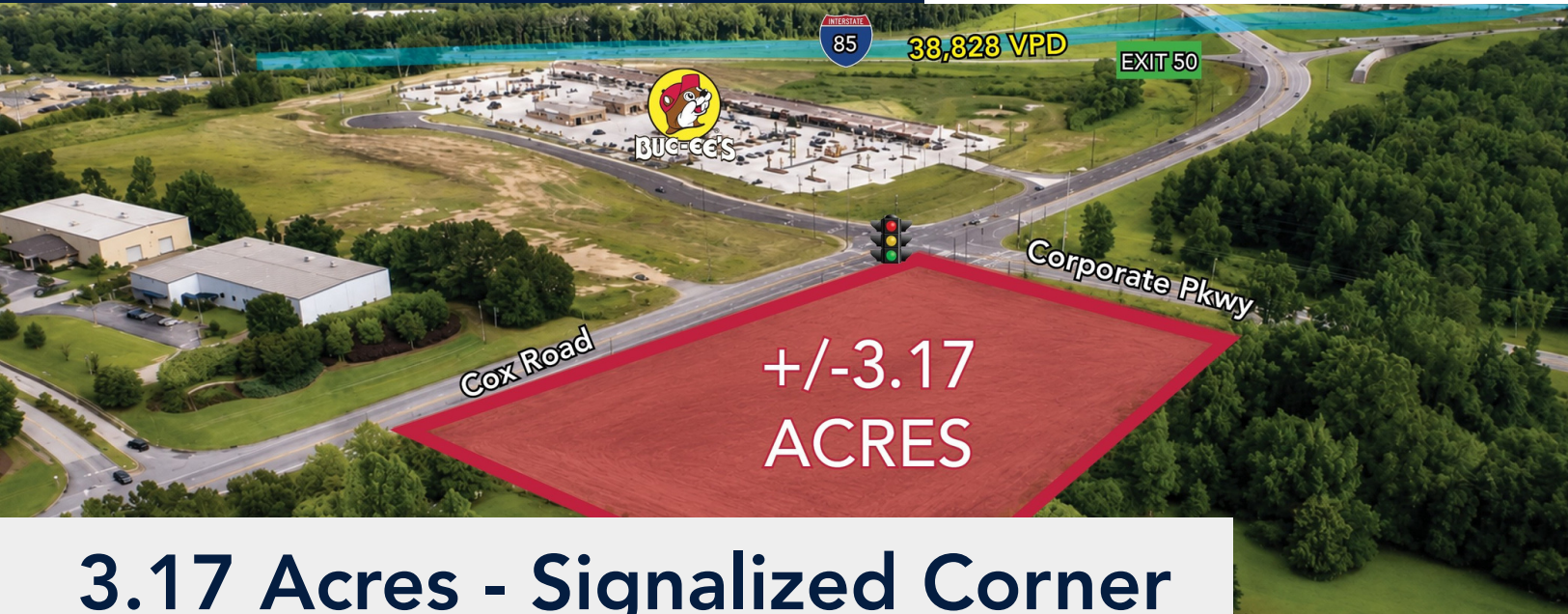




retail specialists

AVAILABLE



## 3.17 Acres - Signalized Corner

Cox Road & Corporate Pkwy | Auburn, AL 36832

### Property Highlights

- Available: 3.17 acres on Cox Road & Corporate Parkway
- Desirable location caddy-corner to Buc-ee's
- Conveniently located off I-85 (39,000 VPD)
- All utilities brought to site
- Ability to subdivide
- Zoned Interstate Commercial District

| Demographics  | 3 mile   | 5 mile   | 7 mile   |
|---------------|----------|----------|----------|
| Population    | 15,300   | 44,122   | 78,319   |
| Household     | 7,755    | 19,206   | 34,349   |
| Med HH Income | \$45,614 | \$53,830 | \$66,039 |



ACRES

3.17



TRAFFIC

38,828 VPD  
(I-85)



ACCESS

I-85  
Exit 10

Katie Carlton

kcarlton@retailspecialists.com | 770.547.0522

Brannen Ashford

bashford@retailspecialists.com | 205.602.7677

Your Retail Real Estate Experts | [www.retailspecialists.com](http://www.retailspecialists.com)

No warranty expressed or implied has been made as to the accuracy of the information herein. Retail Specialists assumes no liability for errors, omissions, or change of price or conditions.



# 3.17 Acres - Auburn, AL

Cox Rd & Corporate Pkwy | Auburn, AL 36832

## Market Aerial



AVAILABLE

Katie Carlton

kcarlton@retailspecialists.com | 770.547.0522

Brannen Ashford

bashford@retailspecialists.com | 205.602.7677