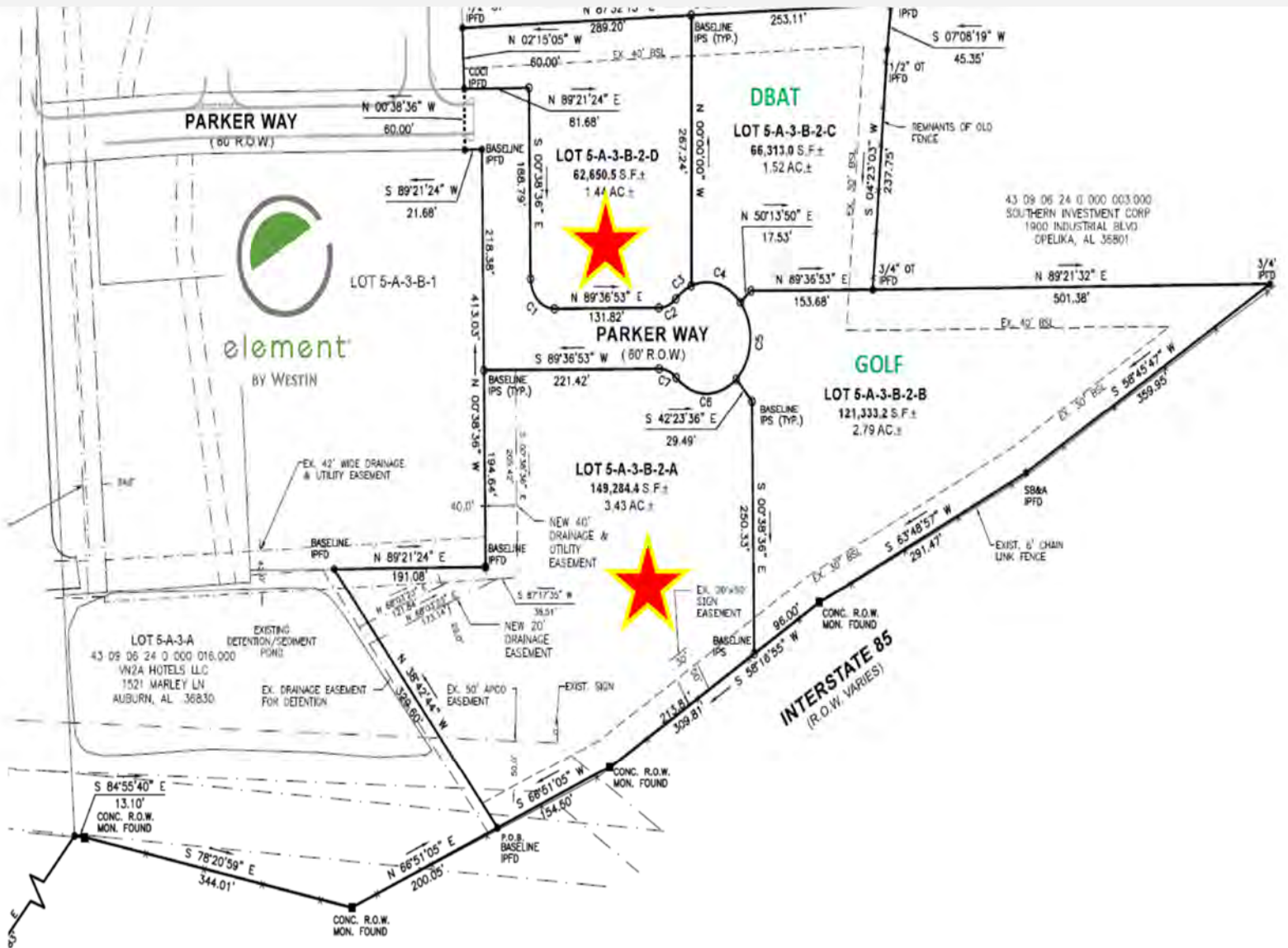
Exit 58 & Highway 280

Opelika, AL

COMCRE.COM



Available Sites





Demographic and Income Comparison Profile

Opelika
Opelika, Alabama
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.61971
Longitude: -85.39863

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,762	20,409	51,996
Households	645	8,095	21,703
Families	413	5,286	12,626
Average Household Size	2.43	2.44	2.35
Owner Occupied Housing Units	393	4,711	11,707
Renter Occupied Housing Units	252	3,384	9,996
Median Age	34.7	34.4	31.2
2019 Summary			
Population	2,018	23,591	60,099
Households	749	9,305	24,986
Families	466	5,939	14,154
Average Household Size	2.39	2.46	2.36
Owner Occupied Housing Units	466	5,475	13,610
Renter Occupied Housing Units	283	3,830	11,375
Median Age	37.5	36.0	32.6
Median Household Income	\$39,602	\$48,037	\$52,302
Average Household Income	\$51,207	\$66,206	\$72,215
2024 Summary			
Population	2,118	25,191	64,623
Households	794	9,945	26,853
Families	489	6,300	15,075
Average Household Size	2.39	2.46	2.37
Owner Occupied Housing Units	498	5,915	14,716
Renter Occupied Housing Units	296	4,030	12,137
Median Age	39.3	36.5	33.4
Median Household Income	\$48,629	\$55,824	\$58,710
Average Household Income	\$59,243	\$77,467	\$81,917
Trends: 2019-2024 Annual Rate			
Population	0.97%	1.32%	1.46%
Households	1.17%	1.34%	1.45%
Families	0.97%	1.19%	1.27%
Owner Households	1.34%	1.56%	1.57%
Median Household Income	4.19%	3.05%	2.34%