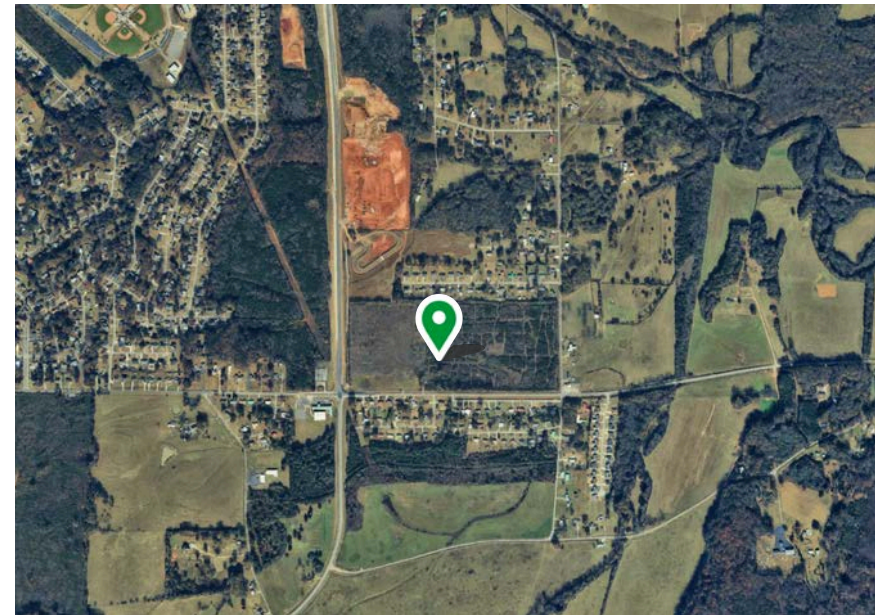




# FRIENDSHIP VILLAGE LAND

3031 Friendship Road, Oxford, AL 36203





## AVAILABILITY

### LAND SIZE:

55 Acres  
*(Can be subdivided)*

## CALL FOR PRICING

## CONTACT

### Bill Clements, CCIM

Bill@TheRetailCompanies.com  
205.823.3070

### Brooks Corr, CCIM

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## PROPERTY OVERVIEW

- ±55 Acres of Land - Rare large tract offering exceptional flexibility for residential, recreational, or potential development use
- Strong Growth Corridor - Located in Oxford, one of East Alabama's fastest-growing retail and residential markets
- Excellent Accessibility - Convenient access to I-20, Highway 21, and key retail corridors in Oxford
- Development Potential - Ideal for estate lots, residential subdivision, or private compound
- Utilities Nearby - Area supported by surrounding residential and commercial infrastructure (buyer to verify)
- Unincorporated Calhoun County

## TRAFFIC COUNTS

Leon Smith Pkwy 10,215 VPD

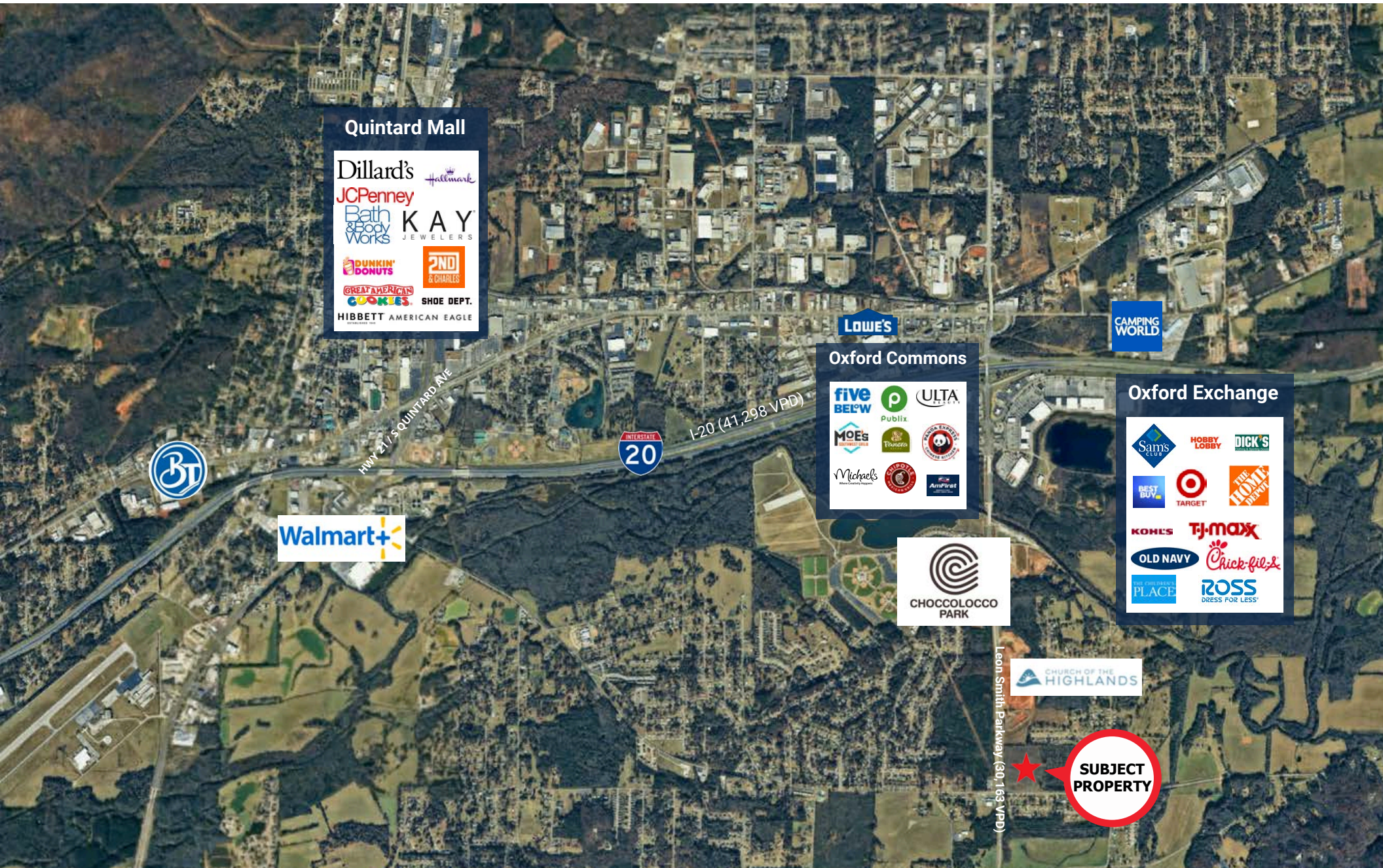
## SURROUNDING TENANTS



# Friendship Village Land

3031 Friendship Road, Oxford, AL 36203

FOR SALE



# Friendship Village Land

3031 Friendship Road, Oxford, AL 36203

**FOR SALE**



## \*\*Conceptual Master Plan\*\*

### FRIENDSHIP VILLAGE

OXFORD, ALABAMA

#### PRELIMINARY SITE SKETCH

2/20, 2026



### Executive Summary

3031 Friendship Rd, Oxford, Alabama, 36203



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,076	9,581	26,478
2020 Population	1,221	10,135	26,747
2025 Population	1,183	10,043	26,316
2030 Population	1,150	9,878	25,984
2010-2020 Annual Rate	1.27%	0.56%	0.10%
2020-2025 Annual Rate	-0.60%	-0.17%	-0.31%
2025-2030 Annual Rate	-0.56%	-0.33%	-0.25%

Age	1 mile	3 miles	5 miles
2025 Median Age	45.2	41.1	42.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.8%	65.5%	63.2%
Black Alone	15.3%	21.4%	23.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	2.5%	2.6%	2.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.5%	3.7%	3.8%
Two or More Races	6.5%	6.4%	6.5%
Hispanic Origin	5.2%	6.7%	7.3%
Diversity Index	49.7	57.9	60.1

Households	1 mile	3 miles	5 miles
2010 Total Households	415	3,814	10,921
2020 Total Households	490	4,176	11,167
2025 Total Households	493	4,223	11,224
2030 Total Households	489	4,222	11,236
2010-2020 Annual Rate	1.68%	0.91%	0.22%
2020-2025 Annual Rate	0.12%	0.21%	0.10%
2025-2030 Annual Rate	-0.16%	0.00%	0.02%
2025 Average Household Size	2.39	2.37	2.28
Wealth Index	124	90	89

① Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 3031 Friendship Rd, Oxford, Alabama, 36203 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.1%	21.7%	21.5%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$80,004	\$69,200	\$65,185
2030 Median Household Income	\$86,284	\$76,033	\$72,717
2025-2030 Annual Rate	1.52%	1.90%	2.21%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$117,758	\$99,280	\$93,689
2030 Average Household Income	\$134,677	\$109,524	\$103,273

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$47,546	\$42,036	\$39,837
2030 Per Capita Income	\$55,422	\$47,130	\$44,502
2025-2030 Annual Rate	3.11%	2.31%	2.24%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	49.2	47.9	49.3

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	59.2	53.5	50.9

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	97	111	112
2010 Total Housing Units	452	4,173	12,041
2010 Owner Occupied Hus (%)	87.2%	70.5%	68.0%
2010 Renter Occupied Hus (%)	12.8%	29.5%	32.0%
2010 Vacant Housing Units (%)	8.2%	8.6%	9.3%
2020 Housing Units	527	4,518	12,397
2020 Owner Occupied HUs (%)	85.5%	69.1%	67.2%
2020 Renter Occupied HUs (%)	14.5%	30.9%	32.8%
Vacant Housing Units	6.2%	7.1%	9.8%
2025 Housing Units	535	4,575	12,470
Owner Occupied Housing Units	86.4%	70.1%	68.5%
Renter Occupied Housing Units	13.6%	29.9%	31.5%
Vacant Housing Units	7.8%	7.7%	10.0%
2030 Total Housing Units	507	4,472	12,336
2030 Owner Occupied Housing Units	422	2,956	7,703
2030 Renter Occupied Housing Units	67	1,266	3,533
2030 Vacant Housing Units	18	250	1,100

① Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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