

MLS # 378828 Active

List Price: \$9,000,000

24795A County Road 32 Elberta AL 36530



Bedrooms: 3
Baths: 2
Half Baths: 0
Apx Year Bu... 1996
Apx Living Ar... 2052
Sq. Footage S... Tax Records
Style: Farmhouse
Property Interior Stories: 2
DOM: 96 **CDOM:** 96 **DUC:**

Price Per SQFT \$4,385.96
Subdivsn or Commnty: Not Applicable
Condo Complex:
County: Baldwin
Elementary School: Elberta Elementary
Middle School: Elberta Middle
Intermediate School:
High School: Elberta High School
Parcel ID/Tax ID: 49-09-31-0-000-001.000
Area: CBC

Intersecting Street:
Lot/Block/Unit: **Tax PPIN #** 30312 **Lot Size:** 2582X2158 ill **Multiple Lots:**
Fairhope Single ... No **Property Taxes:** 1004.08 **Transfer Fees** No **Assoc Fees:** **Freq:**
Community Amenit... None

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Balcony		Primary Bdrm	M 14x14	Bedroom 2	2 11x11	Bedroom 3	2 9x14
Bedroom 4		Bedroom 5		Breakfast		Den Level	
Dining Rm	M 11x19	Great Room	M 23x12	Kitchen	M 14x14	Living Rm	M 13x10
Lvg/Dng		Rec Room		Utility		Other Rm	

Unit #: **Floor:** **Bldg # Units:** **Condo Bldg Stories:** **Insurance Assessment:**
Furnished: No **Elevators:** 0 **Rentals Allowed?** Y **Recurring Special Assmt:** **Amt:**

Association Mgmt Co: **Phone:**
Financing Cash, Conventional **Appliances** Double Oven, Cooktop
Garage/Parking Double Carport **Boat Facilities** None
Heat/Cooling Central Electric **Construction / Foundation** Piers
Property Amenities Barn **Exterior Finish** Concrete Board, Hardboard
Roof Metal **Floors** Tile
Utilities Baldwin Co Sewer Service, Baldwin EMC **# of Fireplaces** 0
Water Property Type No Waterfront
Body of Water

Directions From downtown Elberta, head North on County Road 83 and proceed for approximately 3 miles. At the intersection, turn right (east) onto County Road 32. Continue approximately .2 miles; the property at 24795 County Road 32 will be on your right.
Public Remarks Discover an exceptional development opportunity at County Road 32, Elberta, Alabama. This expansive property features approximately 300 acres of unzoned, rolling pasture land ideal for residential or mixed-use projects. Comprised of three parcels (PPINs 115695, 30312, and 103097), the land includes gentle slopes and a picturesque creek defining the southeast boundary. A recent wetlands delineation confirms only about 25 acres of wetlands, maximizing usable acreage for potential development. As an unzoned property, the buyer will have the flexibility and right to zone the property to best suit their intended use and maximize potential benefits. Significant infrastructure enhancements include confirmed utility access from Baldwin County Sewer Service, East Central Baldwin Water Authority, and Baldwin EMC. A comprehensive traffic impact study confirms the property's suitability for high-density subdivision development, aligning with current Baldwin County regulations for dual access points. This prime land is strategically located for seamless integration into Baldwin County's growing community, offering a rare chance to invest in a thoroughly vetted and professionally evaluated property. Buyer to verify all information during due diligence.
Agent Remarks Extensive due diligence documentation—including surveys, wetland delineation, and traffic impact studies—are available for review. Note: Seller does not own the rights to these documents; they were commissioned by a previous buyer whose financing fell through. Interested parties may review but must independently verify and secure rights as needed. An adjacent approximately 300-acre parcel may also be available, providing potential strategic expansion opportunities. Contact listing agent for details. Buyer to verify all information during due diligence.

Financing: Cash, Conventional **Terms of Sale:** NONE **Type of Listing:** ERS
Showing: Appointment Only, Owner Occupied, Showi... **Possession:** **Agent Disclosure:** Not Applicable
List Date: 5/7/2025 **Expire Date:** 4/24/2026
LA: Jeremy Sullivan - PHONE: 251-269-9385 Jeremy@GoodTimesBeach.com L RE/MAX Paradise - Main: 251-948-8000
LA2: **LO2:**
Selling Price: **Close Date:** **Pend Date:** **Equitable Interest:** No
SO: **SA:** **Seller Contributions:**

This information is deemed reliable, but not guaranteed. Buyer to verify information. Copyright 2025 Baldwin REALTORS