

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%



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DEVELOPMENT SITE

Ember Lane, Spanish Fort, AL

