



Foley Development Opportunity

12950 Bender Road Foley, AL 36535



FOR SALE

Property Highlights

- 19 acre development site located in an Opportunity Zone
- Currently zoned R-3 but can be rezoned to accommodate other uses
- Site has direct access to Foley Beach Express and is under 15 miles to the beach
- Site has the capacity for 220 multifamily units
- Excellent location within 10 minutes of the hospital, just north of US-98



ACRES
19



TRAFFIC
27,699 VPD



ACCESS
Highway

Demographics	1 mile	3 mile	5 mile
Population	15,994	34,221	77,765
Households	6,725	14,072	31,767
Daytime Pop	18,944	32,093	69,190
Med HH Income	\$53,690	\$55,716	\$58,263

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Coastal Alabama

#1 Tourism Destination in Alabama

(AlabamaTourism.gov)

Foley Beach Express

Connects a popular shopping hub, the historic town of Foley and Alabama's world-class beaches with ease of access.

Coastal Alabama Accolades

- More than 8 million visitors per year to the Alabama Gulf Coast

Foley Highlights

- Retail capital of Baldwin County with \$1.3 billion in retail sales annually
- 46% increase in tourism to 6.8 million visitors annually since 2010
- Foley Sports Tourism Complex is a \$40 million complex with 16 state-of-the-art outdoor fields and a 90,000 square foot indoor events center
- Top safest cities to live in Alabama (2019)
- Top best cities to live in America (2019)

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