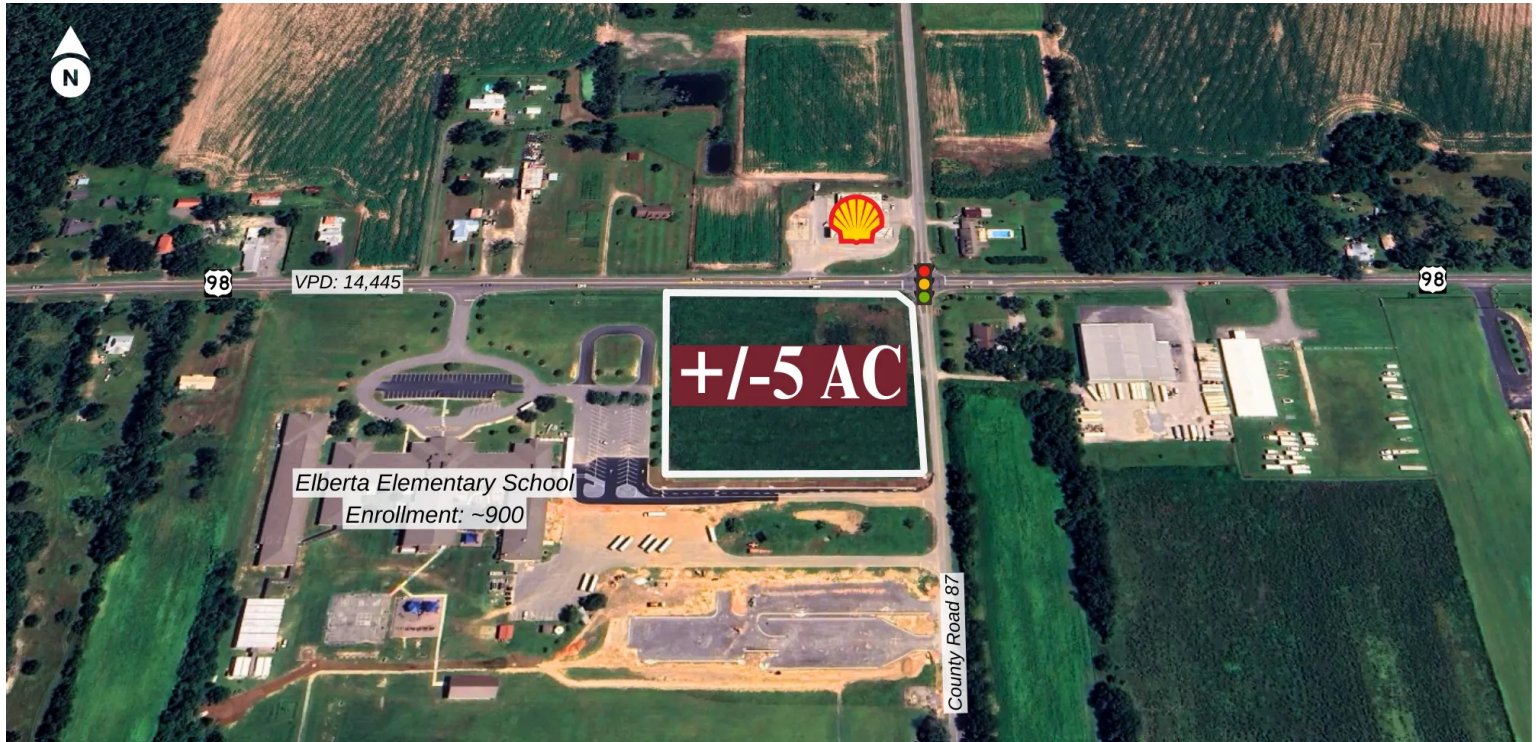




Lease Rate

**\$120,000.00
PER YEAR
(GROUND)**

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	5 Acres
Zoning:	Unzoned
Traffic Count:	14,445

PROPERTY OVERVIEW

Unzoned 5-acre parcel available at the signalized corner of US-98 and County Road 87, just outside Elberta. US-98 is the main road connecting south Baldwin County to Florida; Baldwin County is one of the fastest growing counties in the USA and in Alabama.

Along this section of US-98, traffic count averages 14,000+ cars per day, with consistent traffic from the elementary school next door during the school year and tourists in the summer. Perfect spot for a gas station, C-store, or farming lease.

Currently there is +/-0.81 acres cleared along the US-98 frontage. Owner would consider splitting the 5-acre parcel into two 2.5-acre leases.

Marietta Urquhart

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Laura Davison

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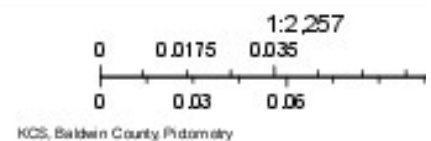


Viewer Map



Mar 14, 2023

Layer: Parcels
 Override 1: Centerlines
 SC: Coastal Control Line
 Lot Lines
 Conflicts
 County Boundary



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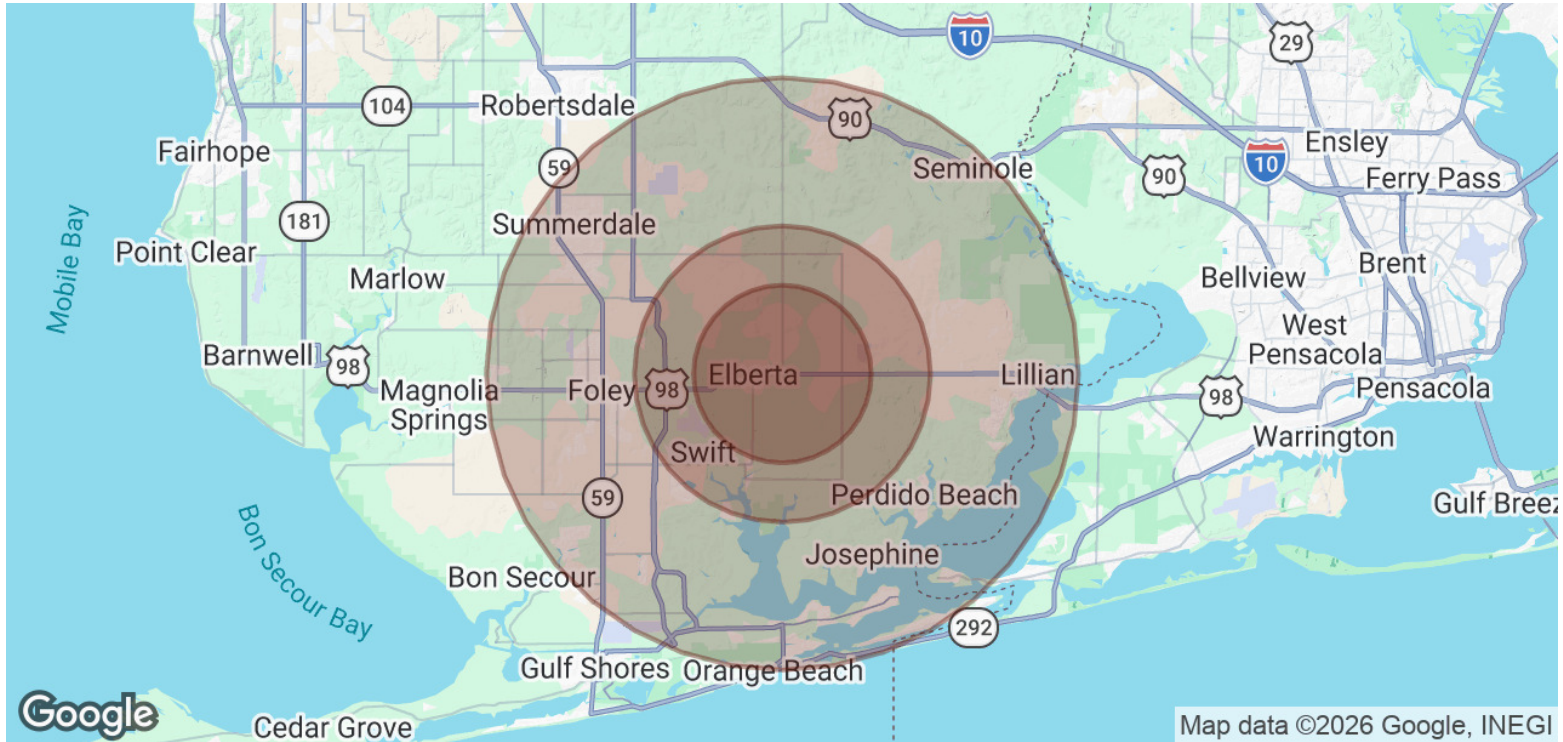
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,328	12,690	74,047
Average Age	42	46	46
Average Age (Male)	41	45	45
Average Age (Female)	43	46	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,751	5,310	31,720
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$73,693	\$79,394	\$87,053
Average House Value	\$258,509	\$300,216	\$350,960

2020 American Community Survey (ACS)

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TOP 10 FASTEST GROWING METRO AREAS IN THE U.S FROM 2022-2023
(U.S. CENSUS BUREAU)

BALDWIN CO. RANKS AMONG ALABAMA'S TOP 5 COUNTIES FOR BUSINESS GROWTH, GDP GROWTH, NEW BUILDING PERMITS, AND BUSINESS INVESTMENT (SMART ASSET)

