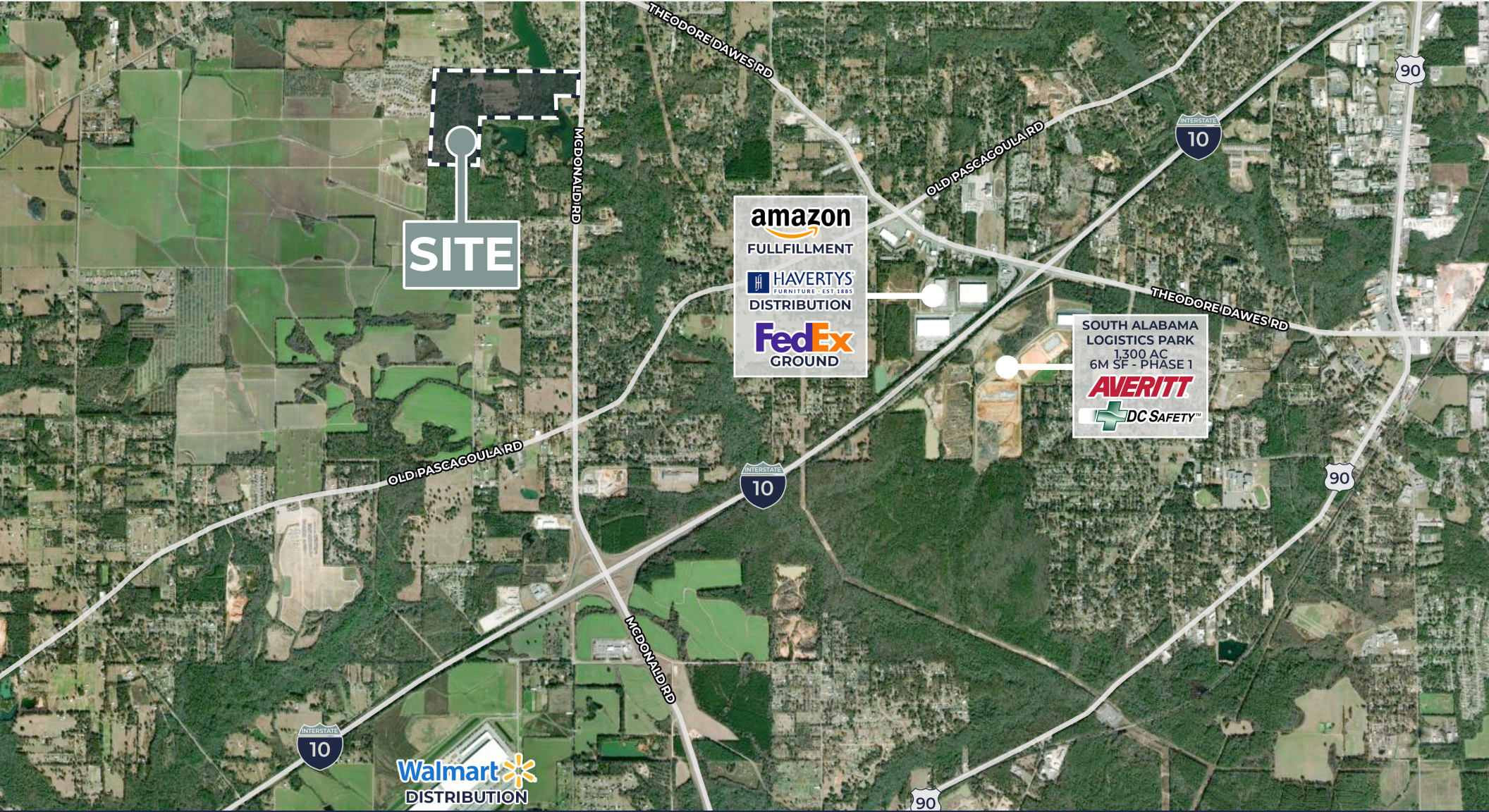


FOR SALE

148 ACRES RAW LAND

McDonald Rd & Belmont Park Dr | Theodore



Jay Roberds, II, SIOR
251.753.1015 | jay@cre-mobile.com





PROPERTY DESCRIPTION



SIZE

148± AC raw land



ZONE

County - Unzoned



IDEAL USE

Ideal for residential subdivision or commercial



FRONTAGE

690' of frontage on McDonald Road and over 0.7 miles of frontage on Belmont Park Drive



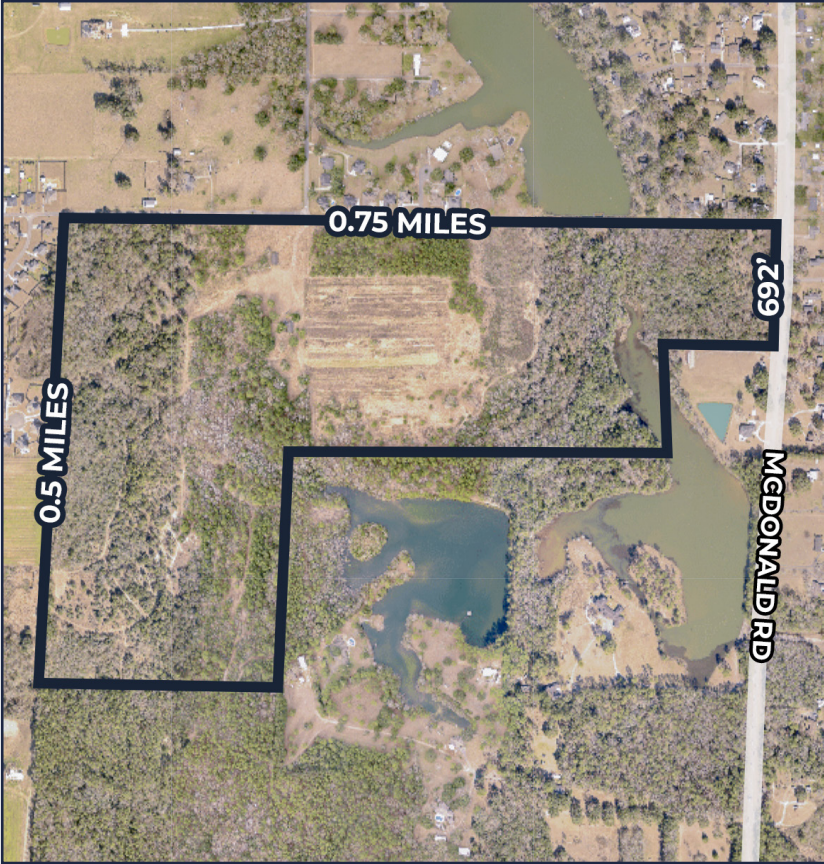
TOPOGRAPHY

Mostly flat, some wetlands



PRICE

\$18,000/AC



DEMOGRAPHICS

2023	1-MILE	3-MILE	5-MILE
POPULATION	2,338	17,164	53,189
HOUSEHOLDS	875	6,573	20,390
AVG. INCOME	\$79,248	\$81,335	\$86,975

Source: ESRI, 2024

DISTANCES TO NOTABLE LOCATIONS

I-10	2.5 miles ±
I-65	9 miles ±
Highway 90	4 miles ±
Mississippi State Line	11.5 miles ±

Distance measured as the crow flies

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