

## FOR SALE

### PROPERTY SUMMARY

Well-suited for commercial development, Lot3B / Ember Lane Professional Park is now available. The lot is approximately 0.53 acres, with 135.9' of frontage on Ember Lane. Current zoning is R-1, but application to rezone to B-2 has been made. Great location for professional office or service use.

### LAND SIZE

- ± 0.53 Acres

### PRICE

- \$ 148,500

### NEARBY AMENITIES

- Gulf Coast Dance Alliance
- Spanish Fort Park
- Spirit Park
- Soul Caffeine
- Spanish Fort Library
- Spanish Fort City Hall

### LOCATION HIGHLIGHTS

- Convenient access to US 98, i-10, Hwy 181
- Central commercial corridor that runs through the heart of Spanish Fort

### TRAFFIC COUNTS (ADT 2023)

- Spanish Fort Blvd: 16,017

### 2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	3,726	21,396	39,647
Avg. HH Income	\$129,883	\$117,060	\$115,520
Population Annual Growth	1.8%	2.2%	2.6%





