



*Specializing in the sale of large properties across the state of Alabama*

# ***Phenix City 55 Acres (+/-)***

**Size: 55 acres (+/-)**

**Location: Phenix City, Alabama - About 30 minutes away from Auburn and 60 minutes away from Atlanta.**

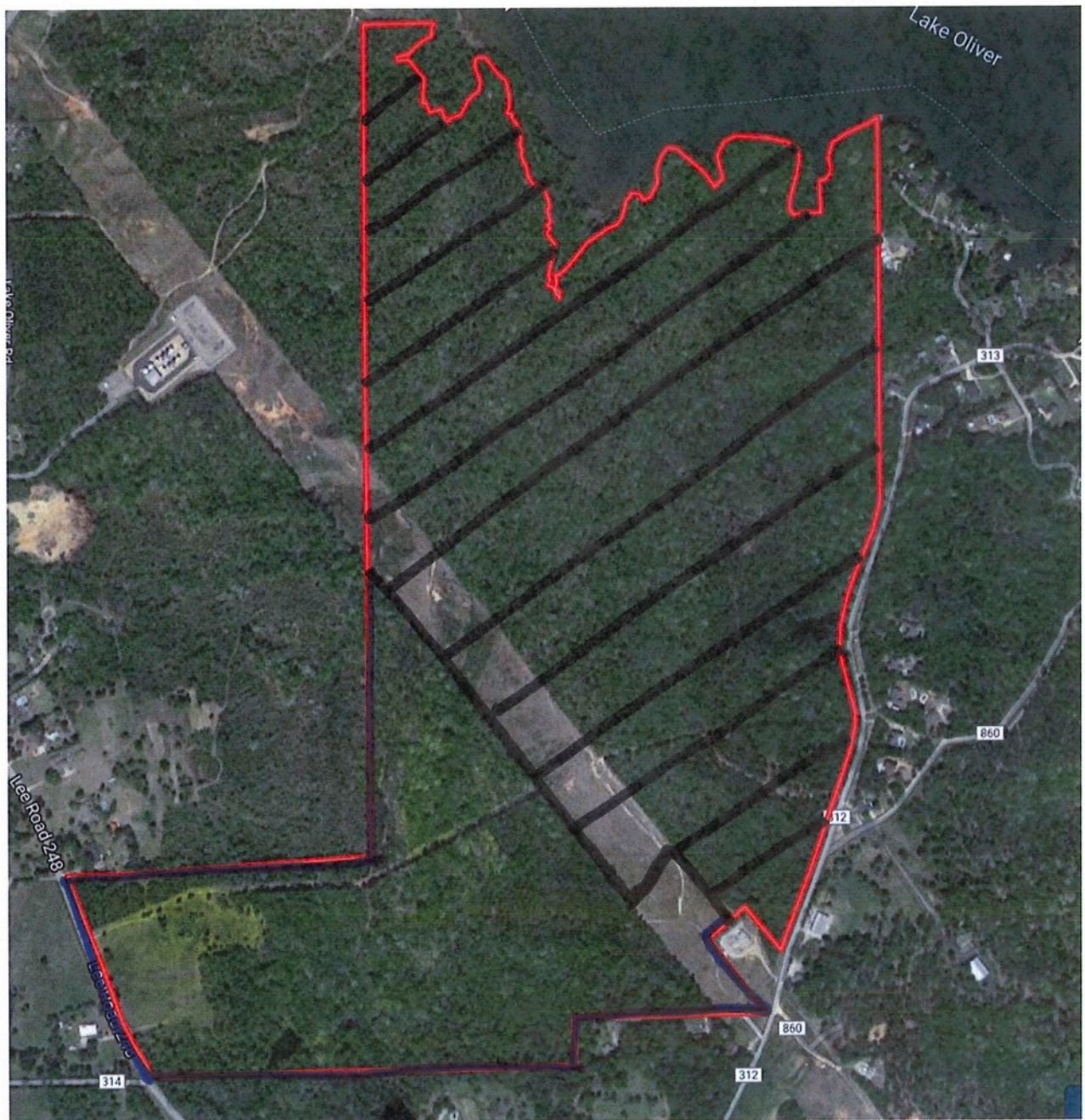
**Land: Large hardwoods all throughout the property. Rolling with some beautiful views. Beautiful rock areas as well.**

**Access: Has road frontage to Twin Towers Road.**

**Comments: There has already been a drawing for a subdivision with 32 lots. Ideal piece for a potential developer. Price per acre is at a huge discount compared to prices that have already sold in 2019 from adjoining land owners.**

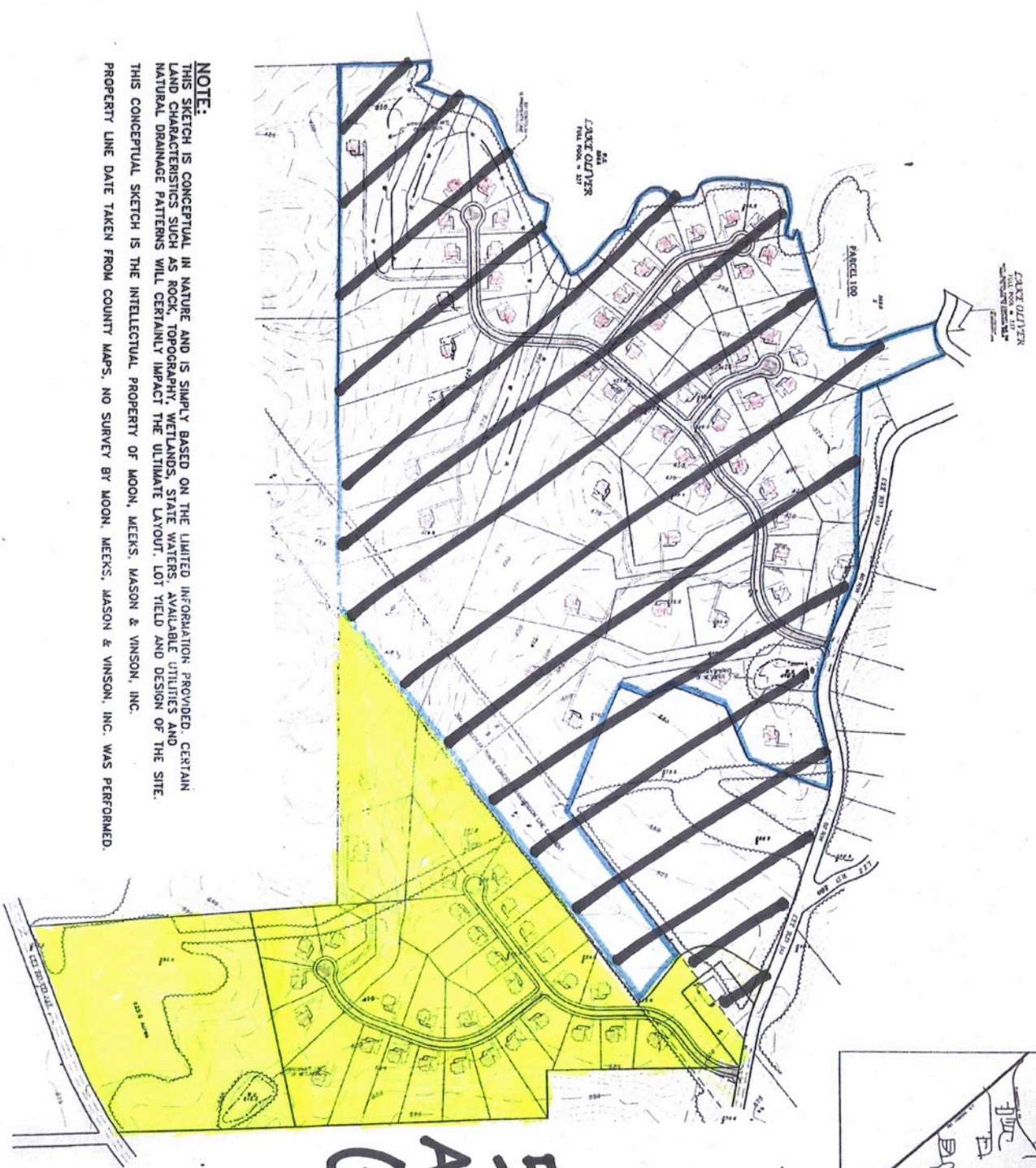
**Price: \$895,000**

**Contact:**  
**Jackson Speaks**  
**334.740.0675 c**  
**[jackson@speaksland.com](mailto:jackson@speaksland.com)**

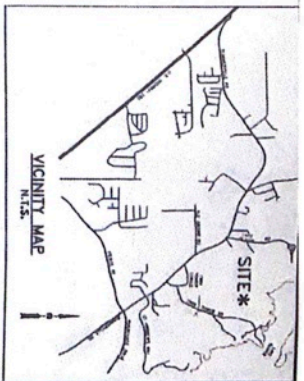


↑  
55 Acres  
(+/-)





55  
Acres  
(+/-)



**NOTE:**  
THIS SKETCH IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE ULTIMATE LAYOUT, LOT YIELD AND DESIGN OF THE SITE.  
THIS CONCEPTUAL SKETCH IS THE INTELLECTUAL PROPERTY OF MOON, MEES, MASON & VINSON, INC.  
PROPERTY LINE DATE TAKEN FROM COUNTY MAPS. NO SURVEY BY MOON, MEES, MASON & VINSON, INC. WAS PERFORMED.

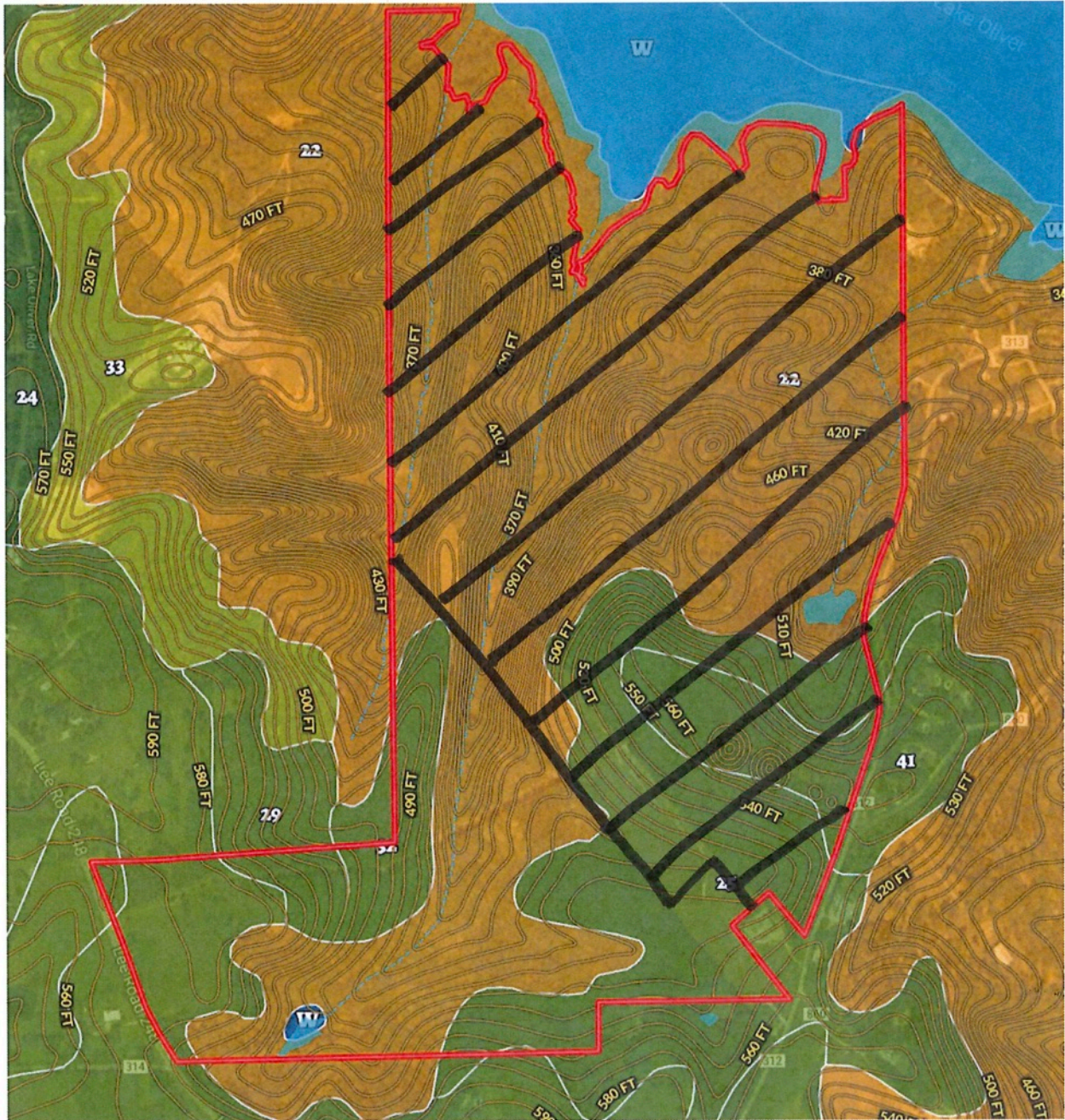
PRELIMINARY LAYOUT PLAN  
**TWIN TOWERS ROAD**  
**TRACT 3**  
LYING IN SECTION 31, TOWNSHIP 18 NORTH, RANGE 30 EAST  
LEE COUNTY, ALABAMA

**MOON MEES**  
**MASON & VINSON, INC.**  
CIVIL ENGINEERS LAND SURVEYORS

PHONE: (205) 827-0200  
FAX: (205) 827-0424  
1202 BENTLEY BLVD., SUITE 100  
COLUMBIA, GA 31504  
P.O. BOX 4748 (31514)

PRELIMINARY  
FOR REVIEW ONLY  
DATE: 03/26/18  
SCALE: 1" = 200'  
SHEET NO.  
**PRE**





↑  
55 Acres  
(+/-)











































