

RETAIL/QSR SITE ACROSS FROM WALMART

±2.7 AC | US Highway 98 | Daphne, Alabama 36527



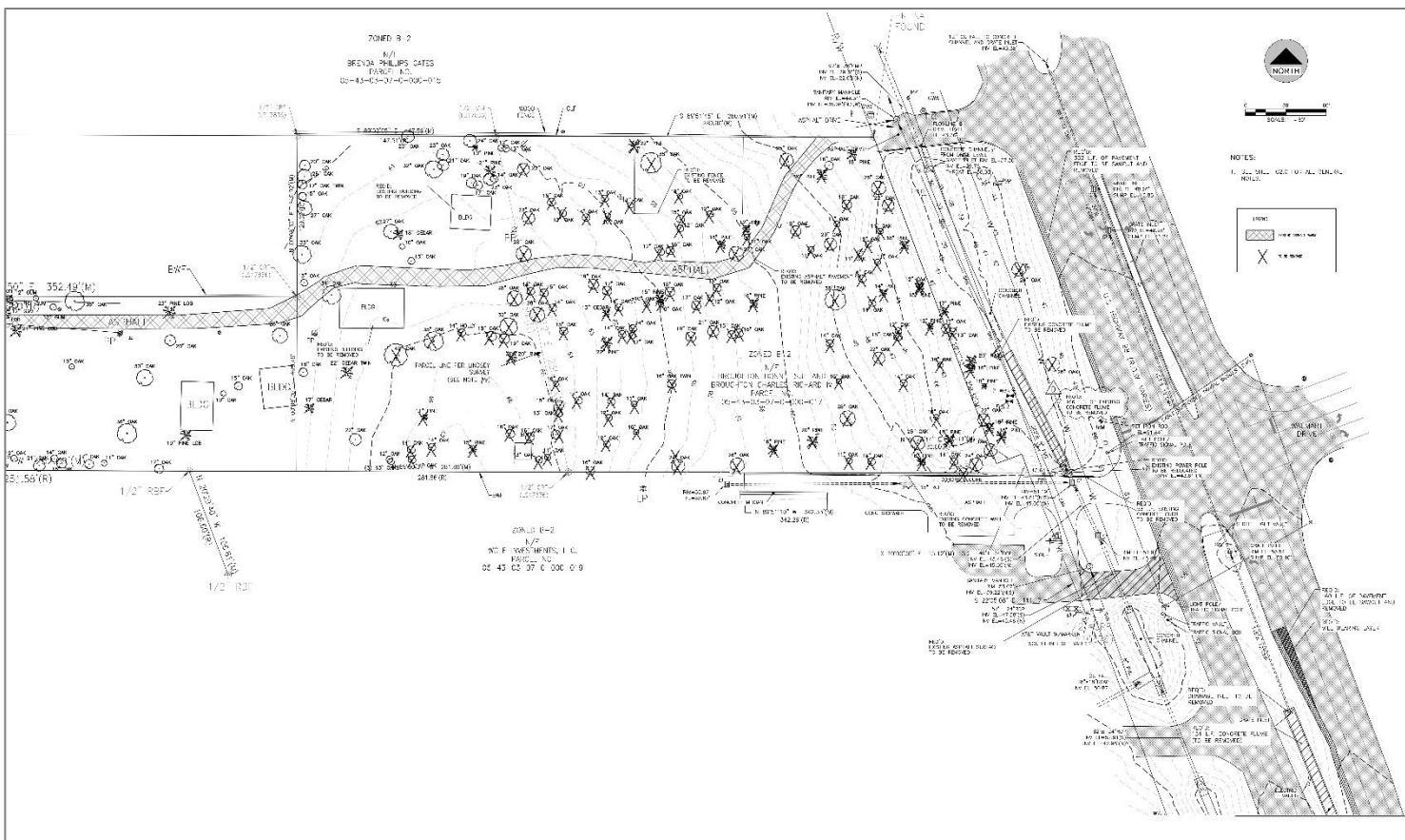
- ±2.7 AC on US Highway 98 in Daphne, AL
- At signal, across from Walmart Supercenter
- Traffic counts are 37,985 cars per day
- For Sale: \$1,495,000

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

**VALLAS
REALTY, INC.**

John P. Vallas, Jr. | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com

Survey and Property Details



SUMMARY INFORMATION

Lot Size:	±2.7 AC
Lot Frontage:	±259' on US Hwy 98
Lot Depth:	±428.3'
Zoning:	B-2 - General Business
For Sale:	\$1,495,000

DAPHNE MARKET OVERVIEW

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region alone accounts for over 1/3 of Alabama's tourism revenue. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).

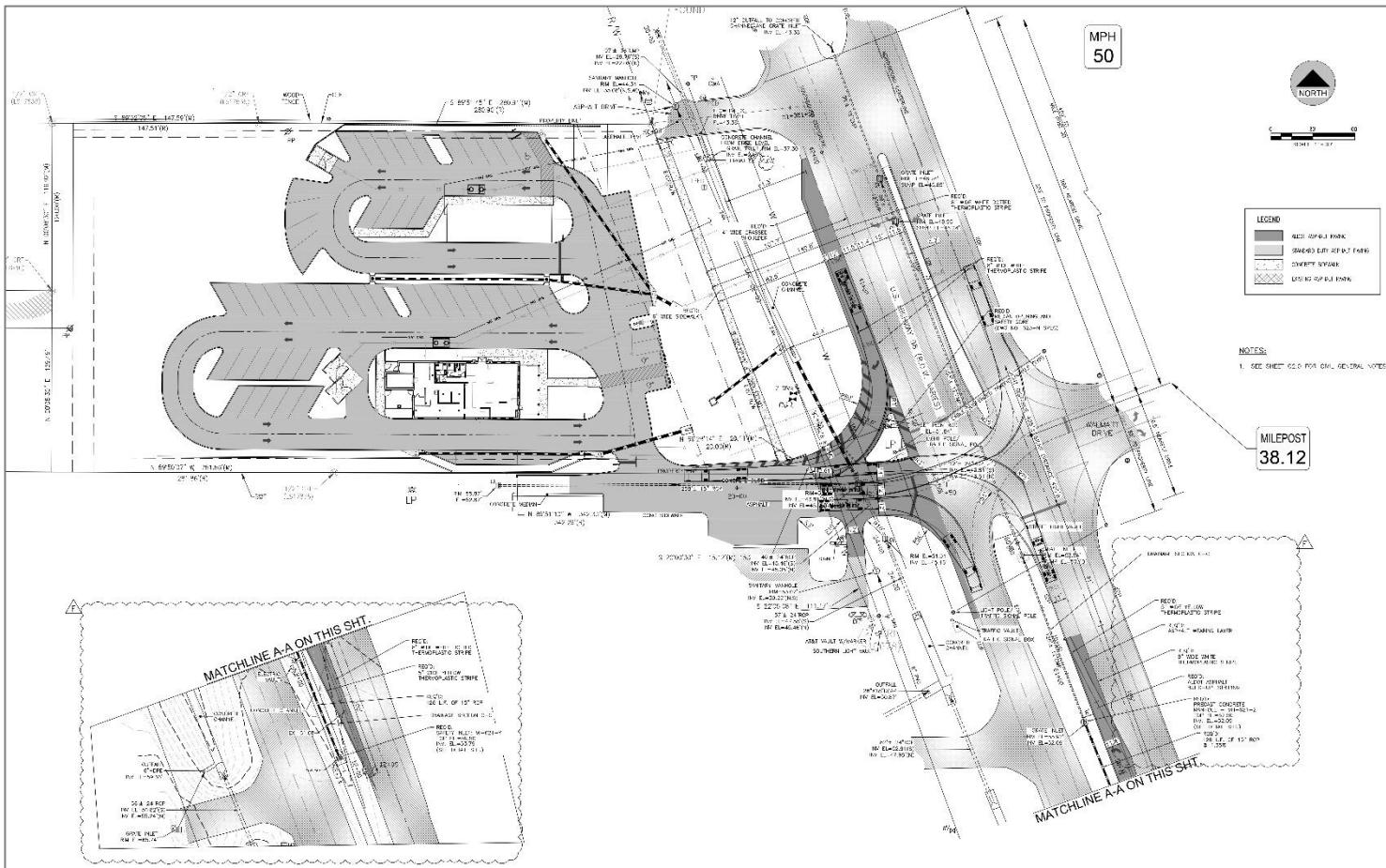
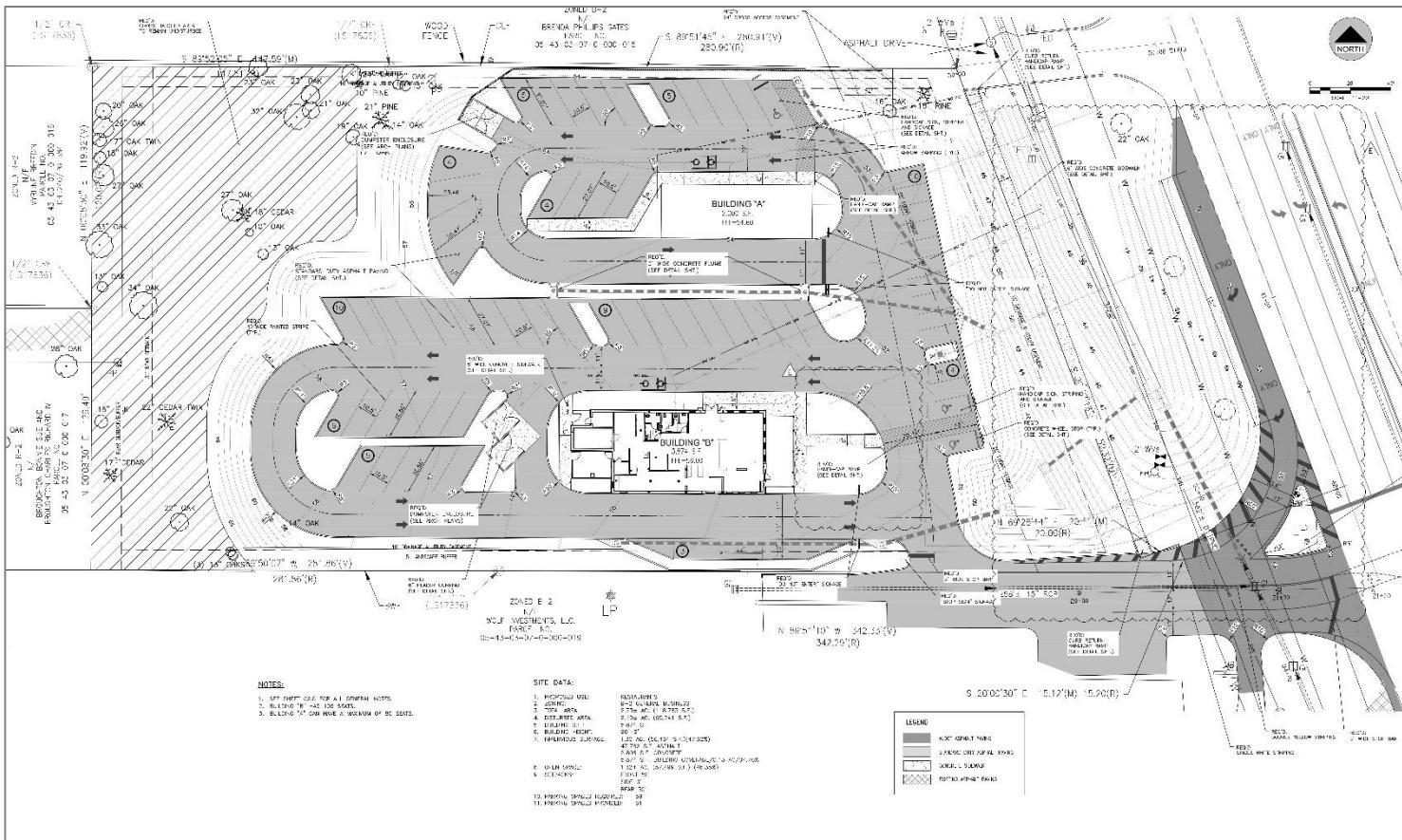
The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 31.3% from 2010-2021. The City of Daphne has seen a growth rate of 32% in the same time frame, including a 3.8% growth from 2020 - 2021 alone. A staggering 96% of Baldwin County's growth is due to incoming migration. Additionally, the Daphne-Fairhope-Foley MSA is third in the nation for job growth from 2020-21, growing at a rate of 10.3%, according to the Bureau of Labor Statistics.

In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is expected to see a substantial growth of 65.1% from 2010-2040. Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous county. Baldwin County ranks among Alabama's top 5 Counties for business growth, GDP growth, new building permits and business investment.

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FOR SALE | ±2.7 AC ON US HIGHWAY 98 | DAPHNE, ALABAMA 36526

Potential Site Plans

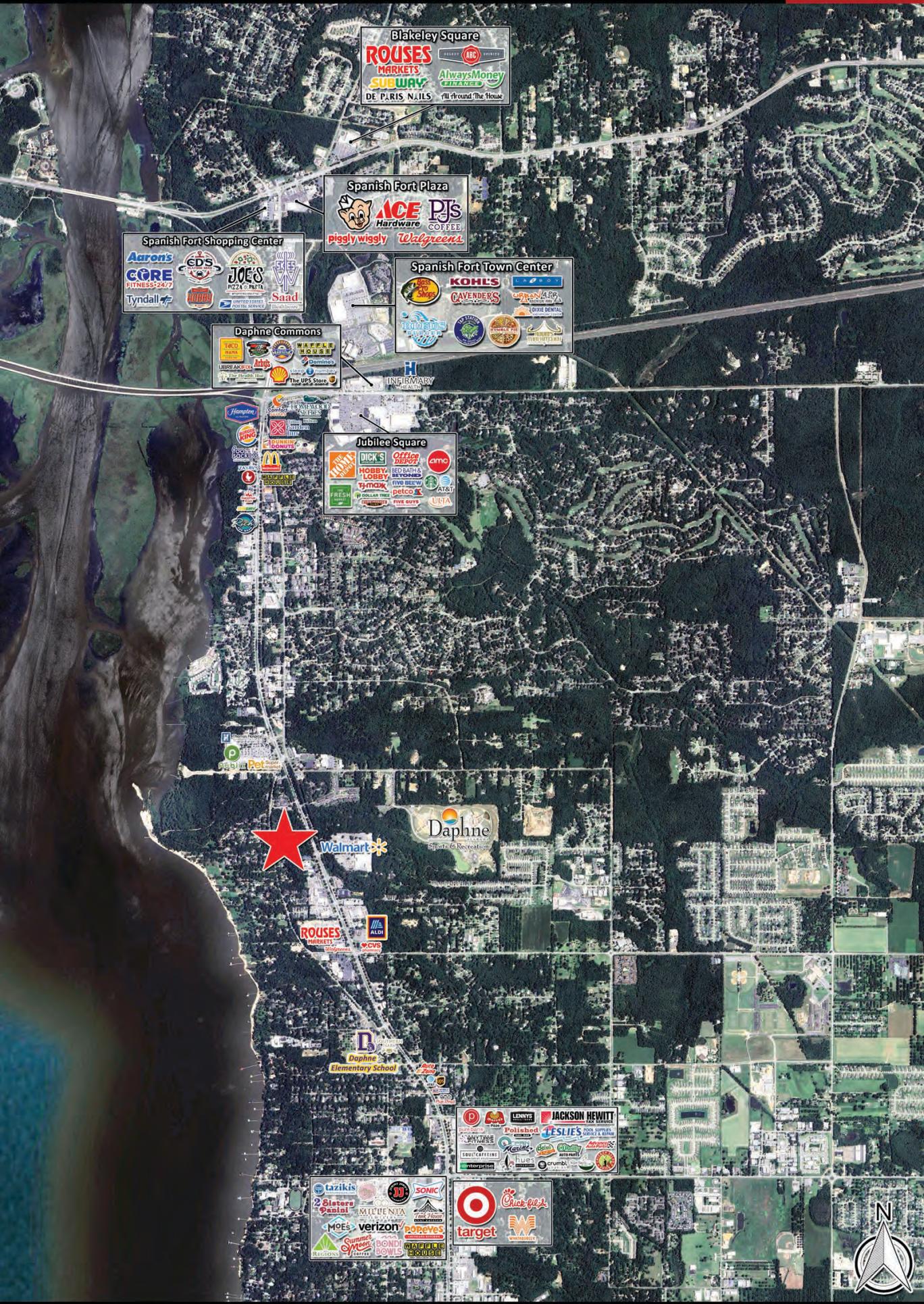


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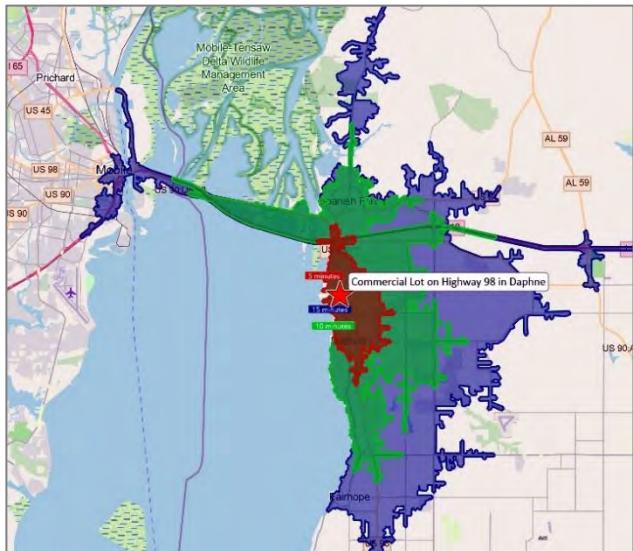
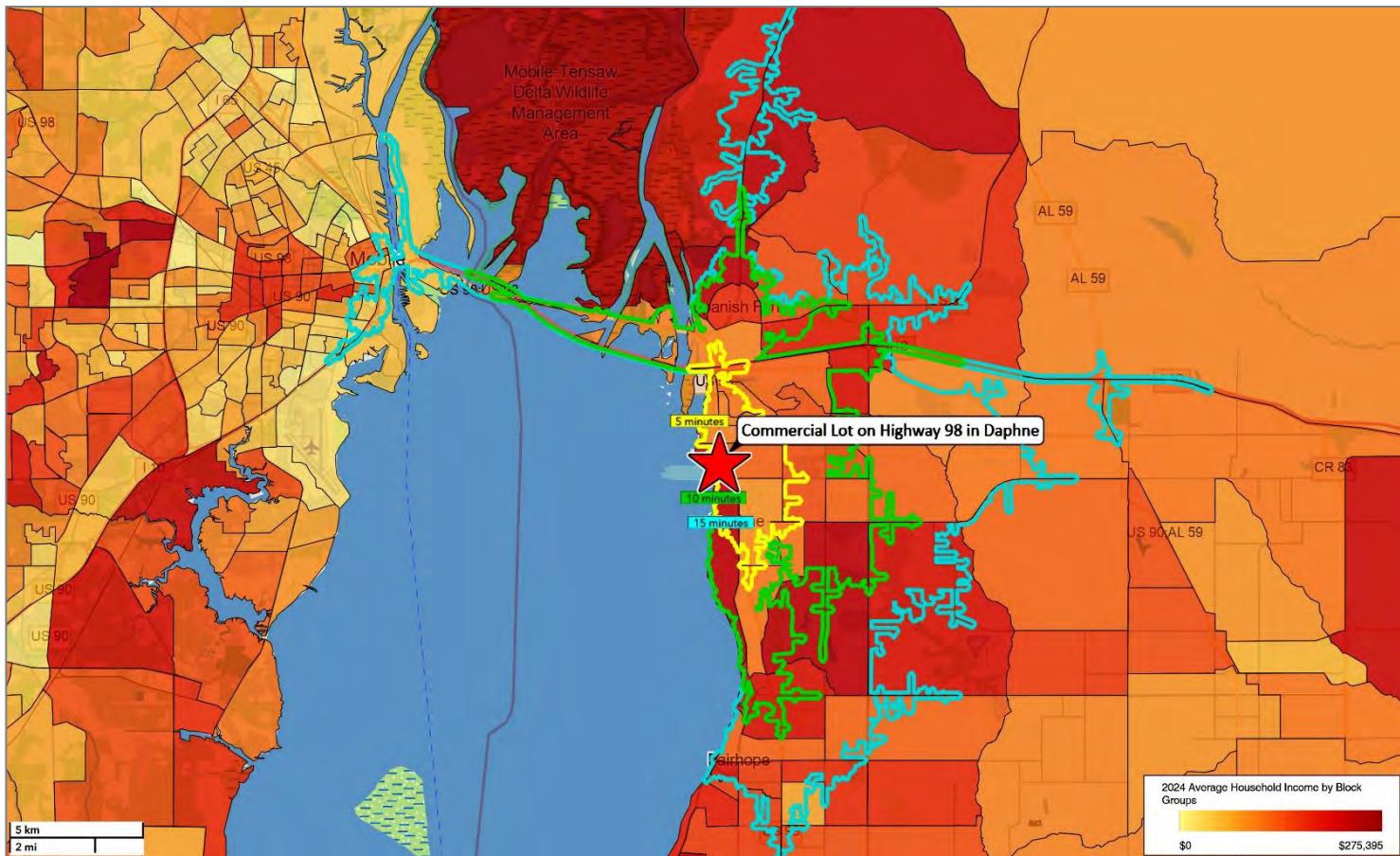
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Daphne, Alabama *Highway 98 Retail Trade Area*

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Average Household Income Heat Map and Drive-Time Demographics



2024 Demographics	5 min	10 min	15 min
Population	8,818	35,848	71,554
Median Age	40.8	41.7	42.6
Largest Median Age Group	25-34	35-44	35-44
Annual Population Growth Projection for 2024-2029	1.56%	1.60%	1.69%
Daytime Population	10,758	36,080	89,894

Households & Income	5 min	10 min	15 min
Total Households	3,892	35,848	71,554
Average Household Size	2.24	2.42	2.46
Average Household Income	\$97,010	\$113,215	\$113,063

Housing & Value	5 min	10 min	15 min
Owner Occupied Houses	56.1%	64.3%	66.3%
Renter Occupied Houses	35.5%	26.8%	24.9%
Average House Value	\$413,796	\$420,331	\$428,167

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