



Miflin Road



Commercial Lot For Sale
\$643,500– 0.89 Acres – 150 x 260
21270 Miflin Road, Foley, Alabama 36535

Disclaimer

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Investment Sales Contacts

Tim Herrington
(251) 510-2277
Tim@herringtonrealty.net

Parker Herrington
(251) 459-3208
Parker@herringtonrealty.net



ASSET OVERVIEW

- Pricing: \$643,500 PSF
- Total Land Area: 0.89 Acres – 150x260
- Ownership Type: Fee Simple
- Commercial Frontage on Miflin Road, the Main Connector Between Foley Beach Express and Highway 59
- Located Across the Street From Owa Parks & Resort
- Utilities Available
- Located Alabama's Fastest Growing County by Population Growth
- Baldwin County is the #1 County in Alabama for "Incoming Business Development" for the 4th year in a row

Herrington Realty is excited to offer a prime property located on Miflin Road in Foley, Alabama for purchase. This property, known as Lot 1, boasts commercial frontage on Miflin Road, with over 13,000 vehicles passing daily. It's conveniently situated opposite the Owa Parks & Resort. Miflin Road serves as a major retail hub, linking Highway 59 — home to well-known retailers like Walmart, The Home Depot, Lowes, Publix, Piggly Wiggly, Hobby Lobby, and Tanger Outlets — to the Foley Beach Express, which is the primary route to the pristine beaches of Orange Beach, just 10 miles south. The property is equipped with utilities and is situated in Baldwin County, recognized as one of Alabama's rapidly expanding counties. Please reach out for detailed property dimensions.

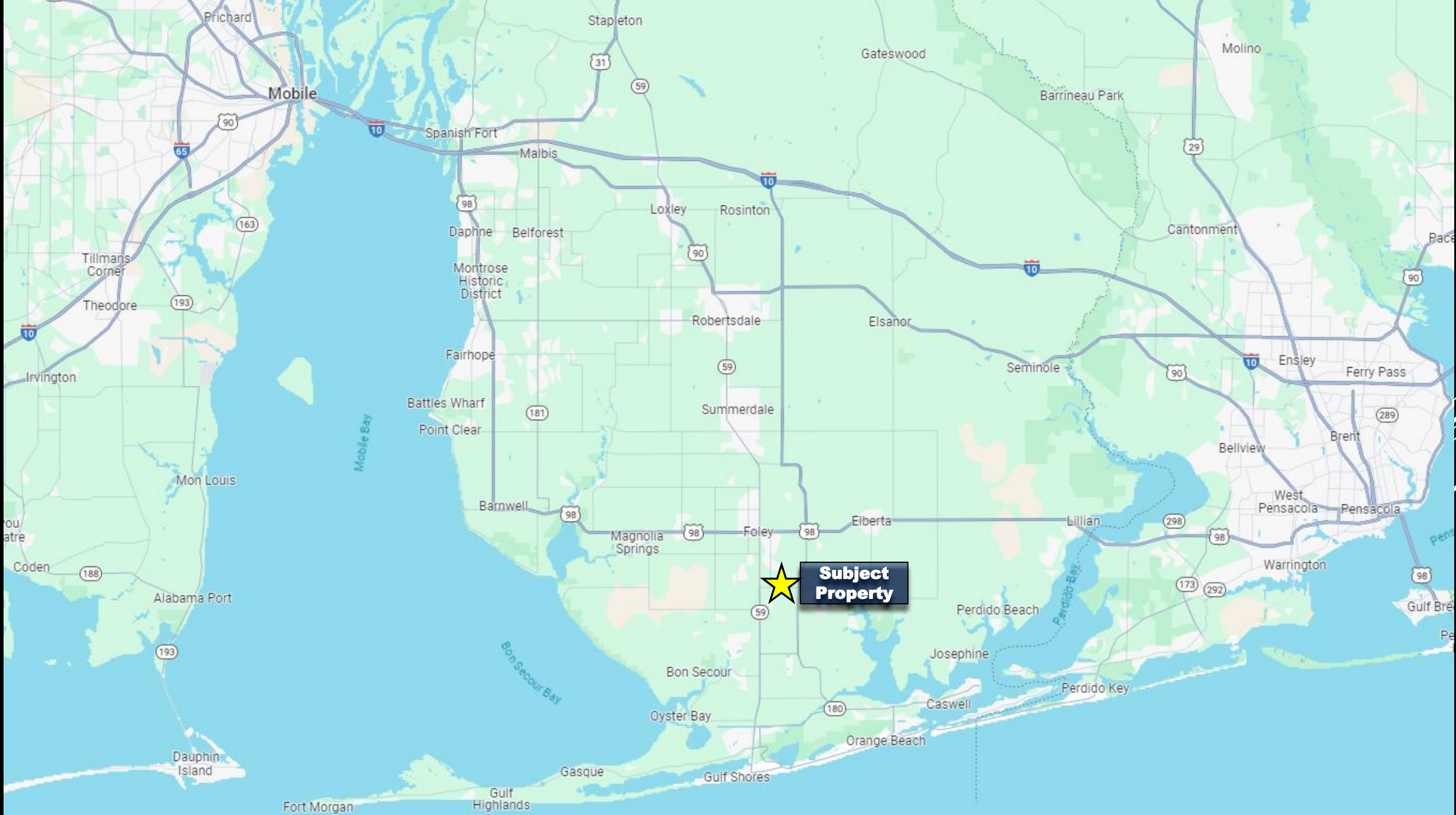


Property Photos



Property Photos





Foley, Alabama

Foley, Alabama, is a charming city located in Baldwin County, known for its rich history, agricultural roots, and as a gateway to the Gulf Coast beaches. With attractions like the Foley Railroad Museum and the nearby Tanger Outlets, it offers a blend of historical and modern experiences for visitors and residents. Its proximity to the Gulf of Mexico also makes it a popular destination for those seeking coastal recreation and beach-related activities.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According to the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama's 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as "Outstanding Alabama Water" by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the "highest environmental status" in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Demographics

POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

NOTEWORTHY

- ★ Baldwin County is home to 4 of Alabama's **TOP 10 FASTEST GROWING CITIES** with over 10,000 residents. Source: U.S. Census Bureau
- ★ In 2018, Baldwin County became **ALABAMA'S 5TH LARGEST COUNTY** and is projected to become the state's **4TH LARGEST COUNTY BY 2020**. Source: U.S. Census Bureau
- ★ 8 of Baldwin County's 14 municipalities have **GROWN MORE THAN 11%** over the last 5 years. Source: U.S. Census Bureau

LARGEST COUNTIES IN ALABAMA

Rank	County	2018 Total Population
1	Jefferson	659,300
2	Mobile	413,757
3	Madison	366,519
4	Montgomery	225,763
5	Baldwin	218,022
6	Shelby	215,707
7	Tuscaloosa	208,911
8	Lee	163,941
9	Morgan	119,089
10	Calhoun	114,277

Source: U.S. Census Bureau

Baldwin County's 22,580 net new residents since 2012 are equivalent to **37% OF ALABAMA'S TOTAL NET POPULATION GROWTH.**

Source: U.S. Census Bureau