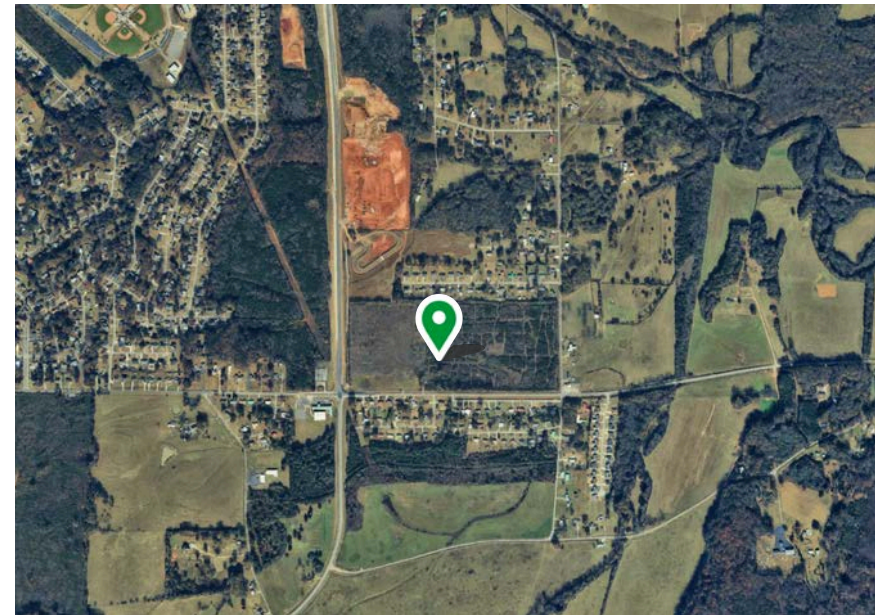




FRIENDSHIP VILLAGE LAND

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

Brooks@TheRetailCompanies.com
205.823.3080

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)

TRAFFIC COUNTS

Leon Smith Pkwy 10,215 VPD

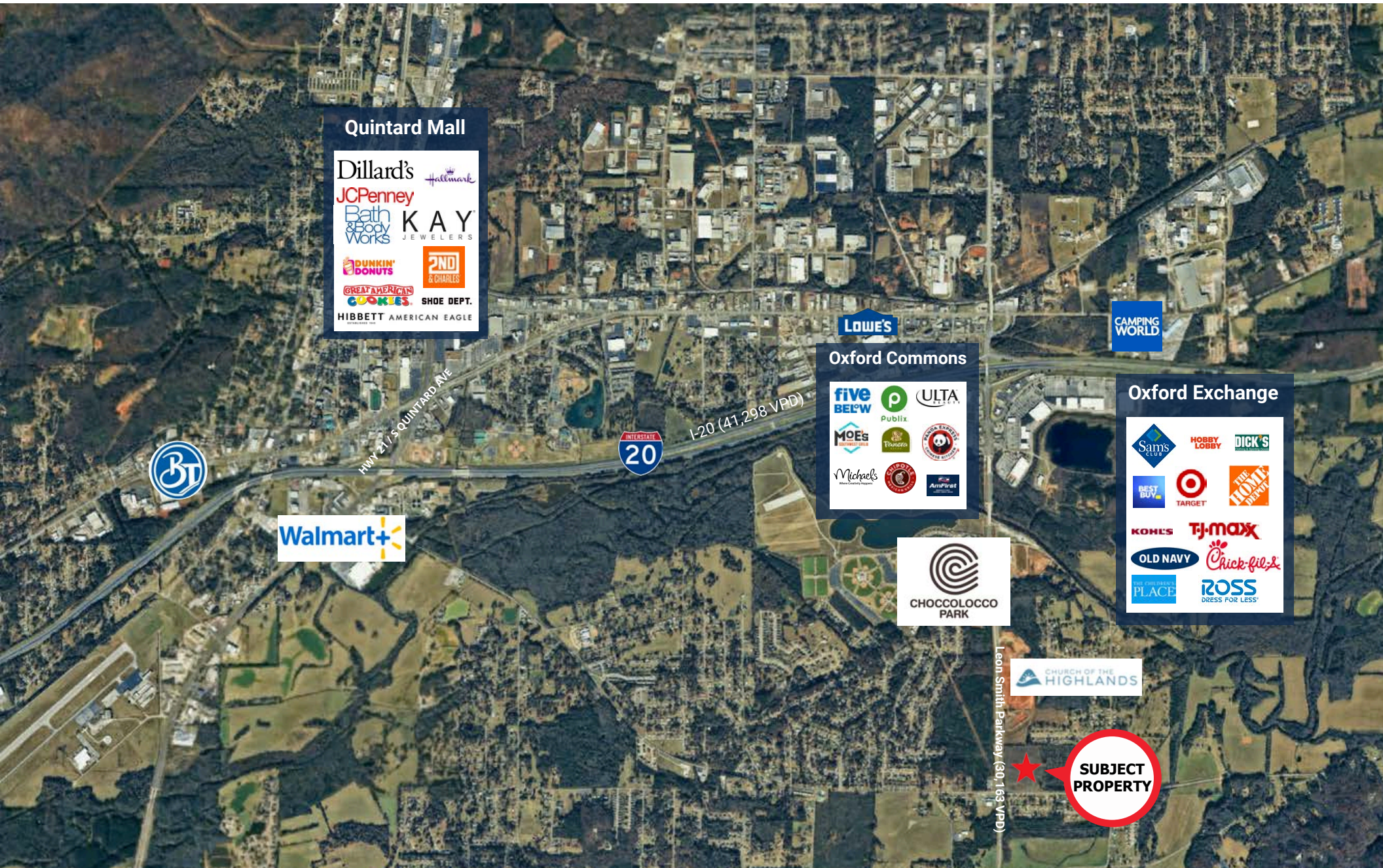
SURROUNDING TENANTS



Friendship Village Land

3031 Friendship Road, Oxford, AL 36203

FOR SALE



Quintard Mall

Dillard's
 JCPenney
 Bath & Body Works
 KAY JEWELERS
 DUNKIN' DONUTS
 GREAT AMERICAN COOKIES
 HIBBETT AMERICAN EAGLE
 Hallmark
 KAY JEWELERS
 2ND & CHARLES
 SHOE DEPT.

LOWE'S

Oxford Commons

five BELOW
 Publix
 MOE'S
 Michaels
 ULTA
 THE HOME DEPOT
 AnnFirst

CAMPING WORLD

Oxford Exchange

SAM'S CLUB
 HOBBY LOBBY
 DICK'S
 BEST BUY
 TARGET
 THE HOME DEPOT
 KOHL'S
 TJ-MAXX
 OLD NAVY
 Chick-fil-A
 THE FURNITURE PLACE
 ROSS DRESS FOR LESS



Walmart+



CHOCOLOCCO PARK

CHURCH OF THE HIGHLANDS

Leon Smith Parkway (30,163 VPD)



Friendship Village Land

3031 Friendship Road, Oxford, AL 36203

FOR SALE



Friendship Village Land

3031 Friendship Road, Oxford, AL 36203

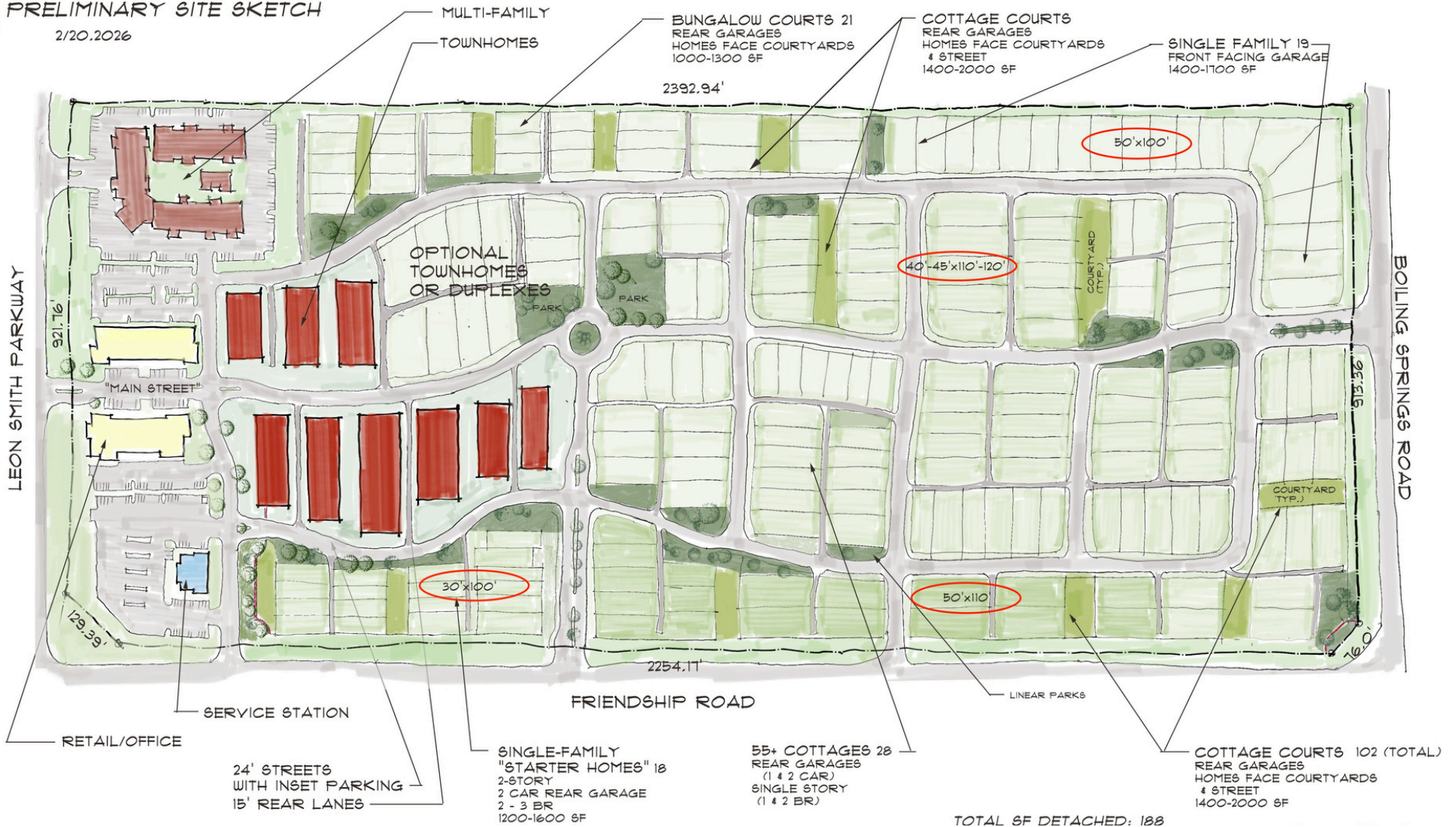
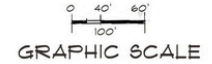
FOR SALE

FRIENDSHIP VILLAGE

OXFORD, ALABAMA

PRELIMINARY SITE SKETCH

2/20.2026



MULTI-FAMILY

TOWNHOMES

BUNGALOW COURTS 21
REAR GARAGES
HOMES FACE COURTYARDS
1000-1300 SF

COTTAGE COURTS
REAR GARAGES
HOMES FACE COURTYARDS
& STREET
1400-2000 SF

SINGLE FAMILY 19
FRONT FACING GARAGE
1400-1100 SF

OPTIONAL
TOWNHOMES
OR DUPLEXES

30'x100'

40'-45'x110'-120'

50'x100'

50'x110'

SINGLE-FAMILY
"STARTER HOMES" 18
2-STORY
2 CAR REAR GARAGE
2 - 3 BR
1200-1600 SF

55+ COTTAGES 28
REAR GARAGES
(1 & 2 CAR)
SINGLE STORY
(1 & 2 BR)

COTTAGE COURTS 102 (TOTAL)
REAR GARAGES
HOMES FACE COURTYARDS
& STREET
1400-2000 SF

TOTAL SF DETACHED: 188

SERVICE STATION

RETAIL/OFFICE

24' STREETS
WITH INSET PARKING
15' REAR LANES

FRIENDSHIP ROAD

LINEAR PARKS

BOLING SPRINGS ROAD

LEON SMITH PARKWAY

"MAIN STREET"

PARK

PARK

COURTYARD
(TYP.)

COURTYARD
(TYP.)

921.76'

129.39'

2254.11'

2392.94'

913.15'

16.01'

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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