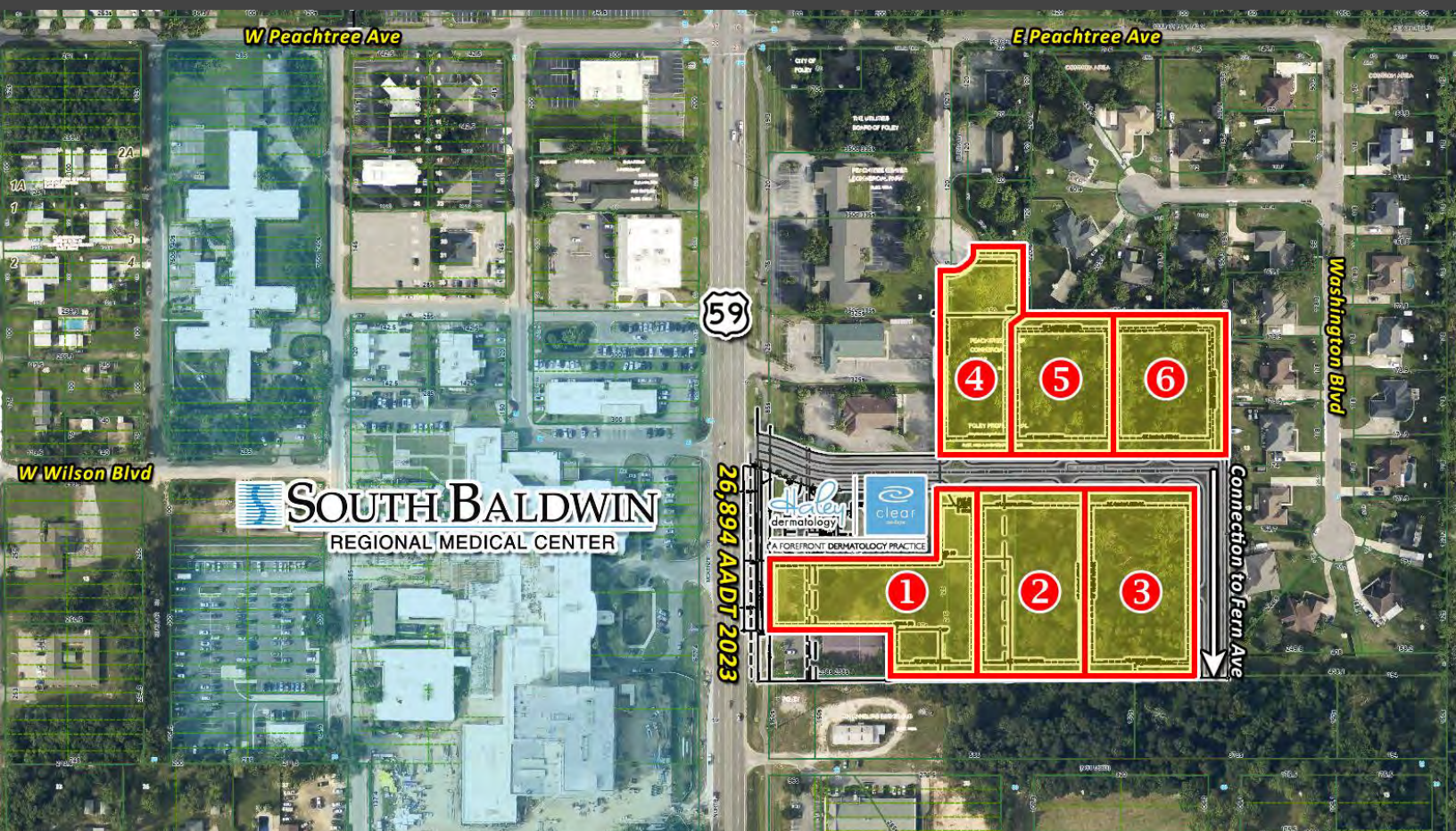


FOLEY PROFESSIONAL PARK

Across From South Baldwin Regional Medical Center | Just off Highway 59



- ±7.59 AC professional park located across from South Baldwin Regional Medical Center
- Property has access just off Highway 59, access to Elecia Lane, and future connectivity to Fern Avenue extension
- Lots are designed to far exceed the City of Foley's minimum parking requirements
- Property is ideally located in the newly created Foley Medical Overlay District
- Pricing for lots on Page 2

*Vallas Realty, Inc., in conjunction with Haley Development, is pleased to present **Foley Professional Park** - Foley's newest professional medical development. Located in the heart of the Foley Medical Overlay district, **Foley Professional Park** is located across Highway 59 (McKenzie Street) from South Baldwin Regional Medical Center. The park will feature lots ranging from ±1.04 - ±1.66 acres, but lots can be combined to create larger parcels if needed. The lots have been designed to exceed the minimum parking requirements.*



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Site Plan and Pricing

LOTS FOR SALE | FOLEY PROFESSIONAL PARK | FOLEY, ALABAMA 36535



Lot	Size (SF)	Size (AC)	Building Size (Potential)	Parking (Required)	Parking (Potential)	Price
Lot 1	±72,088 SF	±1.65 AC	±9,450 SF	23.6	70	\$699,000
Lot 2	±63,422 SF	±1.46 AC	±9,856 SF	24.6	64	\$569,000
Lot 3	±63,122 SF	±1.45 AC	±10,030 SF	25.1	61	\$579,000
Lot 4	±48,537 SF	±1.11 AC	±5,000 SF	12.5	41	\$419,000
Lot 5	±45,426 SF	±1.04 AC	±5,000 SF	12.5	41	\$399,000
Lot 6	±51,234 SF	±1.11 AC	±5,000 SF	12.5	41	\$469,000



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Robert H. Cook, CCIM | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.367.2970 | robert@vallasrealty.com

Foley Professional Park Proposed Renderings & Site Plan

LOTS FOR SALE | FOLEY PROFESSIONAL PARK | FOLEY, ALABAMA 36535



NEIGHBORHOOD SCALE BUILDINGS - MODERN COASTAL STYLE



WALKABLE STREETS - CONCEALED PARKING



DATE	REV	DESCRIPTION	BY	CHKD
01/15/20	01	ISSUED FOR PERMIT	JL	MS
01/20/20	02	REVISIONS TO PERMIT	JL	MS
02/05/20	03	REVISIONS TO PERMIT	JL	MS
02/15/20	04	REVISIONS TO PERMIT	JL	MS
02/25/20	05	REVISIONS TO PERMIT	JL	MS
03/05/20	06	REVISIONS TO PERMIT	JL	MS
03/15/20	07	REVISIONS TO PERMIT	JL	MS
03/25/20	08	REVISIONS TO PERMIT	JL	MS
04/05/20	09	REVISIONS TO PERMIT	JL	MS
04/15/20	10	REVISIONS TO PERMIT	JL	MS
04/25/20	11	REVISIONS TO PERMIT	JL	MS
05/05/20	12	REVISIONS TO PERMIT	JL	MS



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Robert H. Cook, CCIM | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.367.2970 | robert@vallasrealty.com

South Alabama Regional Medical Center Expansion & Renderings

LOTS FOR SALE | FOLEY PROFESSIONAL PARK | FOLEY, ALABAMA 36535



South Baldwin Regional Medical Center is currently undergoing a \$250 million project to expand and modernize the hospital, increasing capacity to 142 beds. The project is the largest investment in healthcare in the area. The plans also include the addition of a ±133,433 square foot, five-story patient tower with a new surgical department on the first floor with a new dedicated outpatient entrance. The tower's upper floors will contain new outpatient and procedures areas, additional OB women's services, additional medical and surgical beds and all new ICUs.

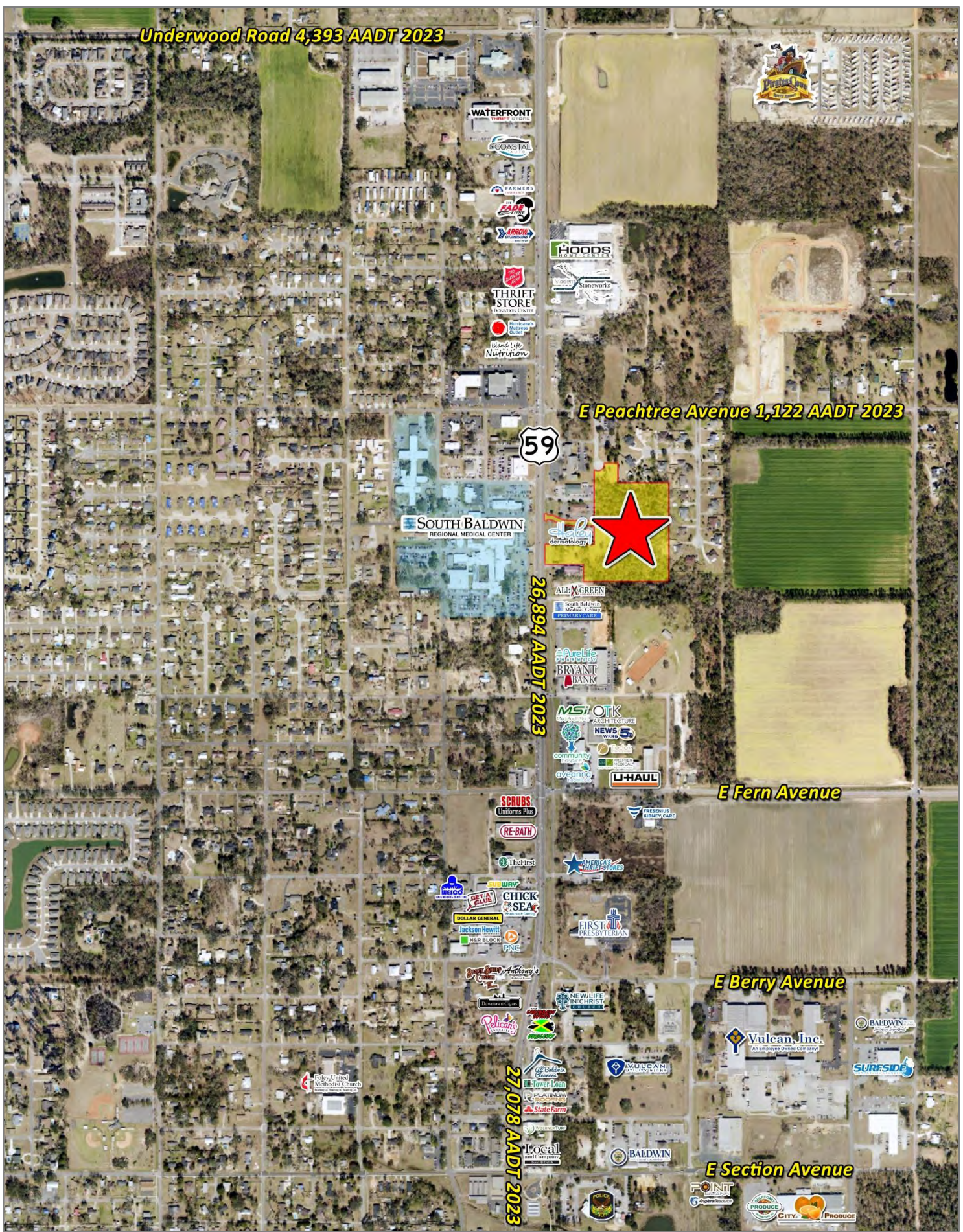
The project will impact numerous services, with highlights including a new surgical department with a dedicated outpatient entrance, a larger intensive care unit, and new nursing stations. Renovations in the existing facility will complement the new addition and support a welcoming patient environment.

The Foley City Council created a medical overlay district in the area around South Baldwin Regional Medical Center. The district will support the expansion of services in the area around the growing hospital. Proposed services in the district would include hospital support, clinics, therapy facilities, pharmacies and other health-care facilities. Additional uses could include medical facilities such as residential care centers and assisted living sites. Mayor Ralph Hellmich said the district, expanded hospital, and projects such as the surgery center and medical offices, will bring more specialists and other medical services to Foley, which will be much more convenient than residents of South Baldwin County having to drive to Mobile or Pensacola.

In July of 2024, plans were announced for a new ambulatory surgery center near the site of the South Baldwin Regional Medical Center expansion. The Foley Planning Commission voted in its March meeting to recommend approval of the project. The proposal will now go to the Foley City Council for final approval at a future date. The center will be built by Community Health Services, which operates South Baldwin Regional Medical Center. The new facility will be located on a ±1.5-acre site on North Alston Street. Construction will start later in 2024.

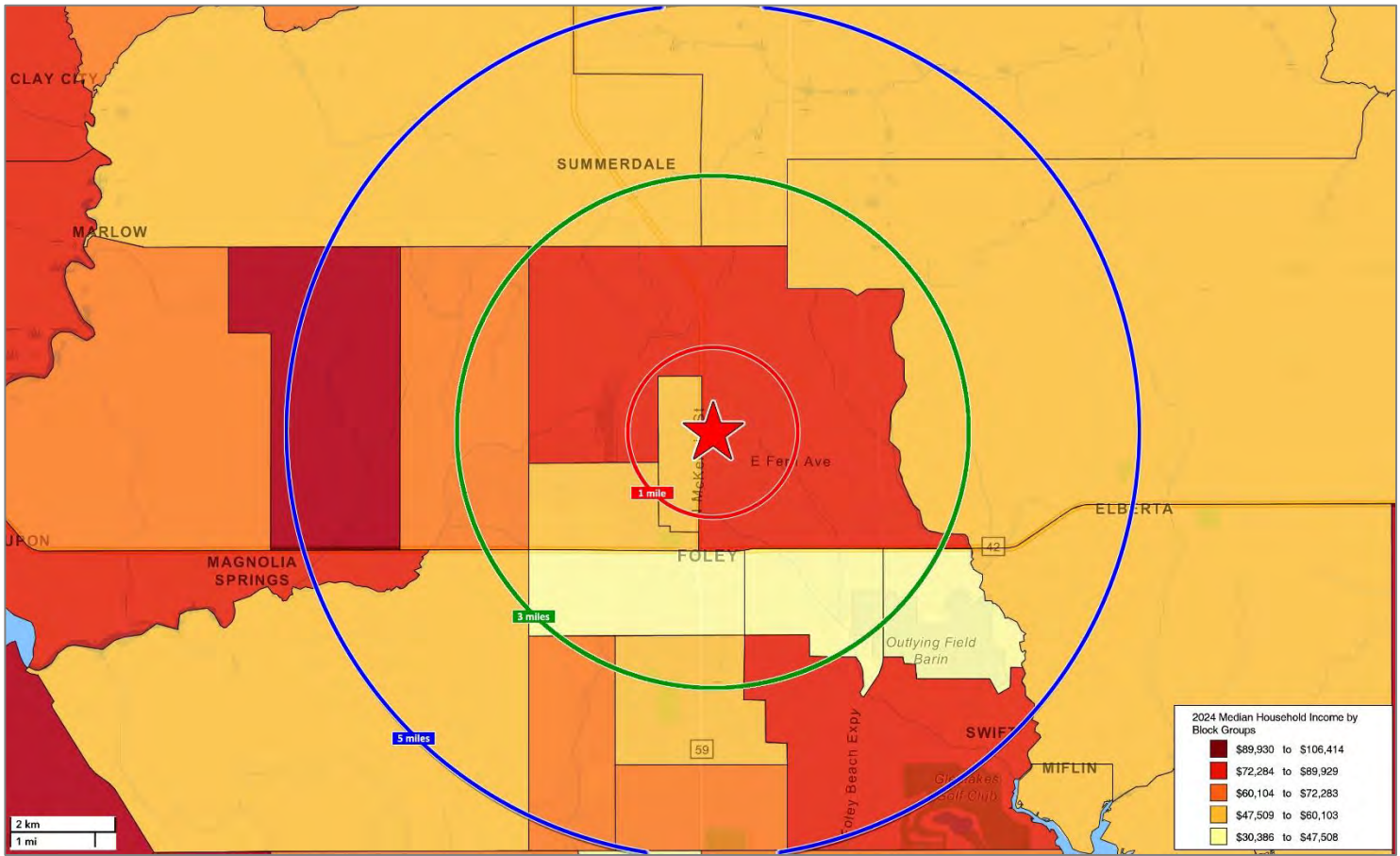


Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



Median Household Income Heat Map and Demographics

LOTS FOR SALE | FOLEY PROFESSIONAL PARK | FOLEY, ALABAMA 36535



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	3,484	15,950	31,321
Median Age	47.2	43.3	44.6
Largest Median Age Group	35-44	65-74	65-74
Annual Population Growth Projection for 2024-2029	0.92%	0.98%	1.25%
Daytime Population	5,603	19,265	33,686
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,402	6,468	12,939
Average Household Size	2.33	2.43	2.40
Median Household Income	\$58,672	\$54,300	\$60,042
Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	64.4%	61.5%	62.1%
Renter Occupied Houses	29.6%	29.6%	27.4%
Average Home Value	\$232,057	\$257,188	\$297,331

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region alone accounts for over 1/3 of Alabama's tourism revenue. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.