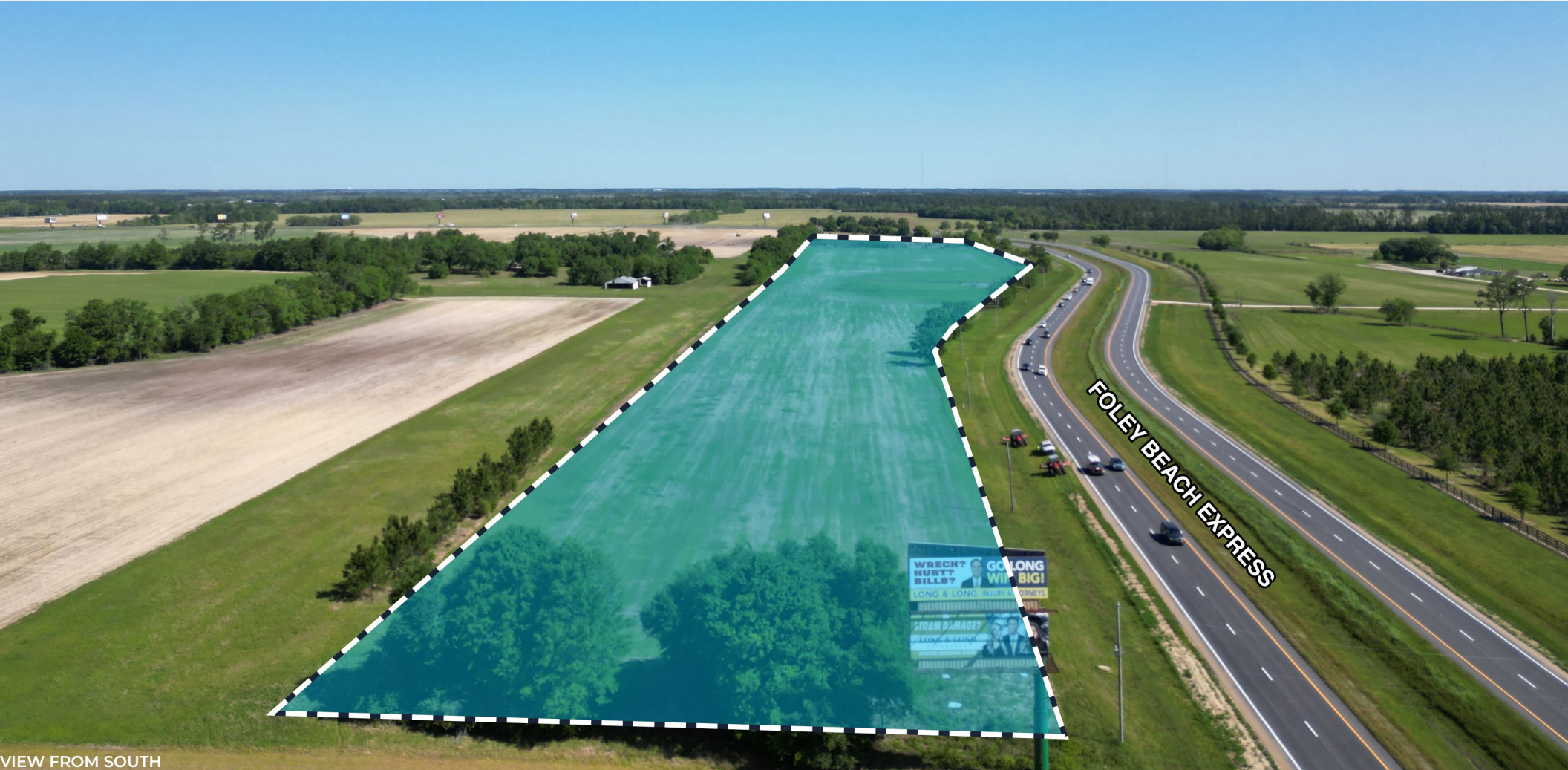


FOR SALE

24 AC DEVELOPMENT SITE

Foley Beach Express | Foley, AL

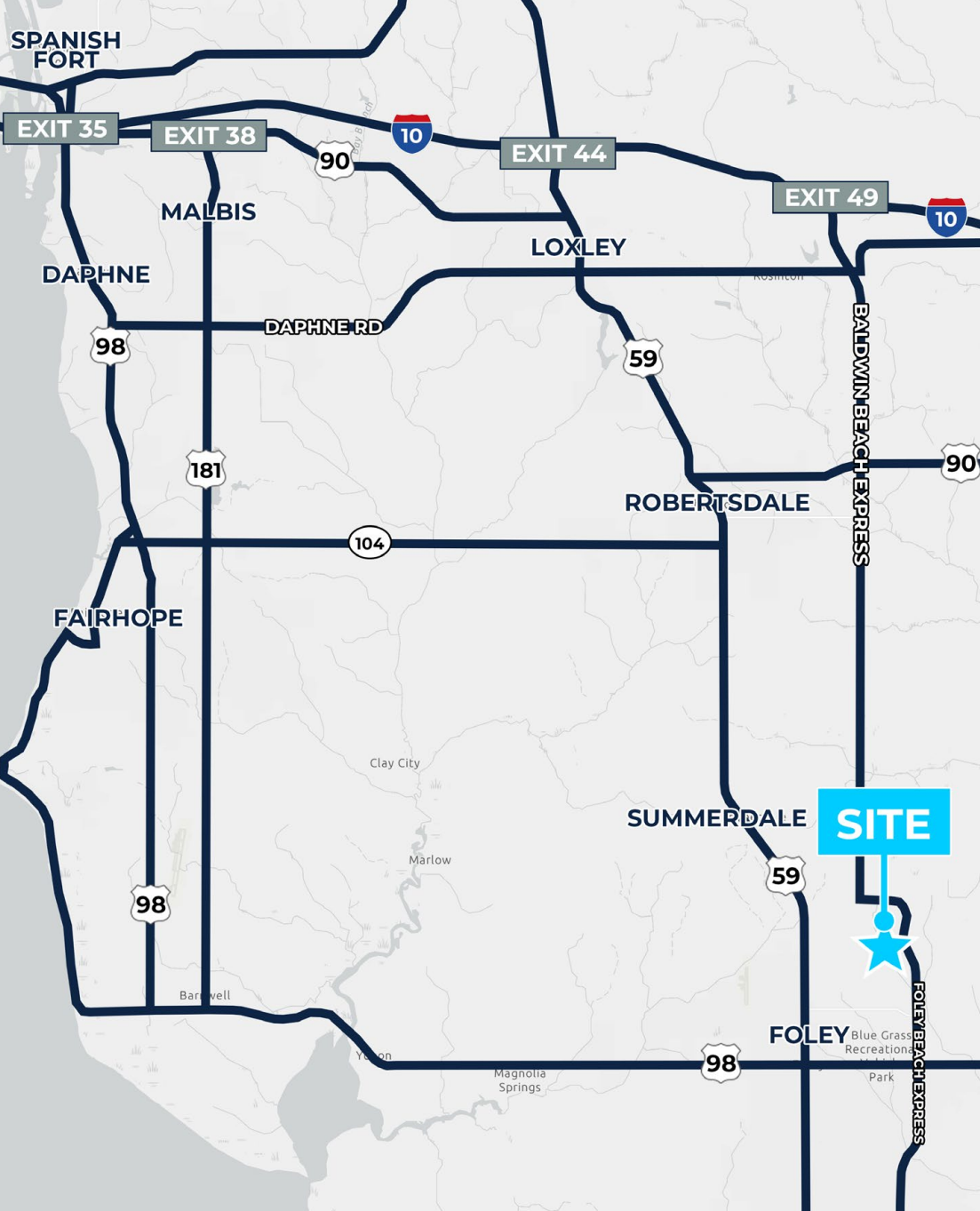


VIEW FROM SOUTH

David Dexter
251.379.9446 | ddexter@cre-mobile.com



**CRE
MOBILE**
CRE-MOBILE.COM



FOR SALE

24 AC | Foley Beach Express



SIZE

24 AC undeveloped land



ZONING

PUD/B-2: Neighborhood Business
(allows a myriad of commercial uses)



FRONTAGE

Over 2,650' frontage on Foley Beach Express,
which has 15,591 cars per day (ALDOT, 2023)



UTILITIES

All utilities available to site



FIRST RESPONDERS

Police and fire protection provided by
City of Foley



TRAVEL CORRIDOR

Baldwin Beach Express/Foley Beach Express is
a primary north/south route from I-10 to Gulf
Shores & Orange Beach, which had more than 8
million visitors in 2023.



SALE PRICE

\$2,142,000



Population Growth

Located in the City of Foley, one of the
fastest growing MSAs in the United States.



TOPOGRAPHY

Flat and level topography.



LOCATION ADVANTAGES



Less than **4 miles** from South Baldwin Regional Medical Center, which is currently undergoing a **200,000 SF** expansion.



Less than **8 miles** from the Tanger Outlets.



Less than **5 miles** from OWA Parks & Resorts, a **520 AC** destination with 23+ theme-park rides and indoor water park. (OWA.com)



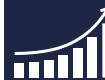
Less than **5 miles** from the Foley Sports Tourism Complex, which is a \$40M multiplex with over 50 annual events. (OWA.com)



Located **16 miles** from Gulf Shores Beach, which had over **8 million** visitors and a **\$7.3 billion** economic impact in 2022. (City of Gulf Shores)



The City of Foley attracts more than **6 million** tourists annually.



Foley is the **2nd fastest** growing city in Alabama, with a projected growth rate of 9% and a well-managed growth plan by the City Government. (Gulf Coast News)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

CLICK TO VIEW ON
GOOGLE EARTH

558'±

2,650'±

FOLEY BEACH EXPRESS



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.