

30794 AL-181, Spanish Fort, AL



**Bellator**  
REAL ESTATE

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# OFFERING SUMMARY

<b>Sale price:</b>	<b>\$3,275,000</b>
Total Acreage:	3.2 / 139,392 SF
Existing Building Size:	7,000 SF
Year Built:	1992
Road Frontage:	293ft
Parking Spaces:	Not marked
Zoning:	Unzoned in Baldwin County
Parcel Number:	05-32-07-26-0-000-021.012

## 5-minute drive time demographics:

Est population (2023)	43,534
Estimated Households (2022)	16,774
Estimated Avg HHI (2022)	\$105,917
Projected Population (2028)	46,512
Projected Households (2027)	18,031
Estimated Median HHI (2022)	\$89,098



Prime Retail Location

 **25,000 VPD**  
(travel daily along AL-181)

 **16,774**  
(the area has 16,774 households within 5 miles of the property)

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# MARKET & PROPERTY DESCRIPTION



## SITE DETAILS:

The Property consists of 3.2 acres of developable land located on Hwy 181 just north of Interstate 10 in Spanish Fort, Alabama. Located on one of the most desirable commercial corridors in fast growing Baldwin County, this property has 293 feet of visible Highway Frontage with visits of over 25,000 vehicles per day. Sitting on the Property is a +/- 7,000 square foot Industrial Building with over 6,000 Square Feet of Warehouse Space. The building comes with 13 metal roll up doors, close to 20 feet of ceiling height, plenty of parking, and a privacy fence. In addition to the warehouse, this is one of the last developable pieces in a very mature market with established retail synergy.



## MARKET CONDITIONS:

The subject property is located in Spanish Fort, Baldwin County, AL. Spanish Fort is known for its strong school system and continued growth. With its central location to downtown Mobile, it's an ideal location for many people who want a nice school system but work in Mobile. Baldwin County is not only the fastest growing county in the state of Alabama, it's in the top 10 fastest growing counties in the U.S.



## LOCATION DETAILS:

Within a few hundred yards from the site boasts the bustling Eastern Shore Centre with over 500,000 square feet of retail shopping as well as many other established restaurants, banks, health facilities, and grocers. The site is also centrally located for immediate access onto I-10 (only a short 12 miles from the Port of Mobile), is within 3 miles of over 2,000 Spanish Fort Middle and High School students, and the growth of thousands of residential rooftops including Stonebridge Masterplan Community.



# SURROUNDING RETAIL MAP

