



Auburn Commercial Property +/-1.75 Acres
2787 Cox Rd, Auburn AL, 36832
Fact Sheet

Price: \$1,480,000.00

Acreage: +/-1.75 Acres Surveyed September of 2021. Lot 3 of the BUC-EE'S Addition To Auburn Plat No. 1

Property Location/ Access: Property is located on the east side of Cox Road adjoining BUC-EE's Auburn site at Exit 50 on I-85. Adjacent or close to Auburn's three Technology Parks. The property is part of Section 15, Township 18 North, Range 25 East. The property has +/-240 feet of frontage on Cox Rd.

Travel Mileage: 0.44 Miles to I-85; 5.1 Miles to Downtown Auburn; 39.8 Miles to Montgomery, 112 Miles to Atlanta, GA

Zoning: Comprehensive Development District- Commercial

Daily Traffic Count: +/-37,000 VPD (2023 count) on I-85, +/-9,900 VPD (2023 count) on Cox Road

Restrictions and Covenants: Restrictions and Covenants apply, BUC-EE's has a Right-Of-First-Refusal.



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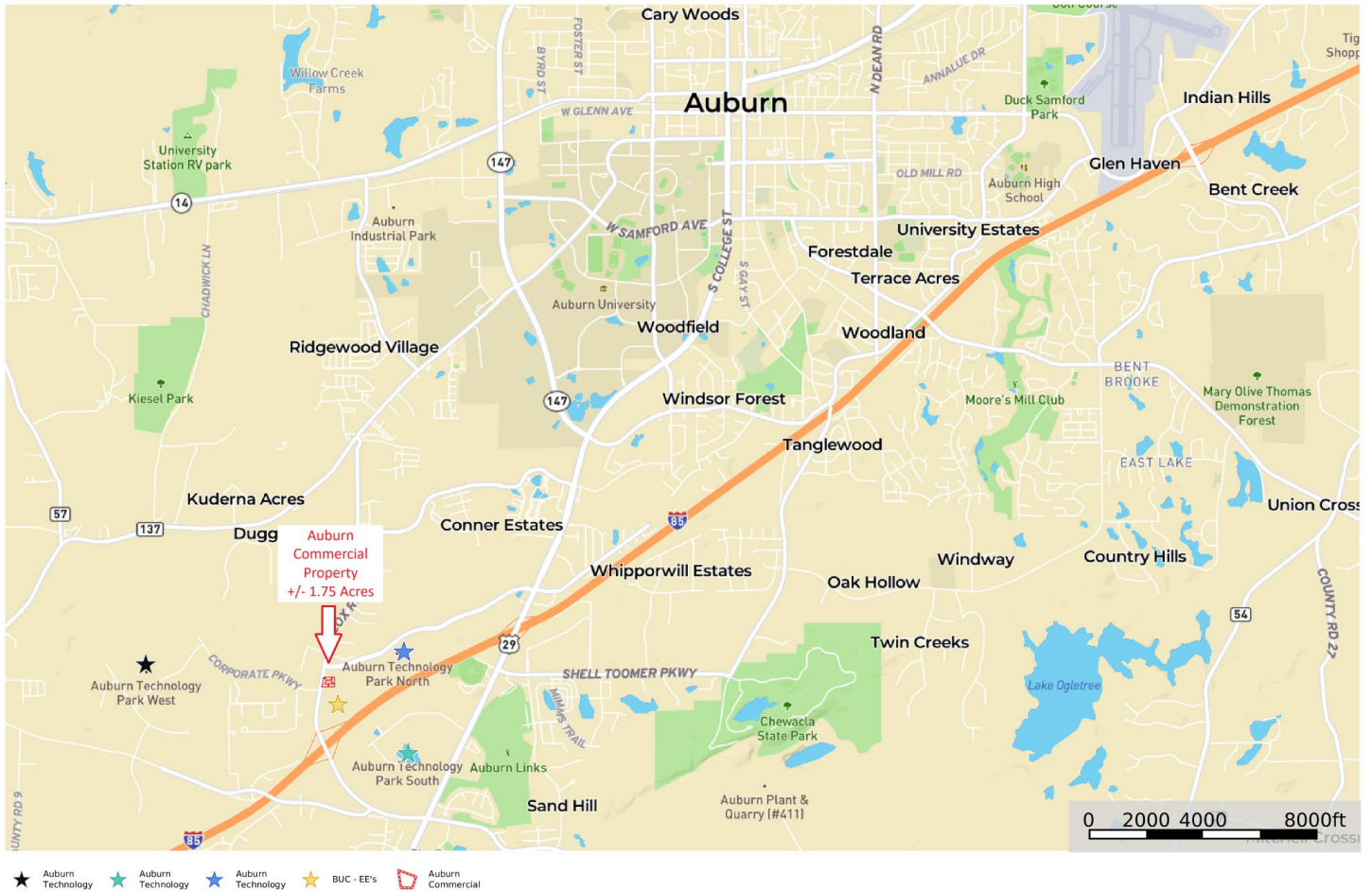


**** All Property Lines are Approximate****



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Boatwright Tract Aerial
Alabama, AC +/-



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Property Photos:





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