HERRINGTON
REALTY, INC.
Herringtonrealtyal.com
251-510-2277

1-3 Acres of Land For Sale
Corner of Farringdon Road & Hwy 98
Fairhope, AL | $350,000-$1,119,000 | +-3 Acres

Fairhope High School

Farringdon Blvd

+-20,000 VPD

Hwy 98

Disclaimer

Although Herrington Realty, Inc. has obtained information in this Offering Memorandum and any attachments to this Offering Memorandum regarding the property from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements or age are approximate only. The recipient bears the sole responsibility for the verification of the accuracy of any information in this document or attachments and bears all the risk of such inaccuracies. Herrington Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from the reliance by any party on the information in this Offering Memorandum or any attachments.

Sales Contacts

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PROPERTY OVERVIEW

- Pricing: $350,000-$1,119,000

- North Parcel: $450,000

- Middle Parcel: $350,000

- South Parcel: $399,000

- Size: +-1-2.87 Acres Available All or Part

- Located with direct frontage on Hwy 98/

- Across the street from Fairhope High School

- 520 Feet of total frontage

- Suited for Light industrial/distribution

- Zoned HTD (Highway Transitional District)

- +-1 Mile from new Publix

- Ideally suited for office/medical or school adjacent businesses

Herrington Realty is pleased to present an exclusive opportunity to purchase 1- 2.87 acres of land fronting highway 98 in Fairhope, AL. Directly across the street from Fairhope High School and surrounded by residential density this parcel would be ideal for a office, medical, or residential oriented style business. The property can be purchased all or part, there are three separate parcels available each approx 1 acre in size. The southern most lot does have a small ice machine that brings in a small amount of income on the lot.

Call for more information

Publix

98

+-20,000 VPD

Farringdon Blvd

regardless of use.

2. **THAT,** Article III, Section B. Table 3-1: Use Table, be hereby amended to add a column to read as follows:

HTD

Uses Permitted subject to general ordinance standards and conditions: Single-family, Two-family, Townhouse, Mixed-use, Elementary School, Secondary School, Education Facility, Library, Public Open Space, Common Open Space, General Office, Professional Office, Day Care, and Bed & Breakfast.

Uses Permitted subject to special conditions listed in the ordinance: Accessory Dwelling, Home Occupation, and Convenience Store.

Uses Permitted only on appeal and subject to special conditions: Multiple-family/Apartment, Place of Worship, Cemetery, Hospital, Community Center or Club, Public Utility, General Merchandise, Outdoor Sales Limited, Garden Center, Convalescent or Nursing Home, Clinic, Outdoor Recreation Facility, Mortuary or Funeral Home, and Limited Manufacturing.

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