

Billy's Seafood

Open Air Seafood Market

Turnkey Business

Value Add Real Estate

\$2,785,000.00

Owner Financing Available

Retail, Restaurant, Special Purpose

CENTURY 21
COMMERCIAL
J. Carter & Company

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Property Details

Billy's Seafood is a well-established retail seafood market in business for over 50 years.

Business and real estate with substantial value add opportunity are being offered at \$2,785,000.00 with owner financing available to qualified buyers.

The business is selling turnkey.

Real Estate includes 2.7 acres with 978 feet of waterfront

Parcel 1 Seafood Market is 2143 sq ft with an additional 448 sq ft of office and 1048 sq ft of warehouse storage, 520 feet of dock, and includes all business Equipment, Fixtures, Furniture and inventory.

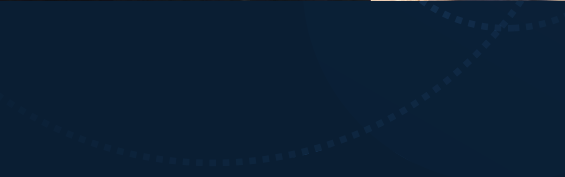
Parcel 2 is 1372 sq ft of retail/ hospitality with an additional 1980 sq ft of waterfront deck perfect for outdoor seating and entertainment, potential for Food Truck and Bar & Boat Launch.

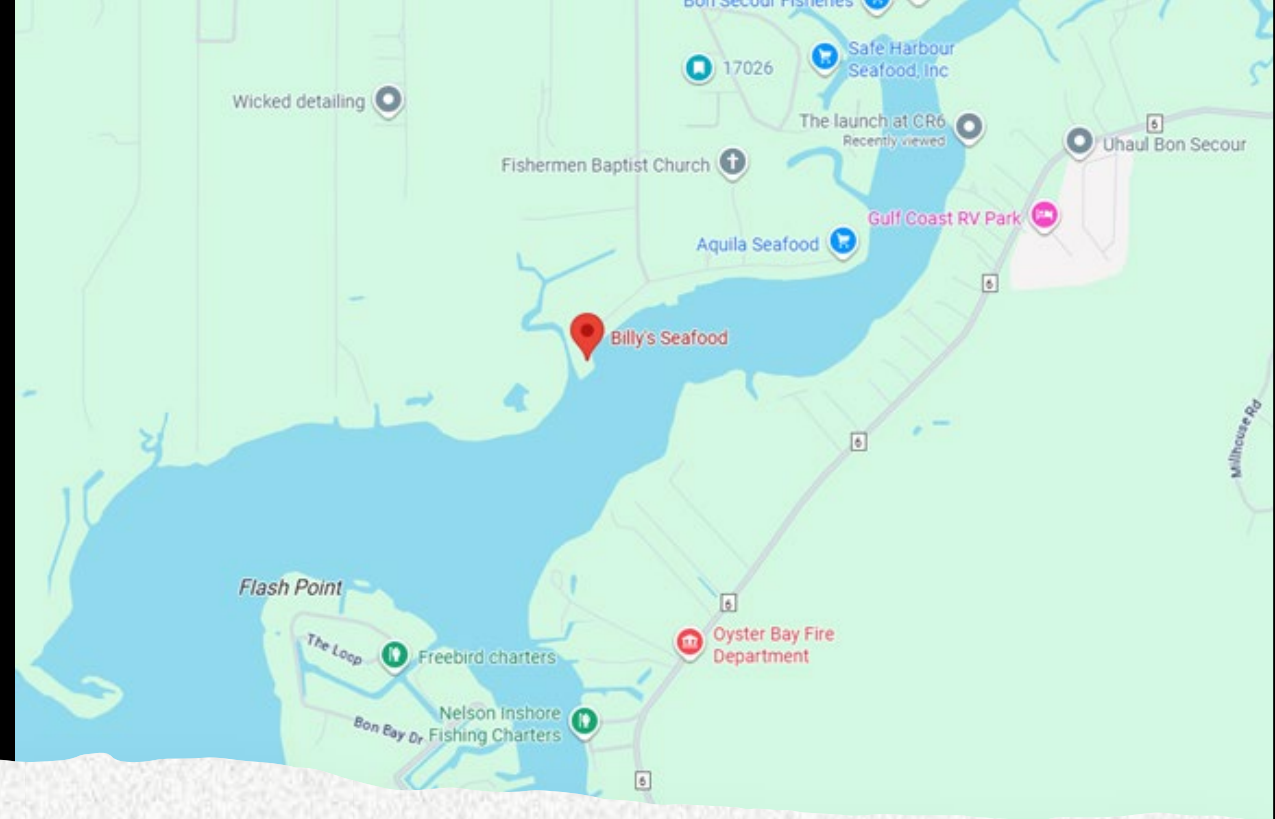
Parcel 3 is 2782 sq ft of warehouse storage and freezer space.

Highlights

5 Mile Radius

- **Population Growth:** The population is projected to grow from 27,276 in 2025 to 30,790 in 2030, with adults increasing from 22,740 to 25,866. This growth suggests a larger customer base for restaurants and retail.
- **Household Growth and Income:** Households are expected to increase from 12,322 in 2025 to 14,168 in 2030, with median household income rising from \$67,627 to \$74,973. Higher income levels may lead to increased spending on dining and retail.
- **Retail Spending**
- **2025 Total:** \$1,051,091,091
- **2030 Total:** \$1,312,091,091
- **Projected Demand Increase:**
- **Increase:** $\$1,312,091,091 - \$1,051,091,091 = \$261,000,000$
- **Percentage Increase:**
- **Percentage:** $(\$261,000,000 / \$1,051,091,091) \times 100 = \mathbf{24.83\%}$
- Thus, the overall projected demand increase percentage is approximately **24.83%**.





Short Distance to
The Launch @ CR6 &
Tin Top Restaurant

- Property is Unzoned
- 16780 River Road, Bon Secour, AL

