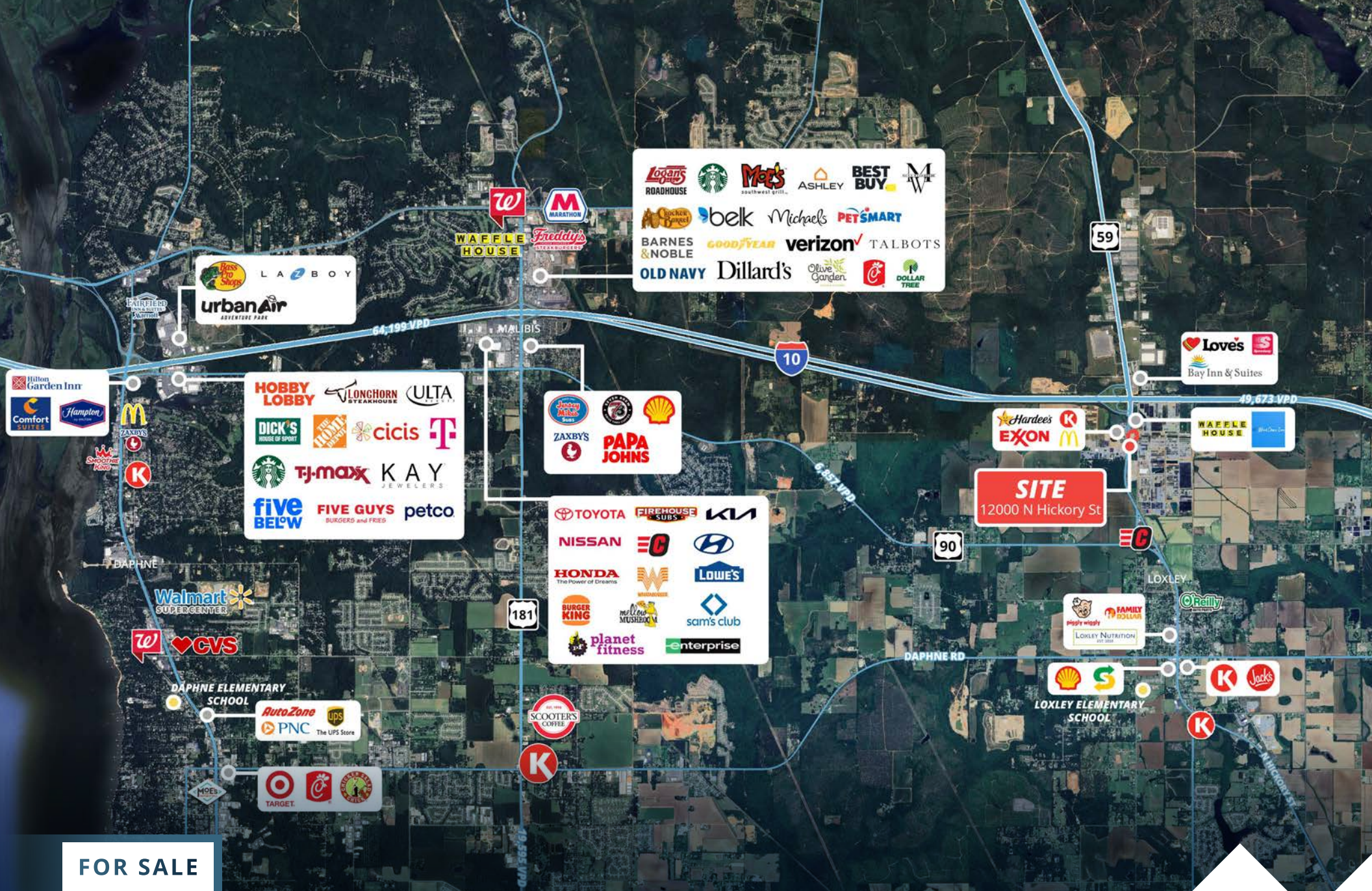




FOR SALE

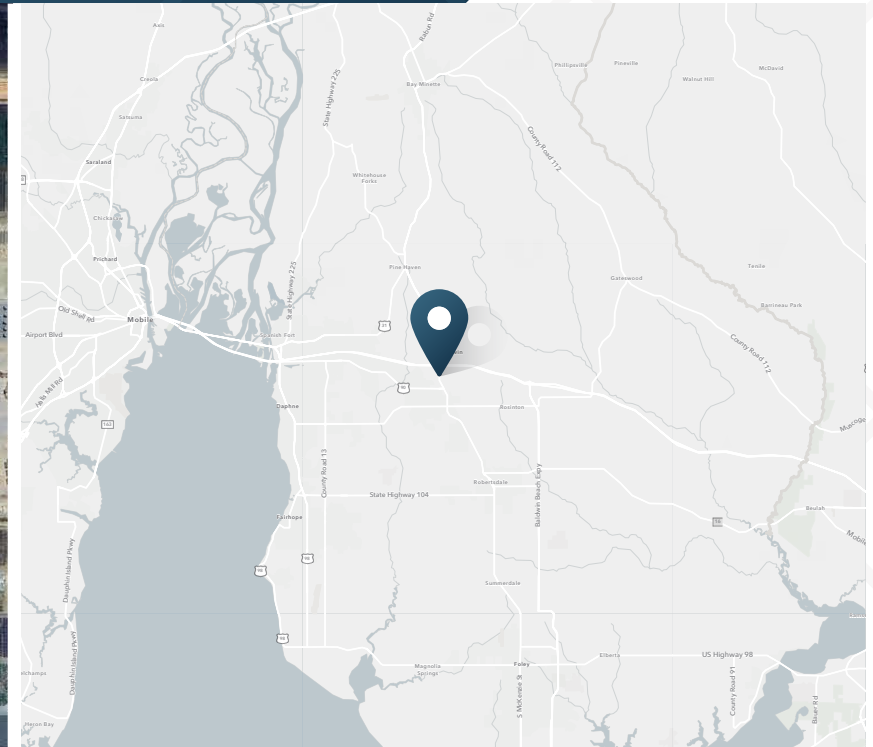
±1.23 AC Land Opportunity

12000 N Hickory Street | Loxley, AL



±1.23 AC Land Opportunity

12000 N Hickory Street | Loxley, AL 36551



±1.23 AC
Available

ABOUT THE PROPERTY

- ±1.23 acres of prime land with generous road frontage on N Hickory Street (Highway 59) in Loxley, AL
- Excellent visibility and access along a key north-south artery
- Minutes to I-10 and major routes to Mobile, Pensacola, and Gulf Shores
- Direct access to regional traffic via Highway 59 corridor
- Loxley is one of Baldwin County's most active growth markets
- Surrounded by new housing developments, schools, and commercial activity in Alabama
- Strong demographics, low tax environment, and pro-growth municipal support

TRAFFIC COUNTS

I-10, NE of Site
I-10, NW of Site
US 90, W of Site

Year: 2024 | Source: ALDOT

49,673 VPD
64,199 VPD
6,857 VPD

NEARBY RETAIL INCLUDES



CONTACT

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Cooper Smith

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Logan's Roadhouse, Starbucks, Moe's Southwest Grill, Ashley, Best Buy, Michaels, PetSmart, Barnes & Noble, Goodyear, Verizon, Talbots, Old Navy, Dillard's, Olive Garden, Chick-fil-A, Dollar Tree

LA BOY, urbanAir Adventure Park

Hobby Lobby, Longhorn Steakhouse, Ulta, Dick's Sporting Goods, Five Guys, Petco, Starbucks, T.J. Maxx, Kay Jewelers, Five Below

Zaxby's, Papa John's, Shell

Toyota, Firehouse Subs, Nissan, Honda, Burger King, Planet Fitness, Enterprise, Sam's Club, Lowe's, Hyundai, Kia

AutoZone, PNC, UPS

Target, Chick-fil-A, Moe's

Hardee's, Exxon, McDonald's

Loves, Bay Inn & Suites

Waffle House

Piggly Wiggly, Family Dollar, Loxley Nutrition

Shell, Loxley Elementary School

K, Jack's

CENTRAL BALDWIN MIDDLE SCHOOL

ROSINTON ELEMENTARY SCHOOL

DAPHNE ELEMENTARY SCHOOL

Walmart SUPERCENTER

CVS

DAPHNE

LOXLEY

DAPHNE RD

90

59

10

181

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12000 N Hickory St
Loxley, AL



10

49,673 VPD

22,401 VPD

N HICKORY ST

Hardee's

WAFFLE
HOUSE

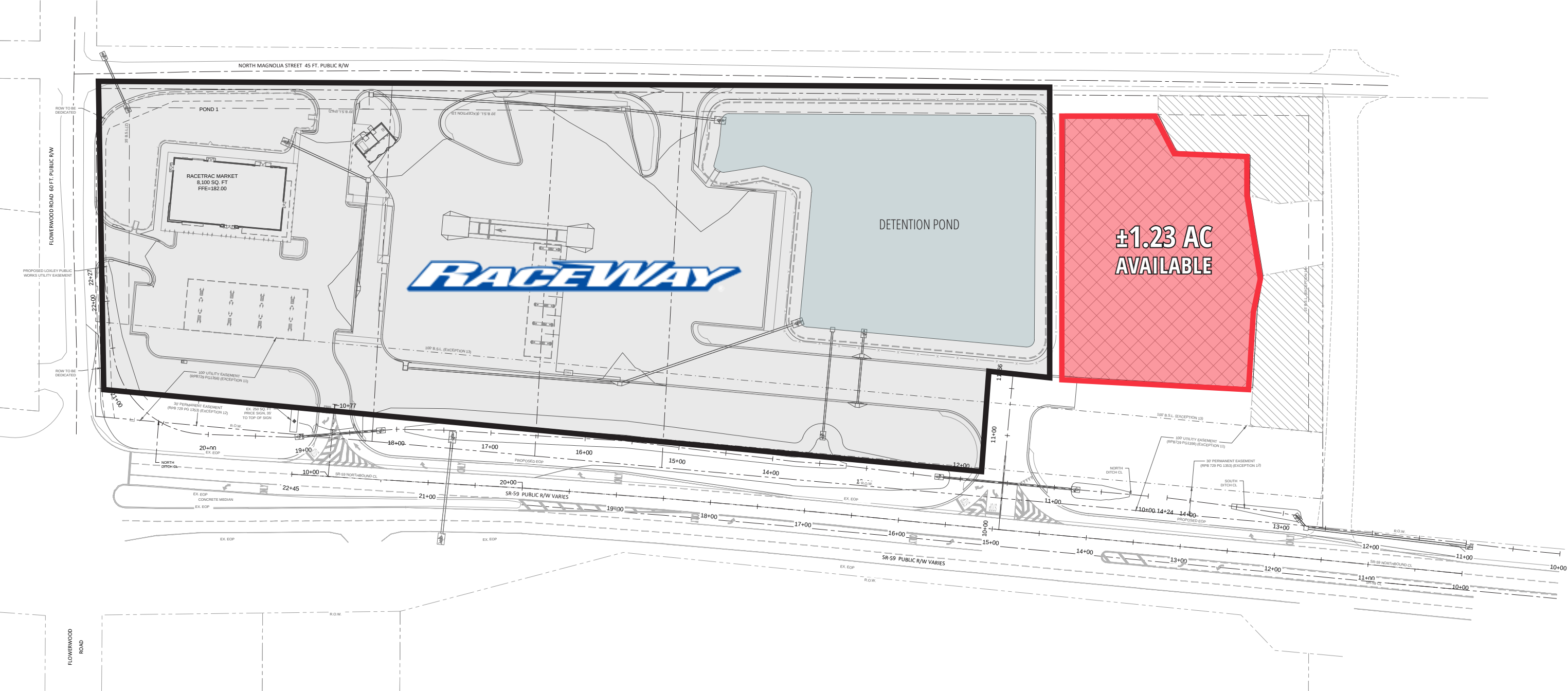
K

McDonald's

RACEWAY

SITE

±1.23 AC



±1.23 AC Land Opportunity

12000 N Hickory Street | Loxley, AL 36551



DEMOGRAPHIC HIGHLIGHTS

5 MILES

19,347	12,985	\$101,783	6,814
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

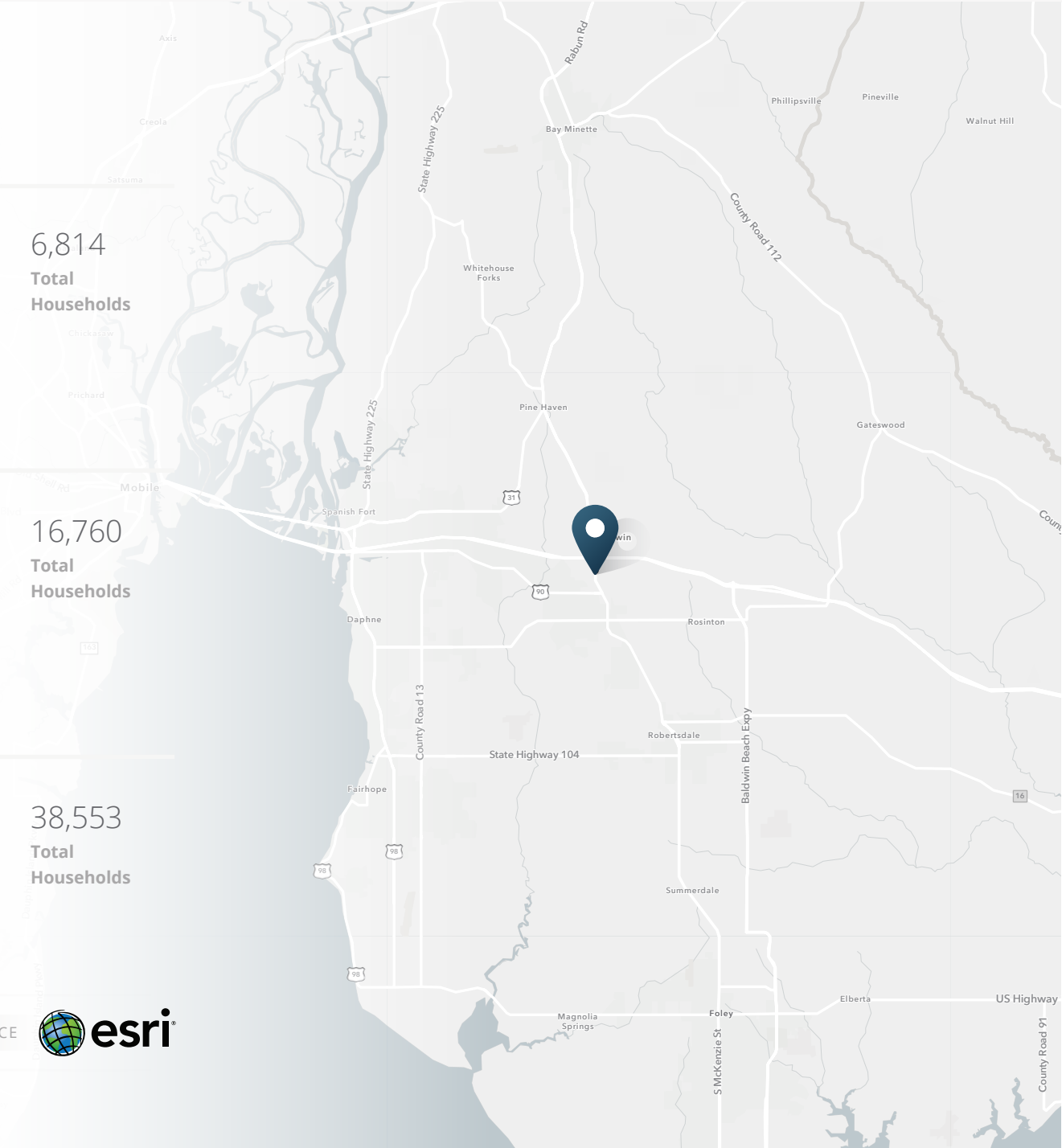
45,294	36,039	\$109,741	16,760
Population	Total Daytime Population	Average Household Income	Total Households

10 MILES

99,393	83,459	\$110,514	38,553
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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