



Build To Suit Retail/Office Space
Fairhope, AL

Herrington
Realty, Inc.
Commercial / Land Sales
251-510-2277



Build To Suit Opportunity Fairhope, AL

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Highway 98



Build To Suit Opportunity
Fairhope, AL



+ -2,500 SF Office/Retail Development
\$25 NNN

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2021-2022 New Construction Map Key

- A. New Construction Publix Supermarket ([Publix](#)) – 6-8 retail outparcels
- B. New Construction USA Health Mapp Family Campus ([USA Health Campus](#))
- C. New 252-unit multifamily subdivision – 6-8 retail outparcels
- D. Harvest Green Subdivision – 375 homes ([Harvest Green](#))
- E. New St. Michael Catholic High School ([St. Michael](#))
- F. North Hills Residential Development – 112 custom designed homes ([North Hills](#))
- G. The Verandas – 112 lot village subdivision ([The Verandas](#))
- H. Fairhope Motorcoach Resort – 57-Units ([Fairhope Motorcoach Resort](#))
- I. Fairhope Landing – 75 Luxury RV/Tiny Home Development ([Fairhope Landing](#))
- J. Fairhope Falls Residential Development – 318 lots ([Fairhope Falls](#))
- K. The Reserve – 169 units luxury senior living ([The Reserve](#))
- L. Gayfer Village – 16 commercial lots, 232 multi family units and 77 single family lots ([Gayfer Village](#))
- M. New Construction Aldi ([Aldi](#))
- N. Fairhope East - High-end retail development with boutique hotel, restaurants, and residential condos ([Fairhope East](#))
- O. Overland Development – 61-lot residential subdivision and 16 townhome apartments ([Overland](#))
- P. Summer Lane – 15 Lot high-end subdivision ([Summer Lane](#))
- Q. Polo Crossing Retail Center – 5 Spaces ([Polo Crossing](#))
- R. Longbranch Subdivision – 28 lots ([Longbranch](#))
- S. Carmel Park Flats Apartments – 242 units ([Carmel Park Flats](#))
- T. Live Oaks Estates – 76 lot major subdivision

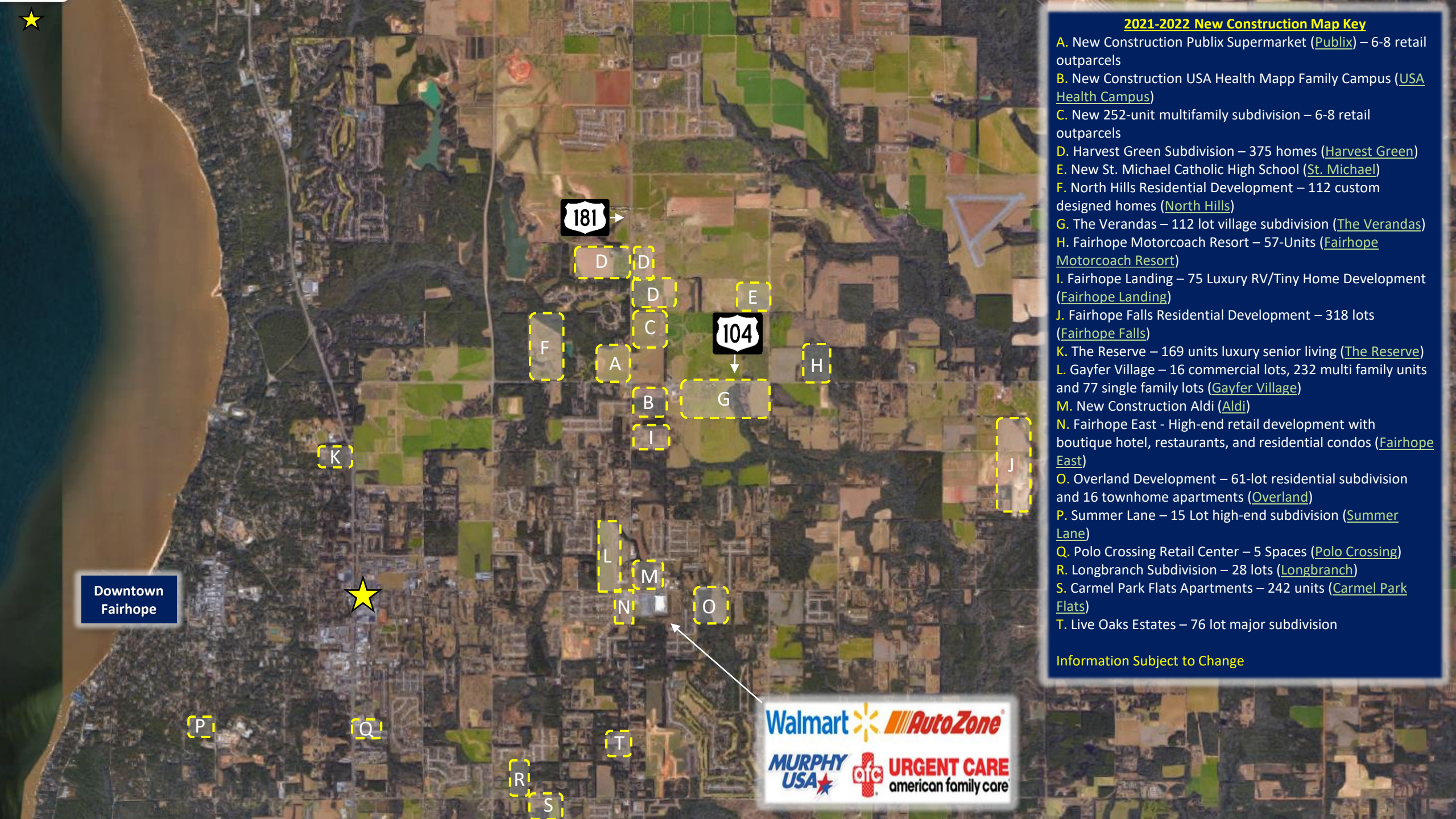
Information Subject to Change

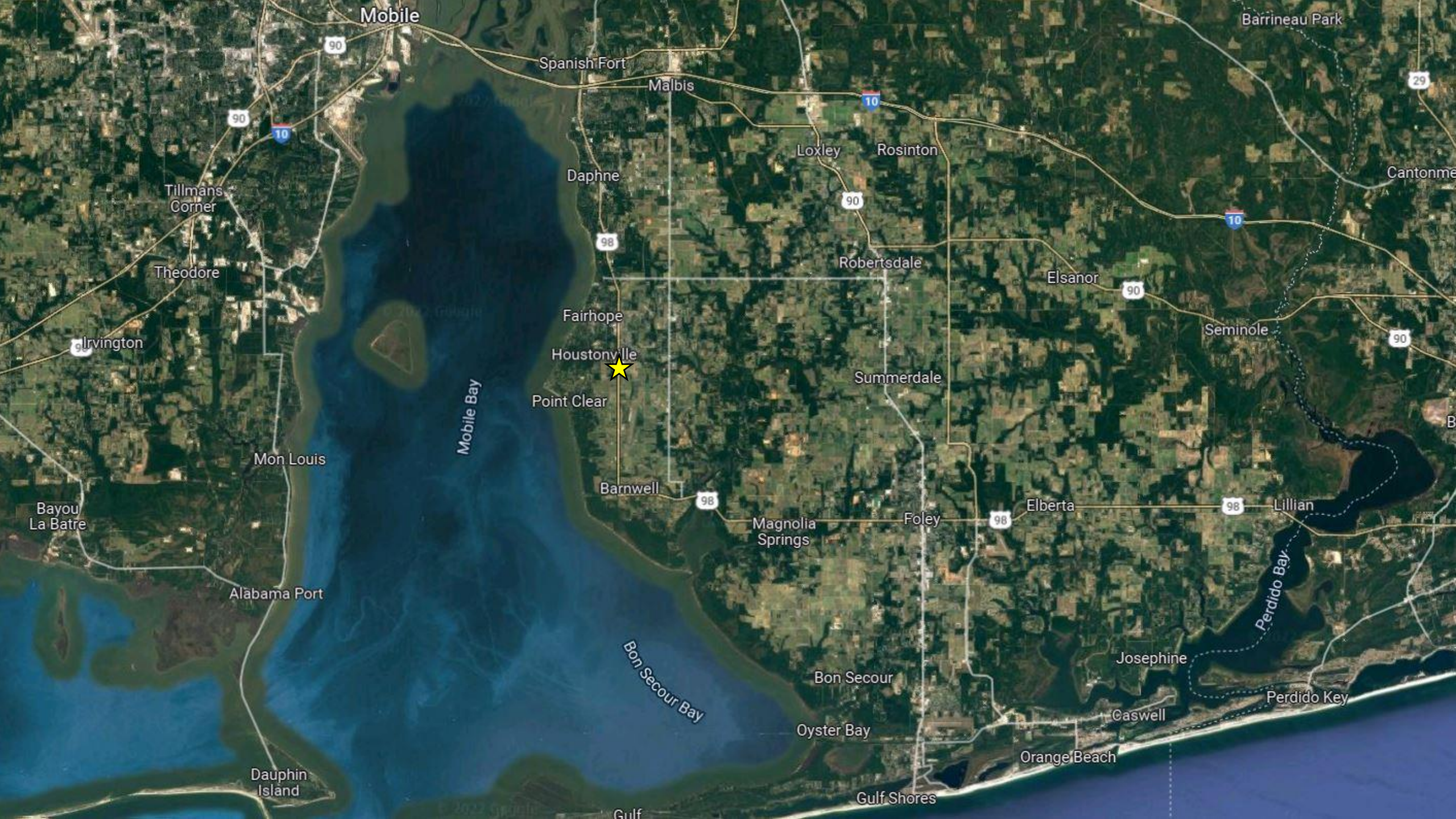
Downtown Fairhope



Walmart  AutoZone

MURPHY USA   URGENT CARE american family care





Mobile

Barrineau Park

Spanish Fort

Malbis

Loxley

Rosinton

Daphne

Tillmans Corner

Robertsdale

Elsanor

Seminole

Fairhope

Houstonville

Summerdale

Point Clear

Mon Louis

Barnwell

Magnolia Springs

Foley

Elberta

Lillian

Bayou La Batre

Alabama Port

Bon Secour Bay

Bon Secour

Josephine

Perdido Key

Dauphin Island

Oyster Bay

Caswell

Orange Beach

Gulf Shores

Gulf

Fairhope, Alabama

Fairhope is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county, Fairhope stands in a league of its own. Fairhope has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast. Fairhope has reported population growth of over 55% since 2010, resulting in a population of over 24,000 people.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama's 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as "Outstanding Alabama Water" by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the "highest environmental status" in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Demographics

POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

NOTEWORTHY

- ★ Baldwin County is home to 4 of Alabama's **TOP 10 FASTEST GROWING CITIES** with over 10,000 residents Source: U.S. Census Bureau
- ★ In 2018, Baldwin County became **ALABAMA'S 5TH LARGEST COUNTY** and is projected to become the state's **4TH LARGEST COUNTY BY 2020** Source: U.S. Census Bureau
- ★ 8 of Baldwin County's 14 municipalities have **GROWN MORE THAN 11%** over the last 5 years Source: U.S. Census Bureau

LARGEST COUNTIES IN ALABAMA

Rank	County	2018 Total Population
1	Jefferson	659,300
2	Mobile	413,757
3	Madison	366,519
4	Montgomery	225,763
5	Baldwin	218,022
6	Shelby	215,707
7	Tuscaloosa	208,911
8	Lee	163,941
9	Morgan	119,089
10	Calhoun	114,277

Source: U.S. Census Bureau

Baldwin County's 22,580 net new residents since 2012 are equivalent to **37% OF ALABAMA'S TOTAL NET POPULATION GROWTH.**

Source: U.S. Census Bureau