

LAND FOR SALE OR LEASE

AREA OVERVIEW

In the last decade, Spanish Fort has become a popular place to live. A superior quality of life, and top performing school systems, together contribute to make Spanish Fort a desirable community for families and new businesses alike. Spanish Fort Town Center caters to high-income earners who want to take advantage of the unique combination of amenities that the region offers, such as a superior retail and entertainment experience, and ease of access. Spanish Fort is bisected by Interstate 10, the major thoroughfare in the region, allowing for easy commuting throughout the Mobile MSA. This 230-acre, 447,748 square foot development includes retail space, restaurant sites, hotels, a multi-family component, and land for future commercial development.

VISITORS (PLACER.AI 2023)

- Spanish Fort Town Center: 125K Avg Monthly Visits & 1.5M Visits over Last 12 Months
- Bass Pro Shops: 57.6K Avg Monthly Visits & 691.4K Visits over Last 12 Months
- The Fort Container Park: 3.7K Avg Monthly Visits & 45.2K Visits over Last 12 Months

AVAILABLE LAND

- Large Pads with Built to Suit Opportunities
- > 0.94 - Up to 25 AC

TRAFFIC COUNTS (ADT 2021)

- On Highway 98, at site entrance: 43,667
- On I-10, west of site: 69,230

JOIN THIS LINEUP

Anchors: Bass Pro Shops, Kohl's, Cavender's, La-Z-boy, Urban Air, D.R. Horton

In-Line Tenants: Oishi, Dixie Dental, TQL, Mandina's Restaurant

The Fort Container Park: Double D's Burger, Beakers Coffee, Sno Biz, Boom's Thai Kitchen

PROPERTY HIGHLIGHTS

- Interstate Frontage
- Easy Access
- Prominent Sign Bands
- High Traffic Counts
- Competitive Rates
- Zoned B-3



HOME OF "THE FORT CONTAINER PARK"



DEVELOPED AND MANAGED BY:



SUMMARY

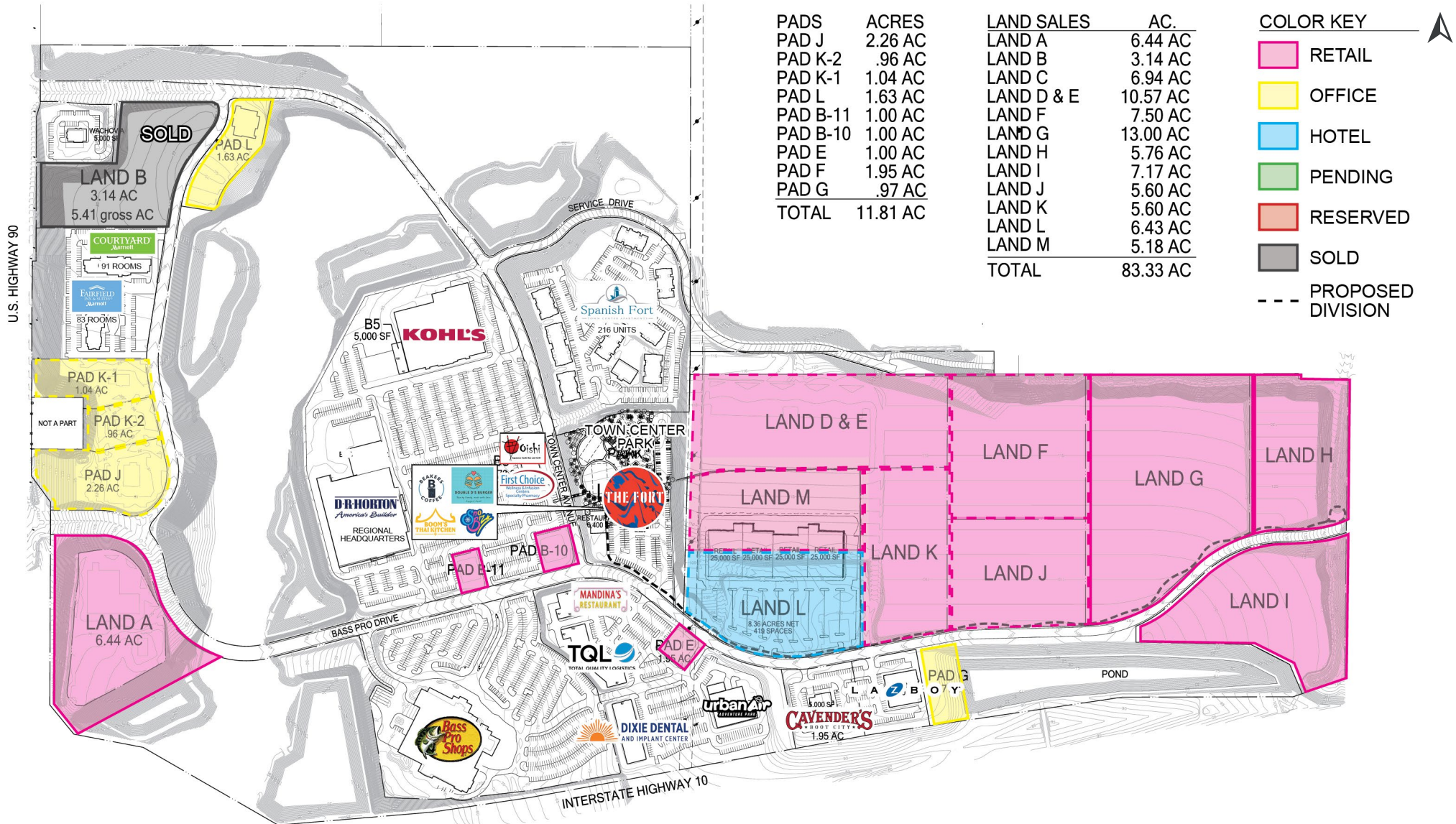
SITE PLAN

RETAIL

MIXED-USE

COMPETITION

DEMOGRAPHICS



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ENTERTAINMENT

Town Center Park is made up of 3.5 acres featuring:

- Large pavilion and live performance area
- Splash Pad
- Exercise Areas
- Horseshoe Pits
- Playground Equipment



OUTDOOR DINING

The Fort Container Park is a 1.8 acre restaurant venue comprised of:

- 8 repurposed shipping containers that come together to create a vibrant, yet casual dining and entertainment hangout situated adjacent to Town Center Park
- Many eclectic eateries and bars featuring an assortment of craft brews, wine, and cocktails
- A small performance area



MULTI-FAMILY

Spanish Fort Town Center Apartments include 216 one-bedroom and two-bedroom apartments featuring:

- hardwood-style flooring
- granite countertops
- stainless steel appliances
- upgraded lighting and hardware throughout

HOSPITALITY

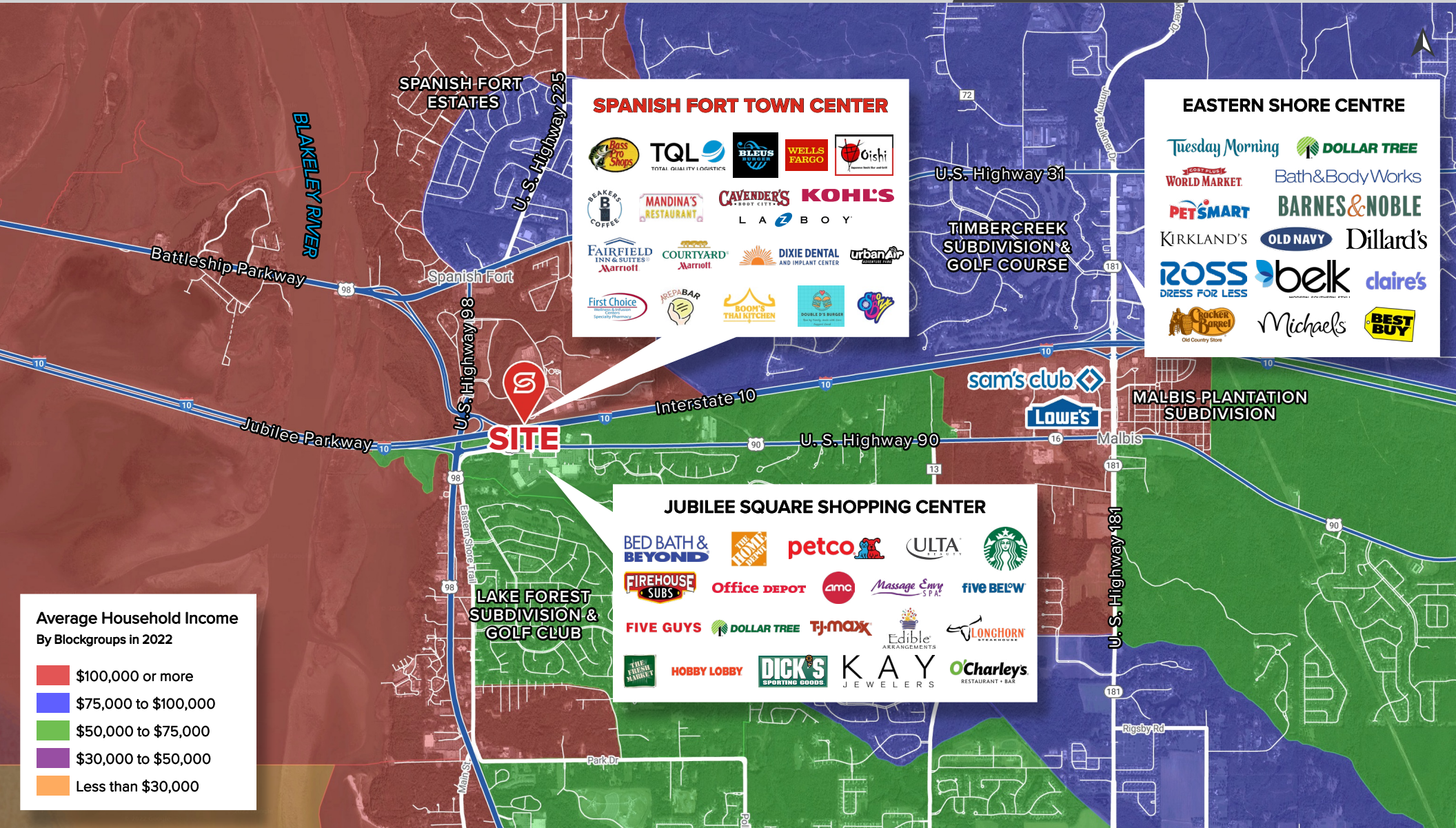
Courtyard by Marriott

- 91 Room, AAA rated Three Diamond, newly-renovated hotel includes deluxe amenities such as free high-speed Wi-Fi, comfy bedding, mini-fridge, and coffeemaker.

Fairfield by Marriott

- 83 Room, AAA rated Three Diamond designation, hotel. All guestrooms feature smart amenities such as free Wi-Fi, LCD TVs, mini-fridge, and work desk. Studio Suites also offer a separate living room with sofa bed and sleeping area.





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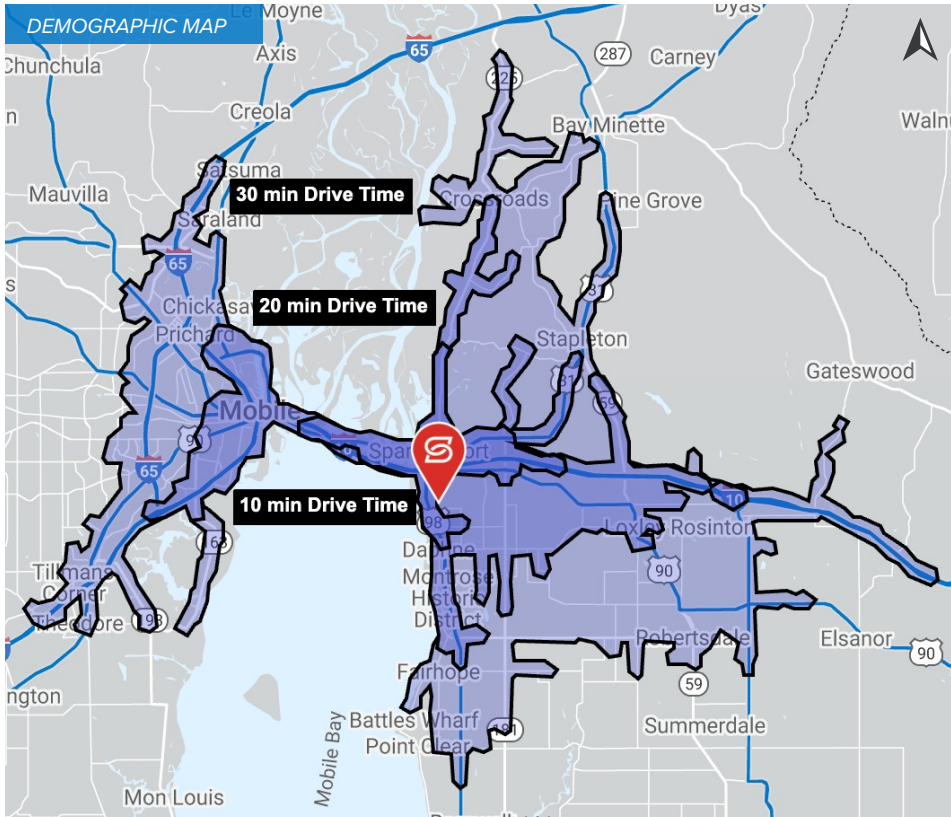
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2023 DRIVETIME DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN	10 MIN	20 MIN	30 MIN	10 MIN	20 MIN	30 MIN		
POPULATION	16,875	92,184	245,533	AVG. HH INCOME	\$132,234	\$91,921	\$88,349	HOUSEHOLDS	6,310	35,769	96,942