

Robertsdale, AL

LAND FOR SALE

's Blvd.

Baldwin Beach Express

Baldwin Beach

Baldwin Beach Ex

475.2'

275'

3
Acres

Robertsdale, AL

Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com
Mike Flounlacker | 850.377.5623 | mikef@beaubox.com



PROPERTY SUMMARY



Property Description:

- +/- 3 Acres on Baldwin Beach Express
- Located near I-10 and Buc-ee's
- Zoned Major Commercial District, B-4
- +/- 476' of frontage
- Sale Price: \$1,500,000.00

Offering Summary

Sale Price:	\$1,500,000
Lot Size:	3 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,510	7,875	31,286
Total Population	2,215	11,828	56,825
Average HH Income	\$64,530	\$65,020	\$63,041

Beau Box, SIOR **Mike Flounlacker**
 225.931.3200 850.377.5623
 bbox@beaubox.com mikef@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



SITE PLAN



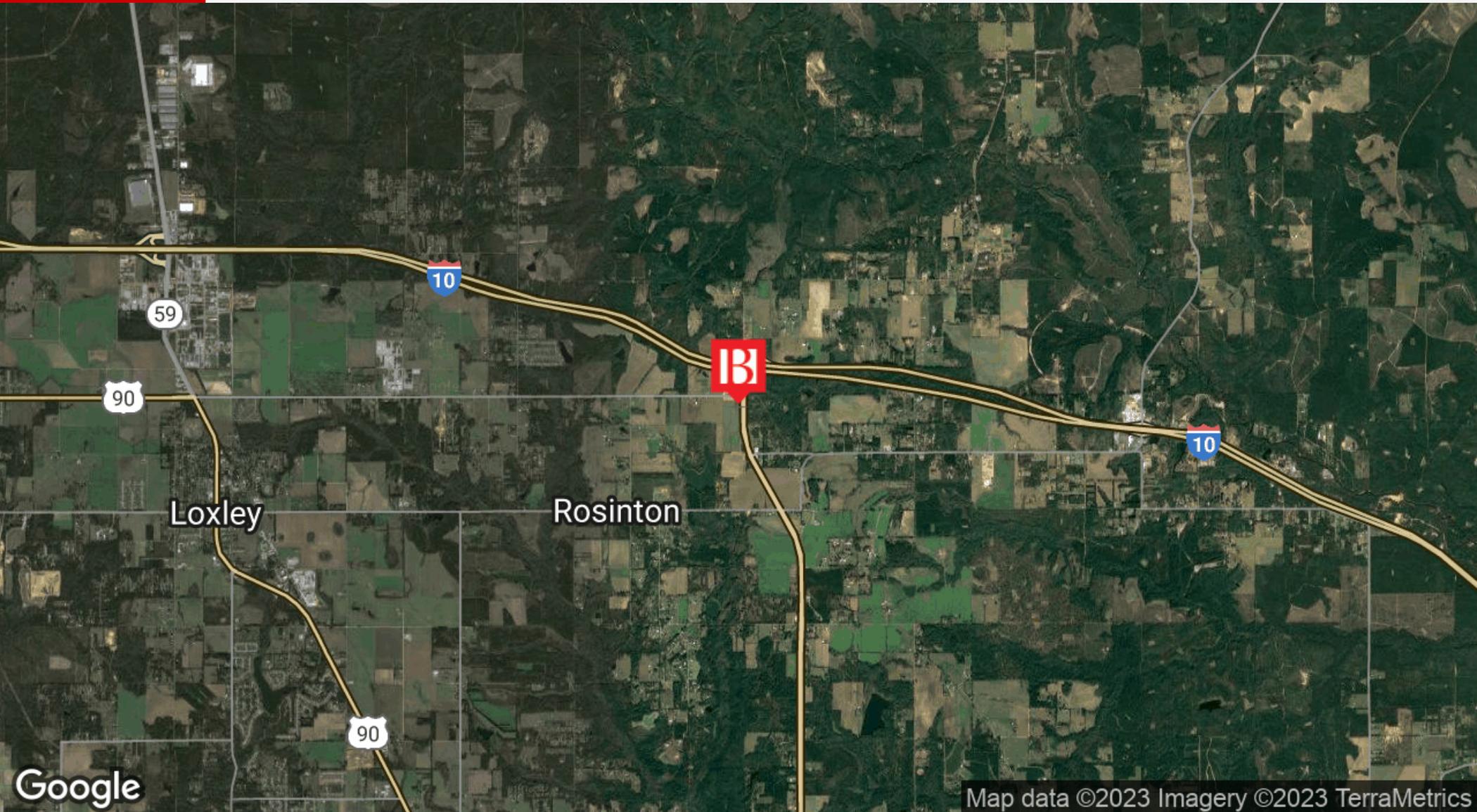
Beau Box, SIOR **Mike Flounlacker**
225.931.3200 850.377.5623
bbox@beaubox.com mikef@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



Baldwin Beach Expy Robertsdale, AL 36567

LOCATION MAP



Beau Box, SIOR **Mike Flounlacker**
225.931.3200 850.377.5623
bbox@beaubox.com mikef@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



Baldwin Beach Expy Robertsdale, AL 36567

SURVEY

1. The surveyor has examined the records of any previous surveys of the property and of the property.
2. Notice of the advertisement for the survey shall be returned to the landowner for the survey.
3. The surveyor shall not be held liable for the accuracy of the survey, but the liability is reserved by the surveyor for not following and negligence.

DESCRIPTION OF SURVEY:
 Beginning at 5.0" CAPPED PEBBLE '66" AT THE SOUTHWEST CORNER OF LOT 1 OF THE PE-BEACH-HIGHWAY-DIVISION TO PEB CORNERS AS RECORDED IN SLIDE 2546-D of the Public Records of Baldwin County, AL, and going as the bearing, P.O.B. of the Baldwin Beach Express, the use 500'00" L.F.E. along and then P.O.B. of a distance of 475.23 feet to 5.0" CAPPED PEBBLE '66" then S89°57'55" W, bearing and P.O.B. of a distance of 274.98 feet to 5.0" CAPPED PEBBLE '66" then S00°00'12" W, a distance of 475.23 feet to 5.0" CAPPED PEBBLE '66" then S00°00'12" W, a distance of 274.98 feet to the POINT OF BEGINNING, and point on a bearing 3.00 acres, and so on.



SCALE
1" = 50'



PLAT OF A BOUNDARY LINE SURVEY
PREPARED FOR

PAULA BUETTNER
BALDWIN CO., AL.

DAVID LOWERY
SURVEYING, L.L.C.

DWG. NO.	SURV. DATE	SCALE
21-12-08	DEC. 2021	1"=50'
DRAWN BY: P. TULLER	CHECKED BY: D. LOWERY	

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dsurvey25@hotmail.com

LEGEND AND SYMBOLS
 P.O.B. = POINT OF BEGINNING

REVISION AND ADDITION TO PEB CORNERS SLIDE 2546-D

LOT 1

5.0" CAPPED PEBBLE '66" IN CONCRETE

S00°00'12" W
475.23'

5.0" CAPPED PEBBLE '66" IN CONCRETE

S00°00'12" W
475.23'

BUETTNER
3.00 ACRES

N89°57'55" E
274.98'

S89°57'55" W
274.98'

S00°00'12" E
384.03'

S00°00'12" E
475.23'

P.O.B.
5.0" CAPPED PEBBLE '66" AT THE
SOUTHWEST CORNER OF LOT 1 OF THE
PE-BEACH-HIGHWAY-DIVISION TO PEB
CORNERS AS RECORDED IN
SLIDE 2546-D

BALDWIN BEACH EXPRESS R-O-W VARIES

DAVID LOWERY SURVEYING, L.L.C.

Beau Box, SIOR Mike Flounlacker
225.931.3200 850.377.5623
bbox@beaubox.com mikef@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



WATER AND SEWER



Beau Box, SIOR **Mike Flounlacker**
225.931.3200 850.377.5623
bbox@beaibox.com mikef@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



Baldwin Beach Expy Robertsdale, AL 36567

ADDITIONAL PHOTOS



Beau Box, SIOR **Mike Flounlacker**
225.931.3200 850.377.5623
bbox@beaubox.com mikef@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023

