



HARBERTREALTY.COM
BILL WARE + 205.458.8129
BWARE@HARBERTREALTY.COM

Phase Two
Multifamily Development

AVAILABLE
Outparcel 3
2.52 AC
\$349,900

DETENTION
AREA

ATI

Great Clips

BEAUTE
NAIL SPA

Edward Jones

GOLDFINGERS

marco's

publix

pet
sense

AVAILABLE
Outparcel 1B
0.95 AC
\$499,900

LOUISIANA
KITCHEN

PANDA EXPRESS
GOURMET CHINESE FOOD

FNB
Since 1904

TROY
UNIVERSITY

US Hwy 231

COME JOIN!

- Publix
- Marco's Pizza
- ATI Physical Therapy
- Panda Express
- Popeye's
- Goldfingers
- Beaute Nail Spa
- The First National Bank
- Petsense
- Great Clips
- Edward Jones

2 Outparcels FOR SALE
Outparcel 1B: \$499,900
Outparcel 3: \$349,900



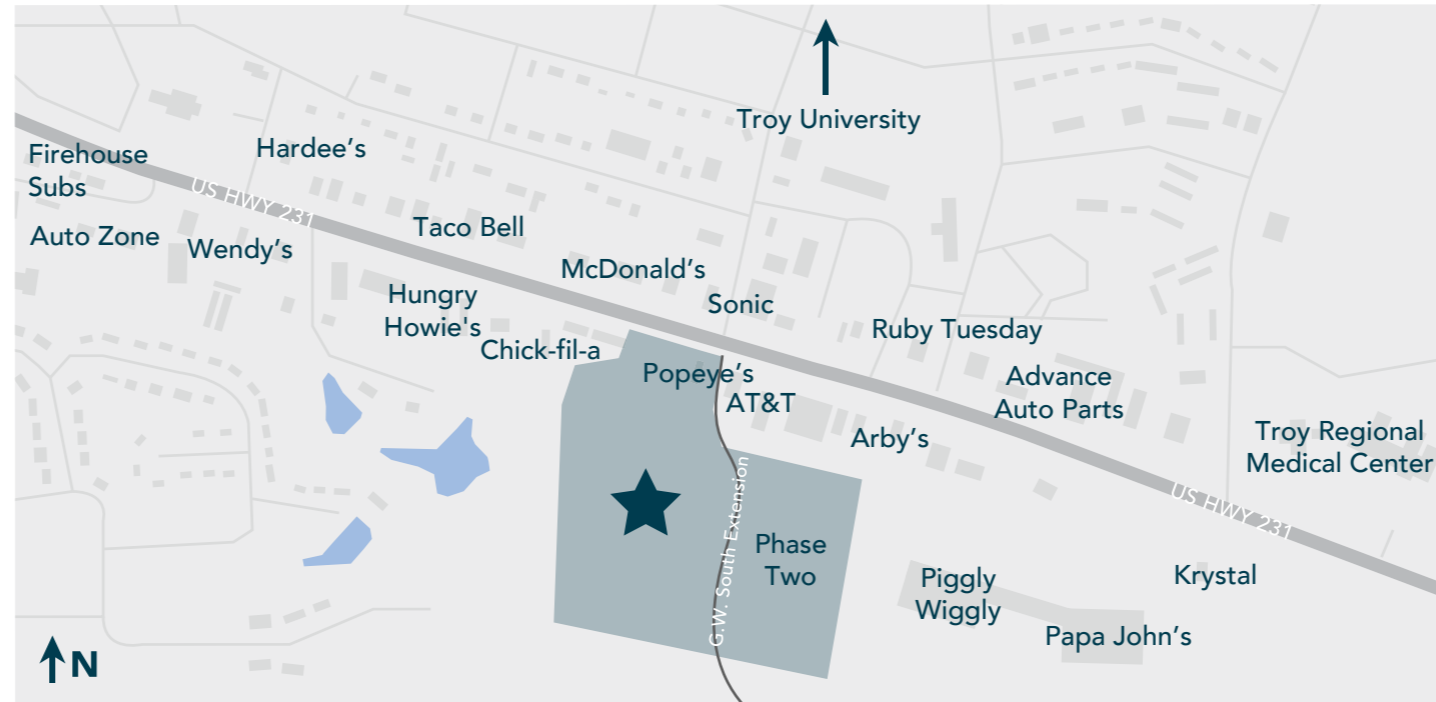
OUTPARCELS FOR SALE

📍 Park Place Troy • US Hwy 231 & George Wallace Extension, Troy, AL 36079

PARKPLACE TROY, ALABAMA

PUBLIX ANCHORED CENTER OUTPARCELS FOR SALE

- Anchored by 45,600 sf Publix Grocery Store
- Located in growing University Town – **Directly Across the Street from Main Entrance to Troy University** (approximately 7,000 students)
- George Wallace South Extension runs through the site separating Phases I & II
- New GW Extension connects now to Hwy 167 (87) and Enzor Road terminating at the main entrance of the City of Troy Sports Complex
- Less than 1 mile to Veterans Memorial (football) Stadium and Trojan (basketball) Arena with capacities of 30,000 and 6,000 respectively



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OUTPARCELS FOR SALE:

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Outparcel 3: \$349,900



Population

1 mi. 2,972
3 mi. 16,727
5 mi. 21,241



Daytime Business Population

approx. 9,200+
within 5 miles



Average HH Income

1 mi. \$49,801
3 mi. \$53,146
5 mi. \$53,515



Traffic Counts

over 34,000
vehicles/day

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.

PARK PLACE

TROY, ALABAMA

PROPOSED HOTEL LAYOUT FOR OUTPARCEL #3 | FOR SALE \$349,900



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PARK PLACE TROY, ALABAMA

TROY'S GEORGE WALLACE SOUTH EXTENSION

This crucial new artery through Troy connects Troy University to the main retail sector on HWY 231 and beyond. The extension runs through the Park Place site adding traffic and activity to the center. This new extension is essential to expanding Troy's growth off of HWY 231 and into currently less developed areas. The new road will help channel traffic efficiently in and out of the site and help the overall traffic flow needs of the city as a whole.



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