



## Lot 1 Highway 59

Robertsdale, Alabama 36567

### Property Highlights

- +/-1.24 Acres Available for Ground Lease
- High Visibility with 179' of Frontage on Hwy 59
- Excellent Access, with All Ingress/Egress Points in Place
- Zoning: B2 Commercial with Drive-Thru Use
- Off-Site Stormwater Infrastructure in Place: Connections On-Site
- Area Retailers: Walmart Supercenter, Wawa, Zaxby's, Mavis Tires & Breaks, T-Mobile, Scooter's Coffee



### Offering Summary

<b>Lease Rate:</b>	\$85,000.00 per year (Ground)
<b>Available SF:</b>	1.24 Acres

### For More Information

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## Property Description

+/-1.24-acre ground lease opportunity along Highway 59 in Robertsdale, Alabama, one of Baldwin County's primary retail corridors. The site offers approximately 179 feet of frontage on Hwy 59 (AADT: 25,365) with signalized access, providing strong visibility and access along the main north-south route serving the central Baldwin County trade area and Alabama's Gulf Coast.

Located approximately 10 minutes south of Interstate 10, the property captures both daily commuter traffic and coastal-bound travel along the primary corridor connecting I-10 to Gulf Shores and Orange Beach. The site benefits from strong retail synergy with nearby national tenants including Walmart Supercenter, Wawa, Zaxby's, Mavis Tires & Brakes, T-Mobile, and Scooter's Coffee.

The property is zoned B-2 commercial use with drive-thru allowed, with stormwater infrastructure available on site, off-site improvements completed, and established access via a common area access road, allowing for efficient development.

Robertsdale and the surrounding Baldwin County area continue to experience strong growth, with local population increasing approximately 19% since 2020 alongside expanding residential development and retail demand.

## Location Description

Signalized Hwy 59 Location (AADT: 25,365) on Baldwin County's primary retail corridor  
Direct Route to Gulf Shores & Orange Beach with strong commuter and tourist traffic  
Shadow-Anchored by Walmart Supercenter  
Strong Area Growth: Robertsdale population up 19% since 2020