



98

 HANCOCK  
WHITNEY



DIXIE SERVICE  
CLEANERS



(DAPHNE, AL) FOR SALE .848 ACRE TARGET ANCHORED OUTPARCEL

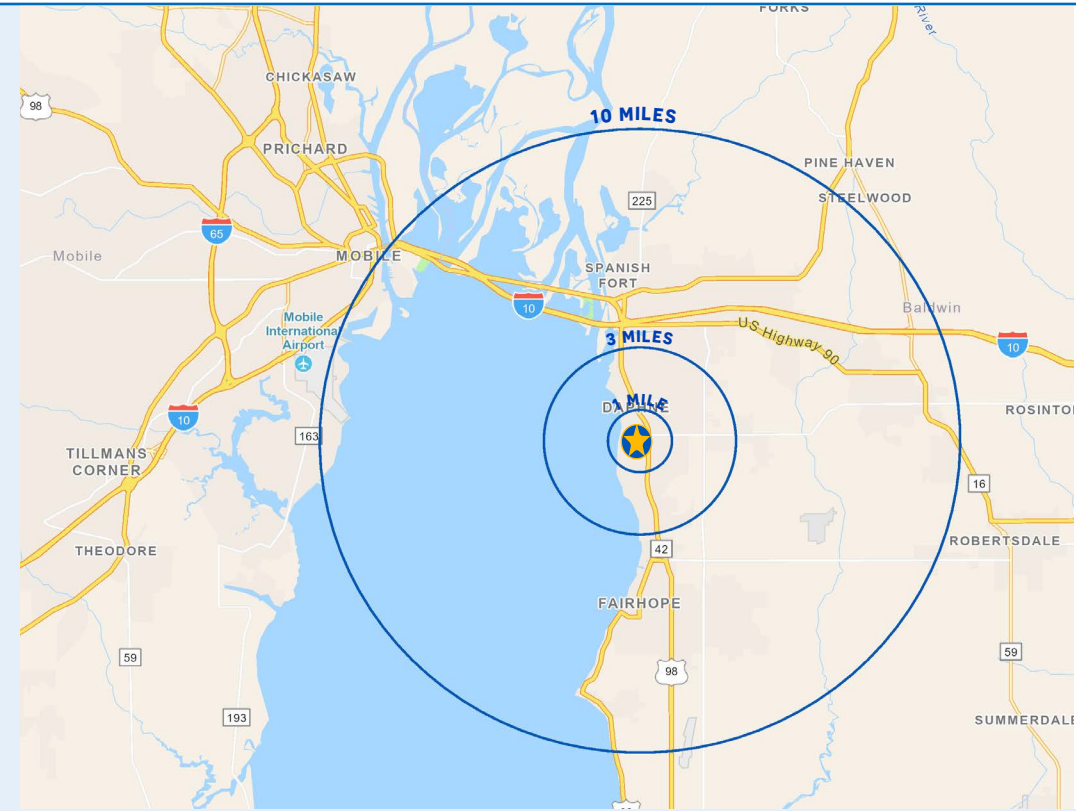
# 1698 US HIGHWAY 98, DAPHNE, AL 36526

.848 ACRES AVAILABLE FOR SALE







## PROPERTY HIGHLIGHTS

- Anchored by 123,000± SF Target
- Excellent visibility fronting heavily trafficked US Highway 98 with 33,167 average daily vehicles
- Excellent access to US Highway 98
- Buyer will be responsible for subdividing property
- Buyer will be responsible for an Annual Easement, maintenance fee of \$3,000
- Subject to Use Restrictions

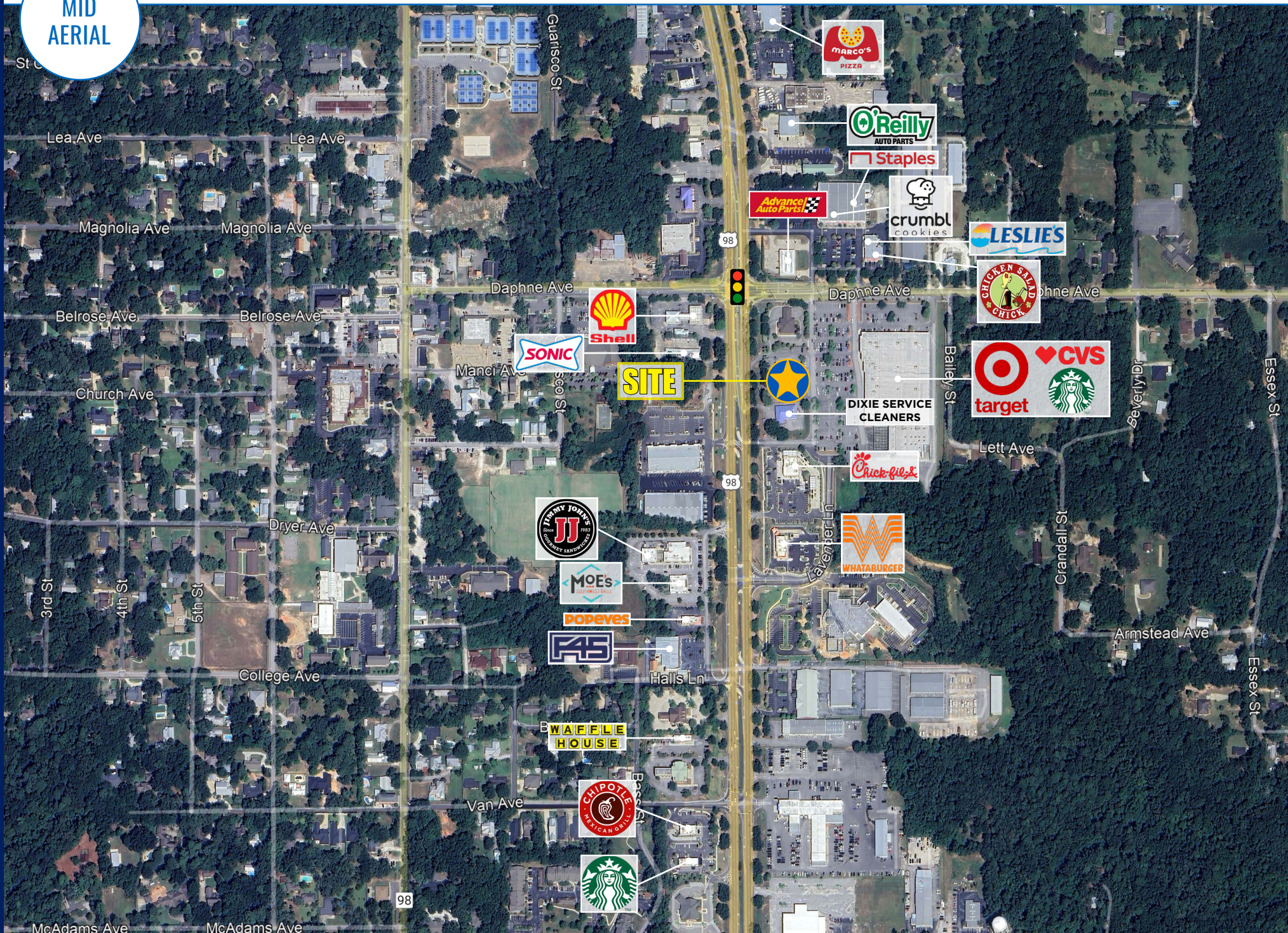


## DEMOGRAPHICS

	1 MILE	3 MILE	10 MILE
 <b>POPULATION</b>	3,449	23,535	111,746
 <b>DAYTIME POPULATION</b>	6,214	22,740	101,096
 <b>AVERAGE HH INCOME</b>	\$75,316	\$84,528	\$87,292
 <b>TOTAL HOUSEHOLDS</b>	1,430	9,912	43,718

**MID AERIAL**

**TARGET ANCHORED OUTPARCEL • .848 ACRE AVAILABLE**



ZOOM  
AERIAL











SITE PLAN



TARGET # 1274

1698 U.S. Highway 98  
Daphne, Alabama 36526

OUTPARCEL EXHIBIT

-  Target Property Line
-  Potential Outparcel Property Line
-  Existing Water Lines (Approximate Location)
-  Existing Sanitary Sewer (Approximate Location)
-  Existing Gas Line (Approximate Location)
-  Existing Overhead Power (Approximate Location)
-  Existing Box Culvert (Approximate Location)
-  Required Drainage Easement (required as part of re-plot)

SCALE: 1"=120'	
DATE	02/02/2015
REVISION	12/12/2025
DRAWN BY	TLF
CHECKED BY	---
REG. PROJECT NUMBER	2015-017

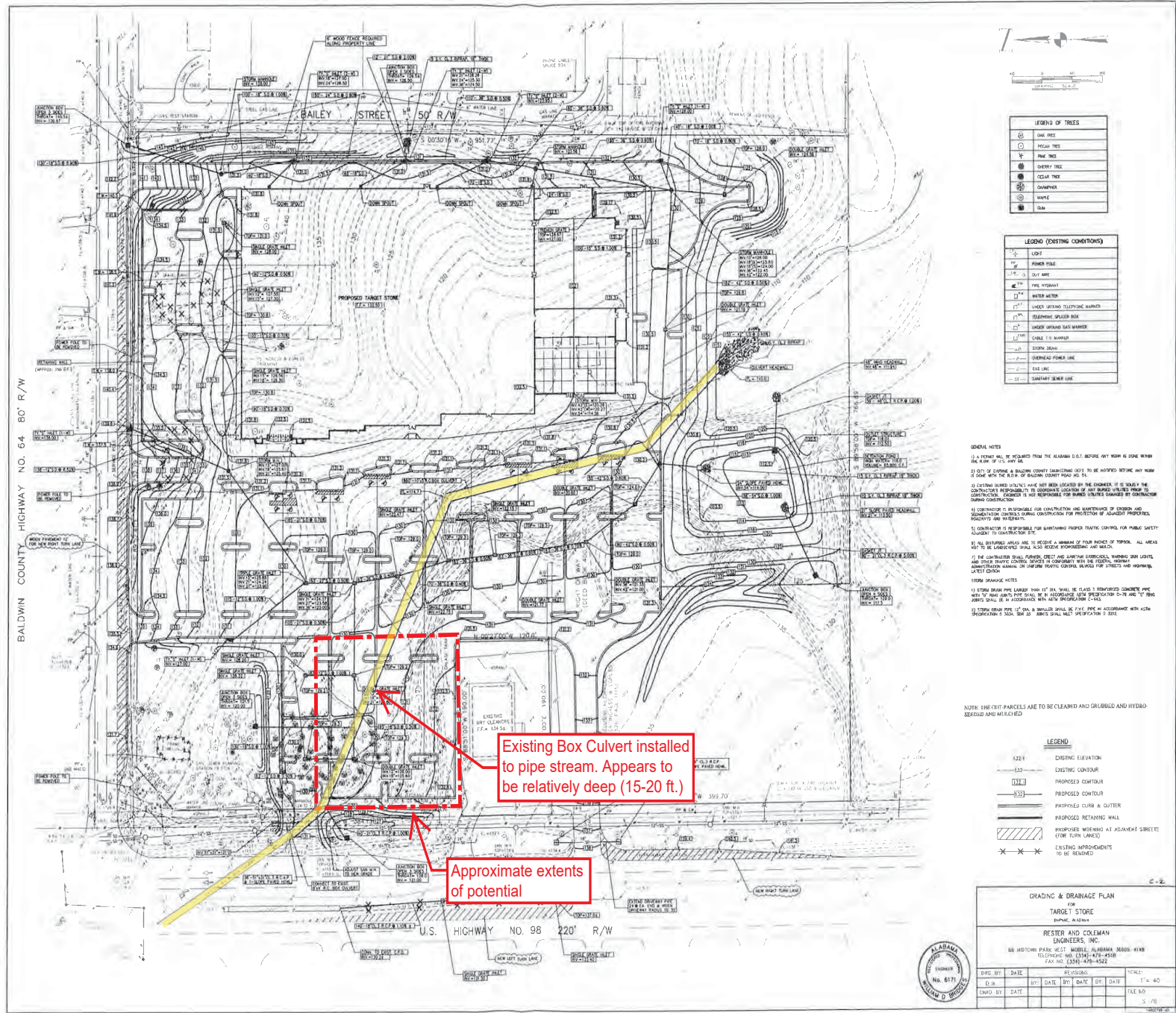


**HAINES GIPSON & ASSOCIATES**  
CONSULTING ENGINEERS  
CIVIL & STRUCTURAL SERVICES

1550 NORTH BROWN ROAD, SUITE 100  
LAWRENCEVILLE, GEORGIA 30043  
PHONE: (770) 491-7550  
FAX: (770) 491-7750

# SITE PLAN

TARGET ANCHORED OUTPARCEL • .848 ACRE AVAILABLE



**LEGEND OF TREES**

○	Oak Tree
○	Pecan Tree
○	Pine Tree
○	Shrub Tree
○	Cedar Tree
○	Chambrac
○	Walnut
○	Other

**LEGEND (EXISTING CONDITIONS)**

○	Light
○	Power Pole
○	Oil Well
○	Well Hydrant
○	Water Meter
○	Underground Telephone Manhole
○	Refrigerant Spiller Box
○	Underground Gas Manhole
○	Cable T.V. Manhole
○	Storm Drain
○	Drinking Water Line
○	Gas Line
○	Sewer Line

- GENERAL NOTES**
- A FRONT SETBACK IS REQUIRED FROM THE ALABAMA C.D.T. BEFORE ANY WORK IS DONE WITHIN THE BOUND OF C.D.T. SETBACK.
  - OUT-OF-CORNER & BALDWIN COUNTY (ADJACENT) SETBACKS TO BE NOTIFIED WITHIN ANY WORK TO COME WITH THE BOUND OF BALDWIN COUNTY FRONT SETBACK.
  - EXISTING SURVEY POINTS HAVE NOT BEEN LOCATED BY THE ENGINEER. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN LOCATION OF ANY SURVEY POINTS NEAR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR DAMAGES SUSTAINED BY CONTRACTOR DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES. ROADWAYS ARE NOT TO BE USED.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY THROUGHOUT CONSTRUCTION SITE.
  - ALL EXISTING AREAS ARE TO BE SETBACK A MINIMUM OF FOUR INCHES OF TOPSOIL. ALL AREAS NOT TO BE CONSTRUCTED SHALL ALSO RECEIVE TOPSOILING AND MULCHING.
  - THE CONTRACTOR SHALL FURNISH, DIRECT AND MAINTAIN SUFFICIENT WARNING SIGN LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO COMPLY WITH THE ALABAMA HIGHWAY DEPARTMENT MANUAL ON TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITION.
- STREAM GRADUATION NOTES**
- STREAM GRADE LINE LARGER THAN 12" DIA. SHALL BE CLASS 1 REINFORCED CONCRETE AND WITH 18" HIGH CURBS. PIPE SHALL BE AS ACCORDING TO THE SPECIFICATION FOR CURB AND 12" HIGH JARVIS SHALL BE AS ACCORDING WITH ASTM SPECIFICATION C-445.
  - STREAM GRADE LINE OF 12" DIA. SHALL BE CLASS 1 PIPE WITH 12" HIGH CURBS WITH ASTM SPECIFICATION C-445. PIPE SHALL MEET SPECIFICATION 3.02.

NOTE: THIS DEDICATED AREAS ARE TO BE CLEARED AND GRUBBED AND HYDRO SEPARATED AND REVEALED.

**LEGEND**

428.0	EXISTING ELEVATION
428.0	EXISTING CONTOUR
428.0	PROPOSED CONTOUR
428.0	PROPOSED CONTOUR
---	PROPOSED CURB & GUTTER
---	PROPOSED RETAINING WALL
---	PROPOSED WALKING AT ADJACENT SITE (FOR SUN LINES)
---	EXISTING IMPROVEMENTS TO BE REMOVED

**GRADING & DRAINAGE PLAN FOR TARGET STORE**  
 BIRMINGHAM, ALABAMA  
 RESTER AND COLEMAN ENGINEERS, INC.  
 88 HATHORN PARK WEST MOBILE, ALABAMA 36688-4188  
 TELEPHONE NO. (334) 478-4938  
 FAX NO. (334) 478-4542

DATE	BY	DATE	REVISIONS	SCALE
01/18	BT	01/18	DATE	T = 40
01/18	BT	01/18	DATE	FILE NO.
01/18	BT	01/18	DATE	SHEET





HANCOCK  
WHITNEY



SITE



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**1698 US HIGHWAY 98, DAPHNE AL 36526**

**.848 AC AVAILABLE FOR SALE**

**SUZANNE WASHBURN**

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