



*R.J. Holley Lake*

# OPPORTUNITY

NAI Brannen Goddard is pleased to present Cider Ridge - a rare opportunity to acquire a large established residential community with 212 remaining platted lots and 24 acres of future unplatted lots. The Cider Ridge community was established in 2003 and has since cemented itself as the premier residential location in Oxford, AL.

The community boasts an award-winning public 18-hole golf course, an Olympic size pool, tennis courts, and scenic views bordering Mt. Cheaha and the Talladega National Forest.

# OFFERING



## ADDRESS

200 Apple Blossom Way,  
Oxford, Alabama 36203



**SIZE** 103 Acres of Platted Lots;  
24 Acres Unplatted



## PLATTED LOTS

212 Lots




## SCHOOLS

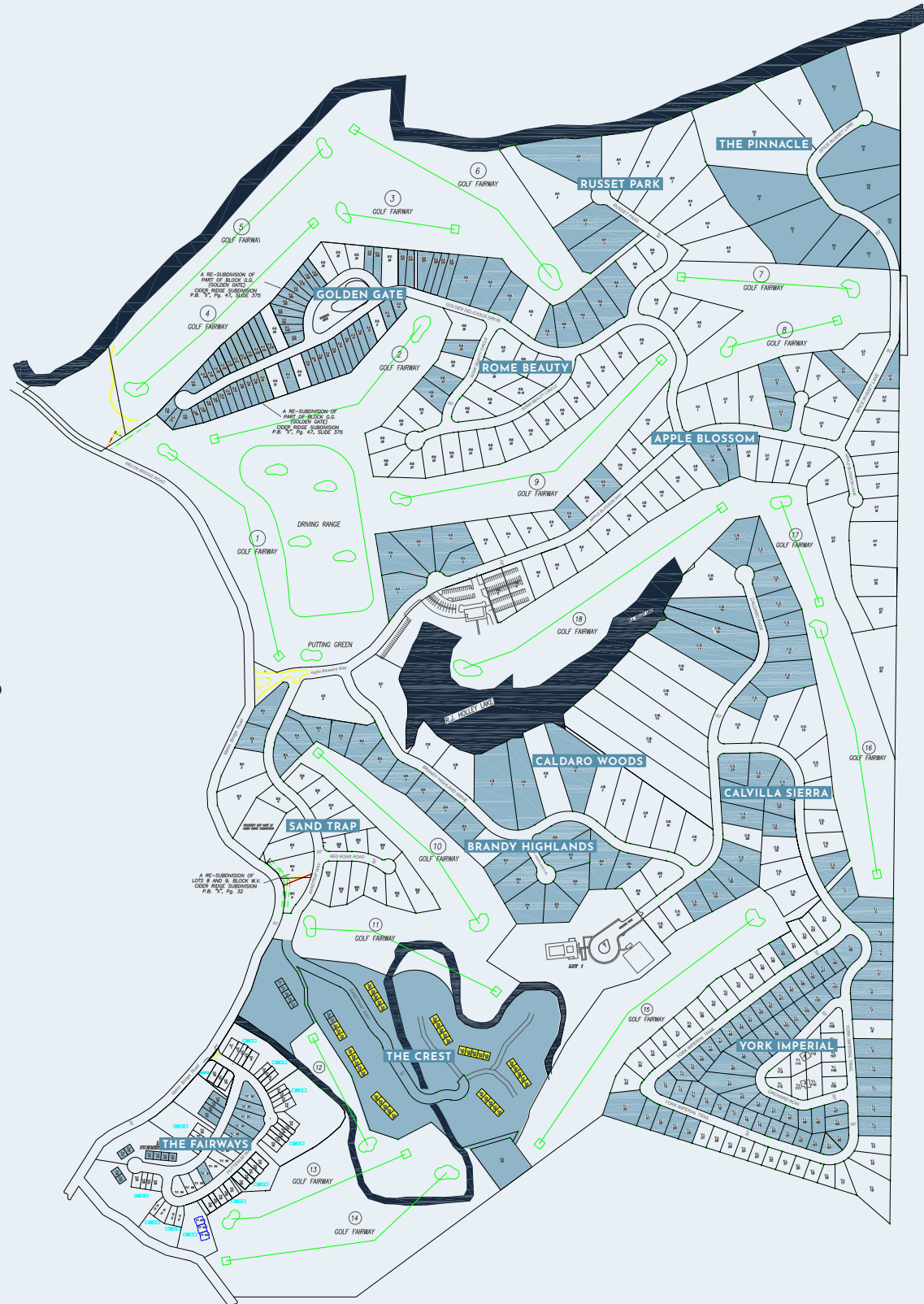
Oxford Elementary School - 7/10  
Oxford Middle School - 5/10  
Oxford High School - 7/10  
*Ratings based on [greatschools.org](https://www.greatschools.org)*



CLICK FOR  
VIRTUAL TOUR

# LOT MAP

 = SOLD  
 = INCLUDED



# COMMUNITIES

## ROME BEAUTY

This community's lots have views of the golf course fairways, the driving range, and Cheaha Mountain. Home values range in the high \$300,000s to mid \$400,000s. There are 9 lots remaining.

## GOLDEN GATE

The majority of the lots in this community are located in flood plain. The zoning is in place for a twin villa home product built on podium so that homes can be built in the floodplain area; elevated grading is also a potentially feasible method. Values of the existing homes range from low to mid \$300,000s. Price point of the proposed villas is around \$200,000 per villa. There are 65 lots remaining.

## THE PINNACLE

This section has been platted for 11 large single family home lots with spectacular views. Expected home values in this section are from the high \$300,000s to high \$700,000s. There are 8 lots remaining.

## APPLE BLOSSOM

Apple Blossom begins on the main entrance leading to the clubhouse and extends to the border of the Talledega National Forest. Home values range from the high \$300,000s to mid \$400,000s. There are 13 lots remaining.

## CALDARO WOODS

This community is located along the southern edge of the lake. Home values range from the \$600,000s to high \$800,000s. There are 7 lots remaining.

## RUSSET PARK

Home values range in the \$400,000s. There are 3 lots remaining.

## SAND TRAP

This section has been fully built out with single family homes.

## BRANDY HIGHLANDS

This section is mostly available lots adjacent to the subdivision amenities at Caldaro Woods. There are 14 lots remaining.

## CALVILLA SIERRA

This community is adjacent to the subdivision amenities in Caldaro Woods and fairways 15, 16, and 17. Home values range in the mid \$300,000s. There are 19 lots remaining.

## THE FAIRWAYS

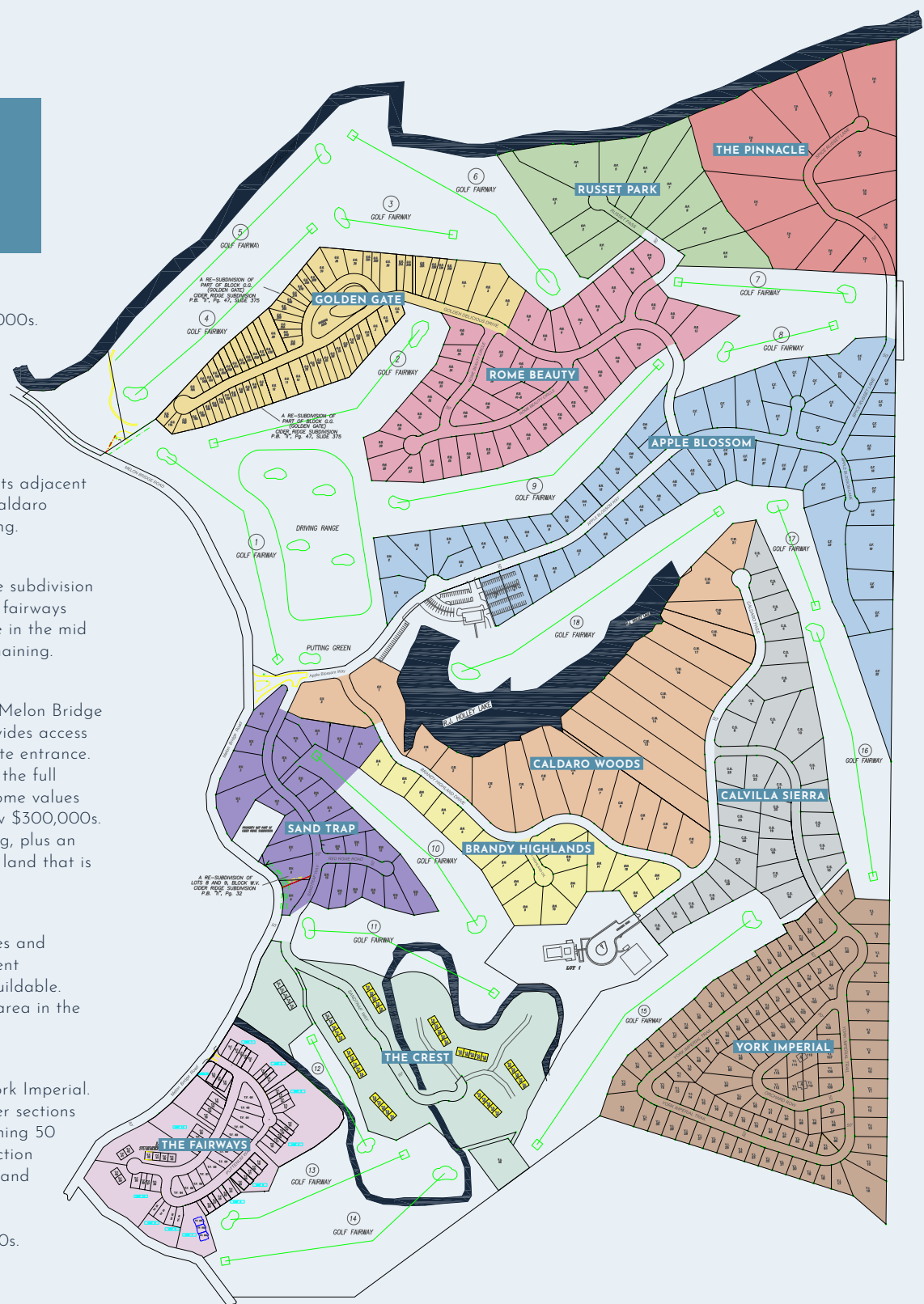
This community is located along Melon Bridge Road, which is the road that provides access to Cider Ridge and has a separate entrance. These townhomes have access to the full amenities of Cider Ridge. Townhome values range from low \$200,000s to low \$300,000s. There are 6 platted lots remaining, plus an additional 2.5 acres of unplatted land that is planned for an additional 12 lots.

## THE CREST

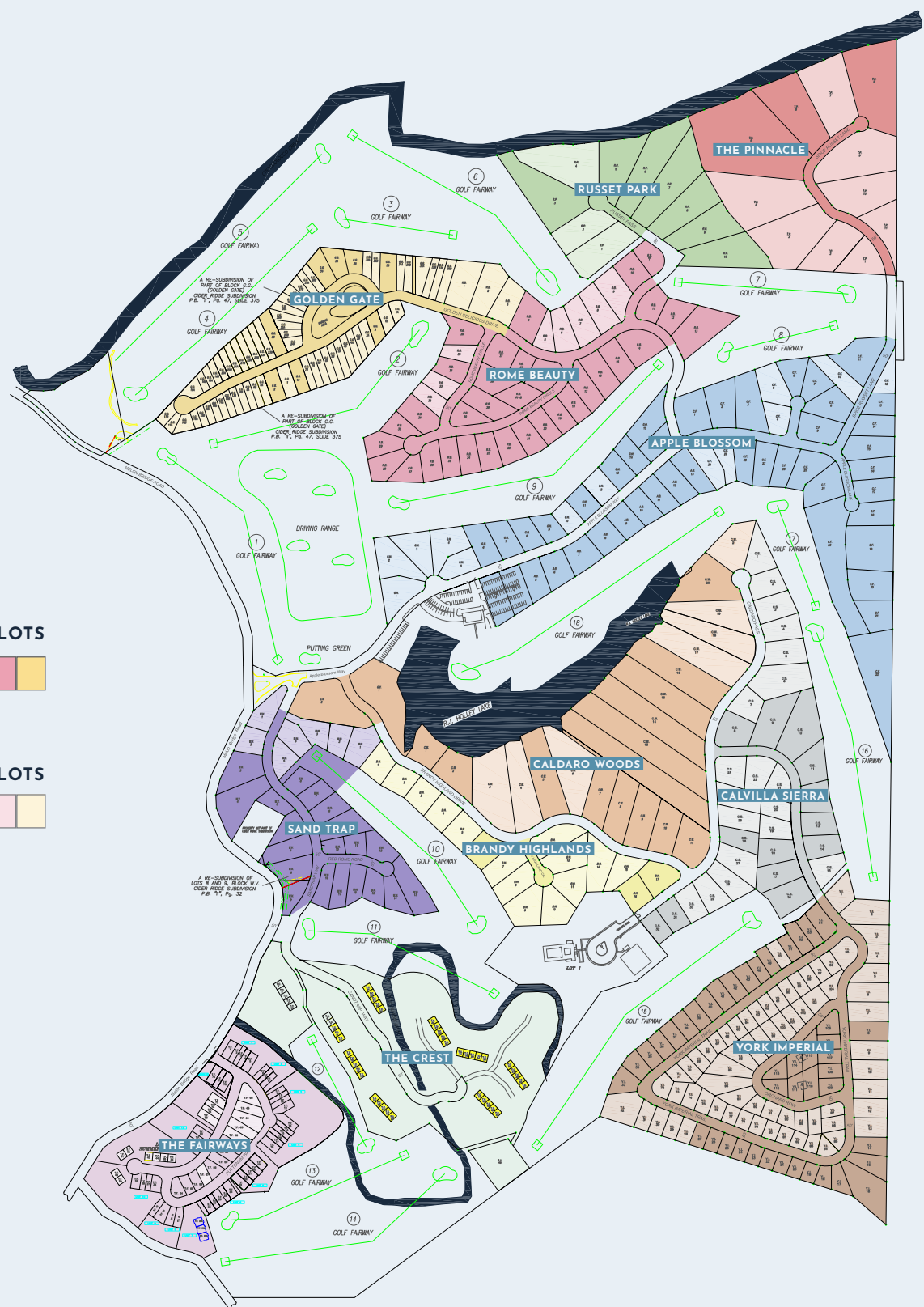
The Crest is comprised of 22 acres and requires completion of development components prior to lots being buildable. Townhomes are planned for this area in the Master Site Plan.

## YORK IMPERIAL

There are 58 lots remaining in York Imperial. 18 lots are located along the outer sections of York Imperial Trail. The remaining 50 lots are located in the interior section and will require civil engineering and mass balancing prior to building homes. Home values range in the high \$200,000s to mid \$300,000s.



# COMBINED VIEW





*Rome Beauty*



*Golden Gate*



*Apple Blossom*

# COMMUNITY PHOTOS



*Caldaro Woods*



*Russell Park*



*Caldaro Woods*



*The Fairways*



*Sand Trap*



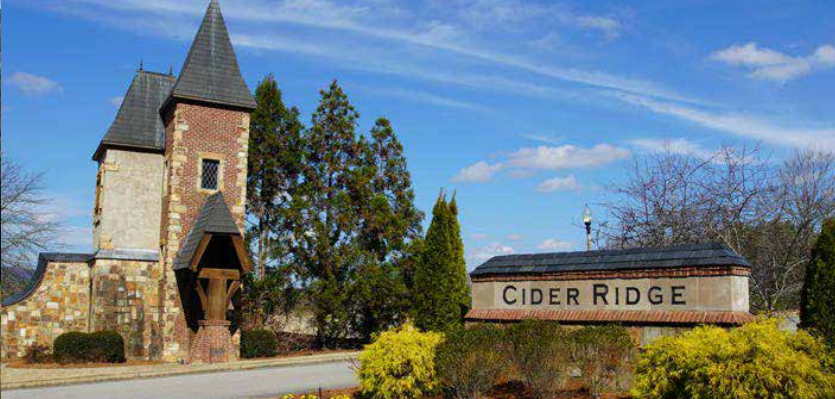
*York Imperial*



*York Imperial*



*Apple Blossom*



# AMENITY PHOTOS



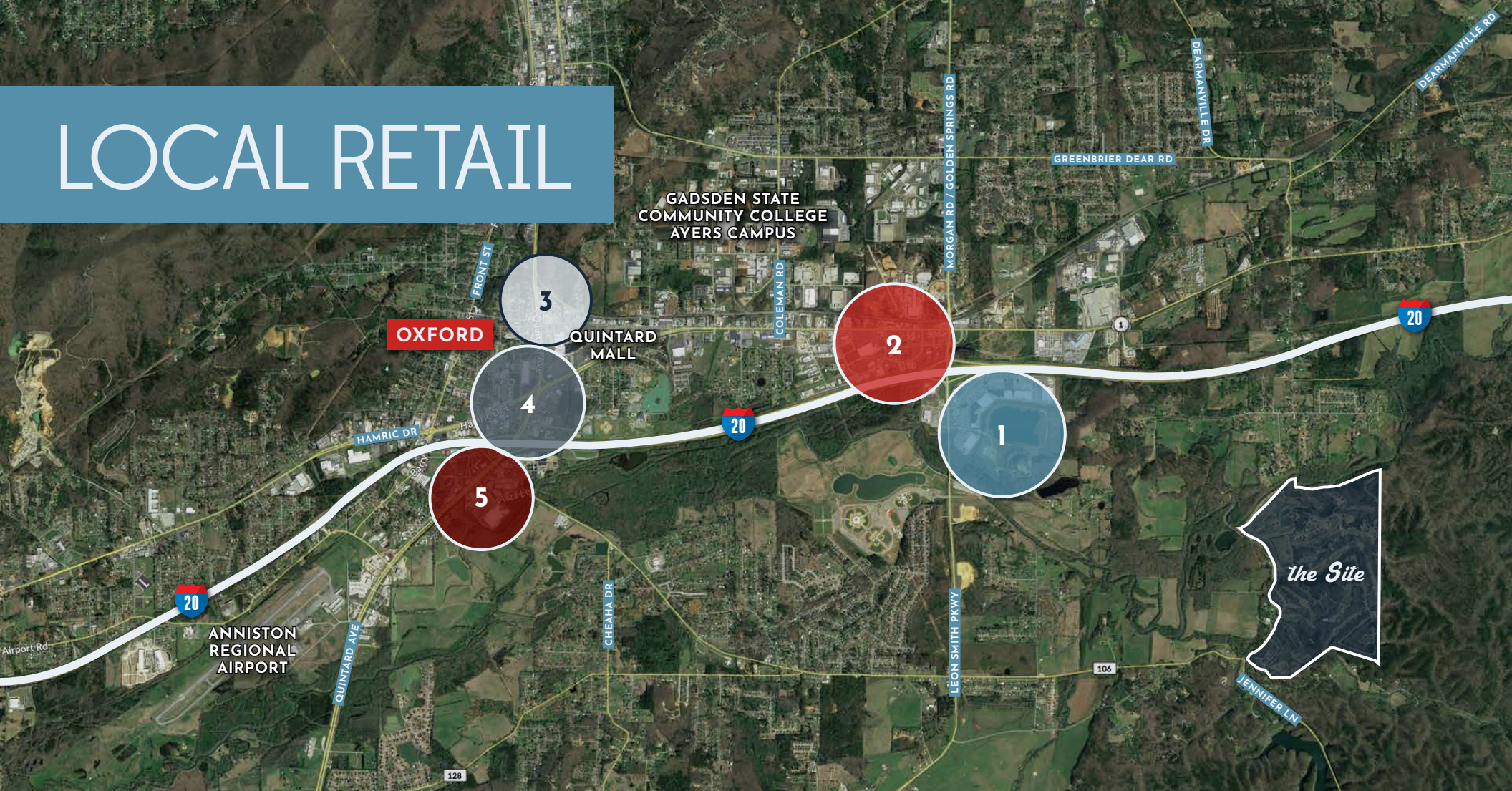


# SURROUNDING AREA

Popular area attractions include Choccolocco Park, Cheaha Mountain, which boasts the highest mountain peak in Alabama, and the picturesque Talladega National Forest.



# LOCAL RETAIL



GADSDEN STATE  
COMMUNITY COLLEGE  
AYERS CAMPUS

OXFORD

QUINTARD  
MALL

ANNISTON  
REGIONAL  
AIRPORT

*the Site*

- 1**  
Best Buy  
Dick's Sporting Goods  
Five Below  
Hobby Lobby  
Home Depot  
Old Navy  
PetSmart  
Publix  
Rack Room Shoes  
Ross Dress for Less  
Sam's Club  
Target

- TJ Maxx  
Arby's  
Dunkin' Donuts  
Five Guys  
Longhorn Steakhouse  
Moe's Southwest Grill  
Olive Garden  
Panda Express  
Panera Bread  
Great Clips  
Verizon Wireless

- 2**  
Lowe's  
Cracker Barrel  
Dairy Queen  
IHOP  
Mellow Mushroom  
Subway  
Zaxby's

- 3**  
Cicis Pizza  
Red Lobster  
Waffle House  
Wells Fargo

- 4**  
Walmart Supercenter  
Chick-Fil-A  
Waffle House  
Wendy's  
Aaron's  
USPS

- 5**  
CVS Pharmacy  
ALDI  
Applebee's  
Arby's  
Bojangles  
Burger King  
Captain D's  
Logan's Roadhouse  
McDonald's  
Pizza Hut  
Starbucks  
Taco Bell  
BB&T  
Firestone  
NAPA Auto Parts

# DEMOS & STATS

## ANNISTON-OXFORD, ALABAMA MSA



116,592  
residents



40.1  
median age



2.46  
average  
household size



46,338  
households



44,219  
employees



3,621  
businesses



Rated "A-"  
overall grade for  
Niche.com's places to live



### Major Employment Hubs within 30 miles of Oxford:

Honda Manufacturing of Alabama (4,100)  
Jacksonville State University (1,100)  
Anniston Army Depot (4,150)  
Regional Medical Center (1,585)  
Calhoun County Schools (1,400)



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