



## **Opelika Estate Lot**

**+/-3 Acres**

### **Facts Sheet**

**Price:** \$245,500.00

**Property Location/ Access:** 3900 Oak Bowery Road, Opelika, AL 36801

**Travel Mileage:** Auburn University & Downtown Auburn- 10 miles, Tiger Town Shopping Center- 8 miles, Opelika Sportsplex- 6 miles, Downtown Opelika- 5 miles, Robert Trent Jones- Grand National Golf Course and Resort- 2.5 miles

**Utilities On Site:** City water, Power, Broadband Fiber Internet

**Zoning and Restrictions:** Property is Inside City Limits and Zoned Residential.

**Natural Assets:** Level, High Terrain with a mix of Young and Mature Trees.

**Other Assets:** A portion of the land is cleared for a homesite. Gravel Drive and Culvert in place at road entrance/ exit. Property has 417 feet of Frontage on Oak Bowery Road.