

# ±4 AC COMMERCIAL SITE IN SPANISH FORT

US Highway 31 | at Stagecoach Road | Spanish Fort, Alabama 36526



- Large commercial lot in Spanish Fort, AL, with ±312' frontage on US Highway 31
- Stagecoach Road is primary access point for Spanish Fort High School
- Owner will consider selling all or part
- For Sale: \$1,795,000
- Very near Eastern Shore Center & just 1.5 mi to the I-10 interchange on US Hwy 181
- Across US Hwy 31 from Timbercreek Golf Club, a large subdivision where the majority of households have income of \$200,000+ and median home value is \$360,460



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.



### SUMMARY INFORMATION

Available Size:	±3.98 AC Available Owner will sell all or part
Frontage:	±372' on US Hwy 31 ±133' on Stagecoach
Traffic Counts:	14,391 AADT as of 2022 on Highway 31  3,624 AADT as of 2022 on Stagecoach Lane
Zoning:	B3 - General Business
Sale Price:	\$1,795,000 for all

### BALDWIN COUNTY MARKET

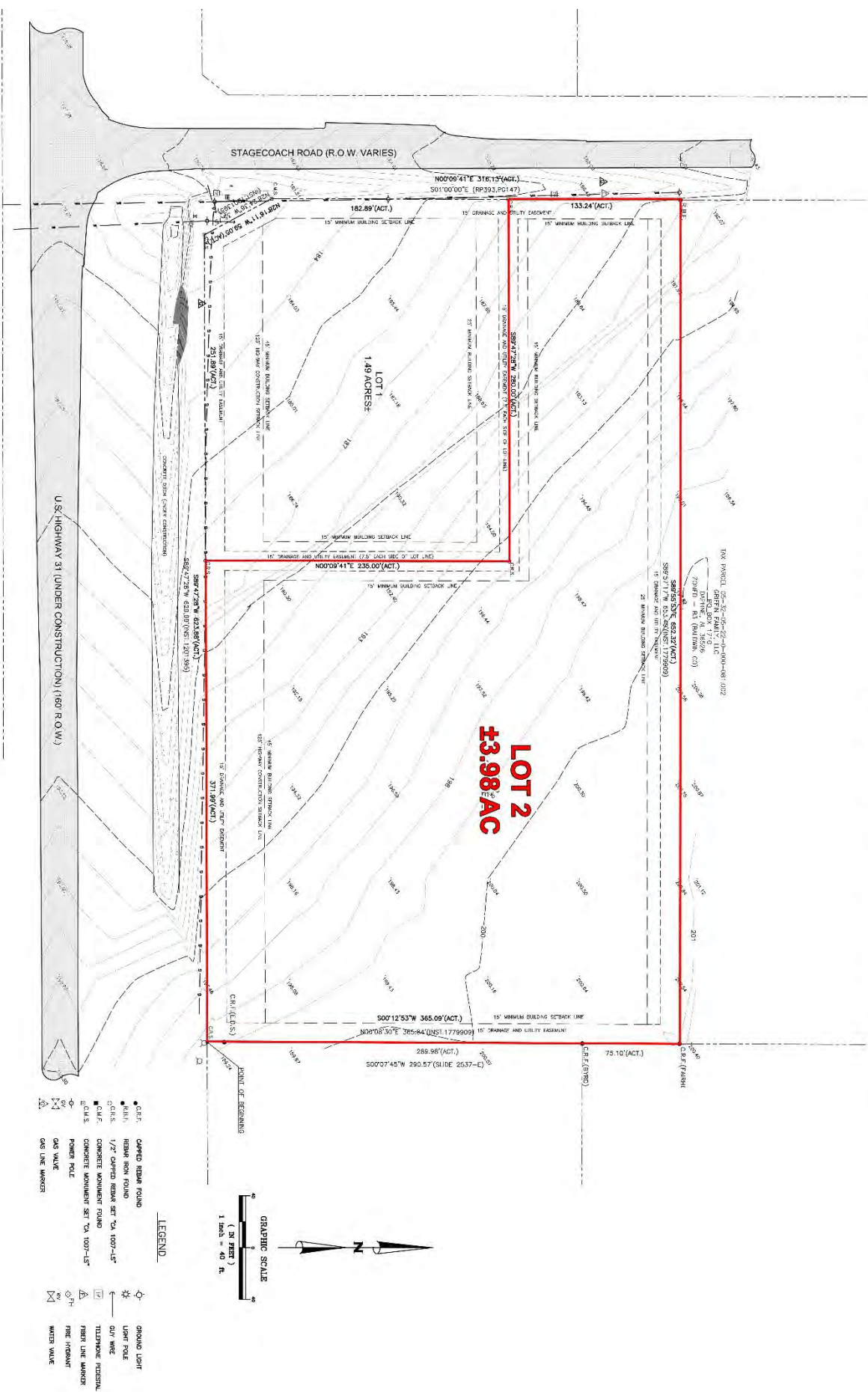
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Daphne-Fairhope-Foley MSA is the 11th Fastest growing MSA in the nation, in 2017, according to the U.S. Census Bureau.

Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama’s tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs and counties. Baldwin County is projected to become the 4th most populous county in Alabama by 2020.

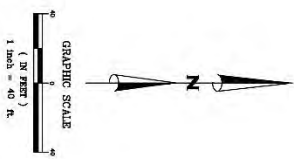
In 2018, Baldwin County enjoyed another stellar year of growth in manufacturing and retail as the county’s economy continued to boom. Baldwin County was number one in the state in incoming business, workforce talent attraction and job growth for the year. National publication *Site Selection* again rated Alabama among the top states in its annual State Business Climate survey, reflecting its consistent attractiveness for high-value economic development projects. Overall, Alabama was ranked No. 8 in its Business Climate analysis. In a survey, consultants and corporate real estate executives placed Alabama at No. 7. Alabama previously scored in the Top 10 in both 2016 and 2017 *Site Selection* surveys.

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SPANISH FORT CANTINA SUBDIVISION



- LEGEND**
- SETBACK
  - OPENED REBAR FOUND
  - REBAR NON FOUND
  - CHL. (C.I.S.S.)
  - 1/2" OPENED REBAR SET CA 1007-15"
  - C.M.F. CONCRETE MONUMENT FOUND
  - C.M.S. CONCRETE MONUMENT SET CA 1007-15"
  - POWER POLE
  - GAS VALVE
  - GAS LINE MARKER
  - GROUND LIGHT
  - LIGHT POLE
  - GUY WIRE
  - TELEPHONE RESTRICAL
  - FIBER LINE MARKER
  - FIRE HYDRANT
  - WATER VALVE

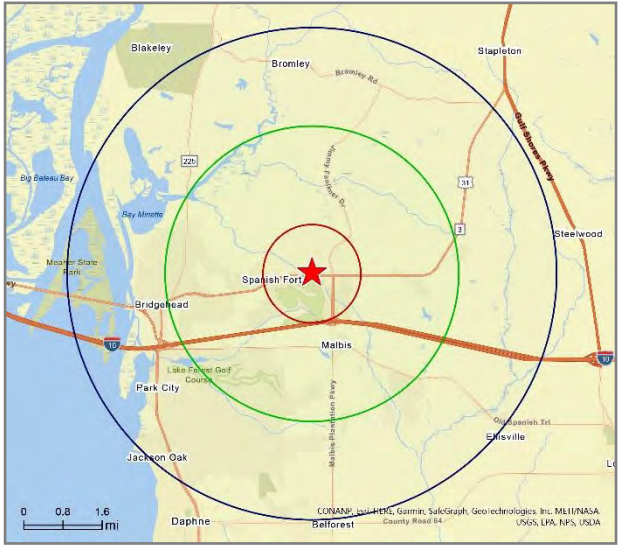
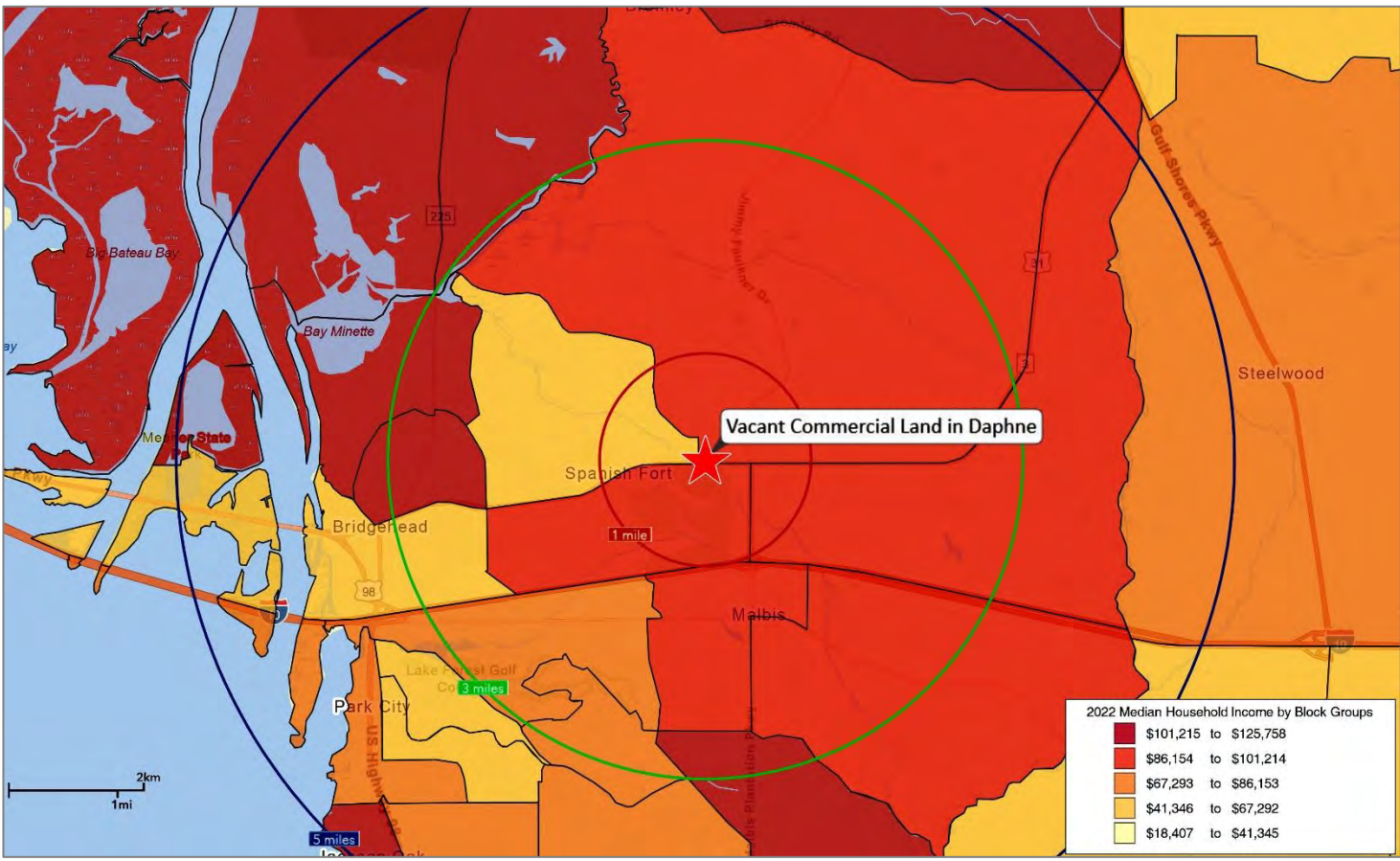


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# Median Household Income Heat Map, Location Map and Demographics

COMMERCIAL LAND | US HWY 31 & STAGECOACH RD | SPANISH FORT, AL



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,578	19,453	41,990
Median Age	42.6	42.1	41.1
Largest Median Age Group	55-64	55-64	55-64
Annual Population Growth Projection for 2022-2027	0.53%	0.50%	0.55%
Daytime Population	3,655	18,021	35,893

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,059	7,511	16,218
Average Household Size	2.43	2.56	2.55
Average Household Income	\$122,410	\$111,256	\$105,825

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	76.9%	75.4%	71.4%
Renter Occupied Houses	17.5%	17.7%	21.7%
Median House Value	\$318,525	\$254,901	\$248,426

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