

OFFERING MEMORANDUM

# 61 Acre Development Opportunity

Golden Triangle  
33990 U.S. Highway 31  
Baldwin County, AL

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Real Broker, LLC

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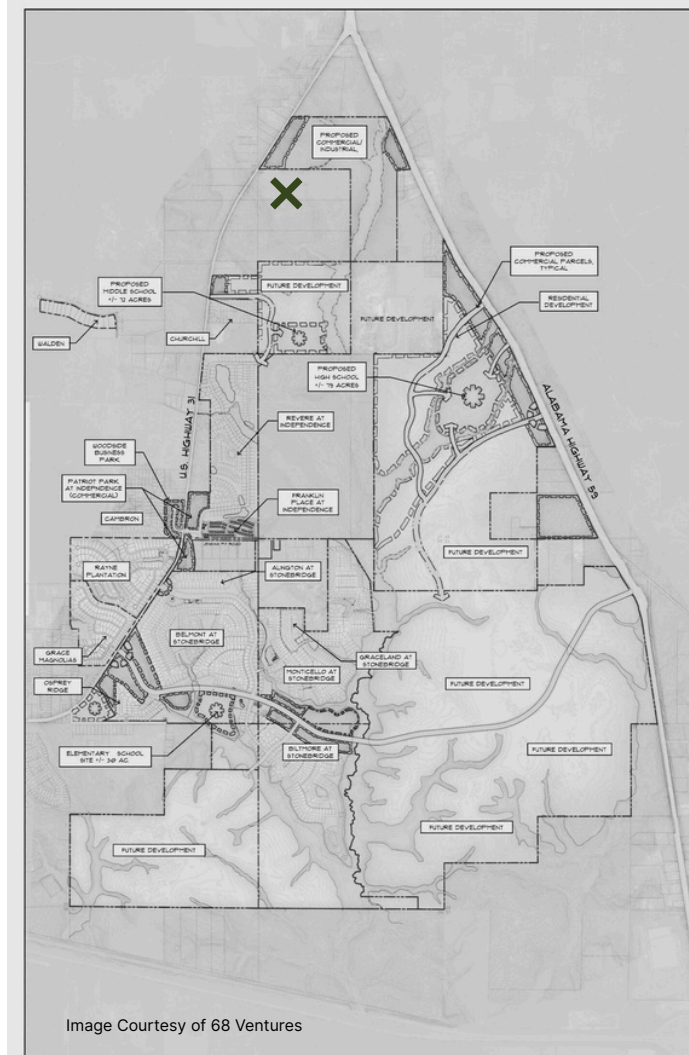
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PROPERTY ADDRESS	33990 U.S. Hwy 31
ACRES	61
LOT SIZE	1,080' x 3,220'
PARCEL NUMBER	05-33-03-08-0-000-005.003
PARCEL NUMBER	05-33-03-07-0-000-001.000
ASKING PRICE	\$3,850,000
Zoning	Unzoned Baldwin County





# The Vision

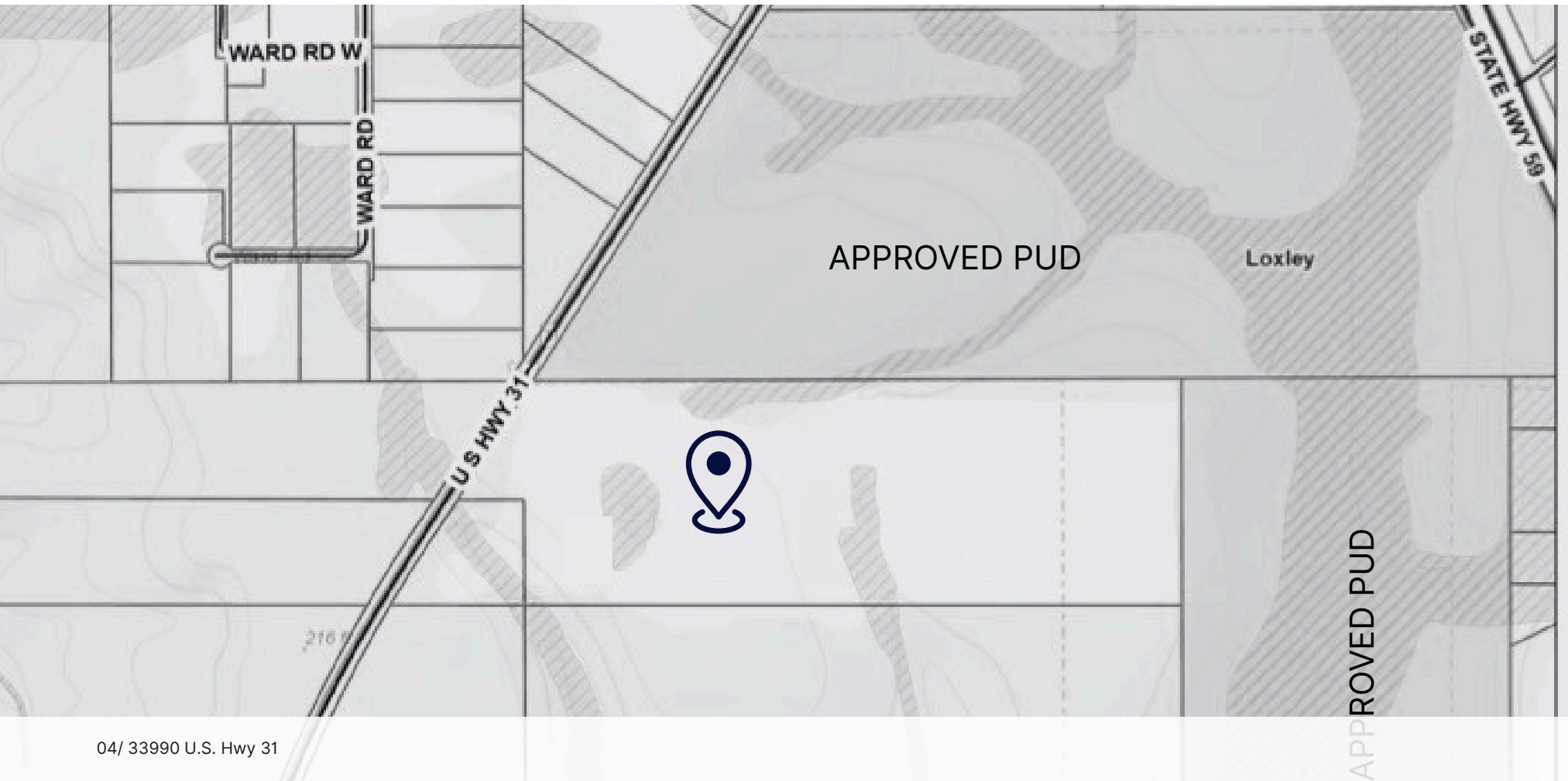
We believe this is a once-in-a-lifetime opportunity to design and develop a true legacy project—61 acres at the heart of Baldwin County’s Golden Triangle, surrounded by regional momentum. Perfectly positioned for a Traditional Neighborhood Development (TND) or New Urbanism-style community that blends walkability, mixed-use, and human-scale design, this site offers the chance to shape how people live, connect, and thrive for generations.

## HIGHLIGHTS

- 61 acres of mostly cleared, flat land—ideal for mixed-use or master-planned development
- 1,080 feet of Hwy 31 frontage with annexation into Loxley as a viable opportunity
- Borders the Golden Triangle PUD, supporting walkable New Urbanism-style planning
- All major utilities available at the road: power, water, and sewer connections
- Developer-friendly municipality with a pro-growth track record and support
- Minutes from I-10, I-65, and major employers including Novelis, ALDI, and the Port

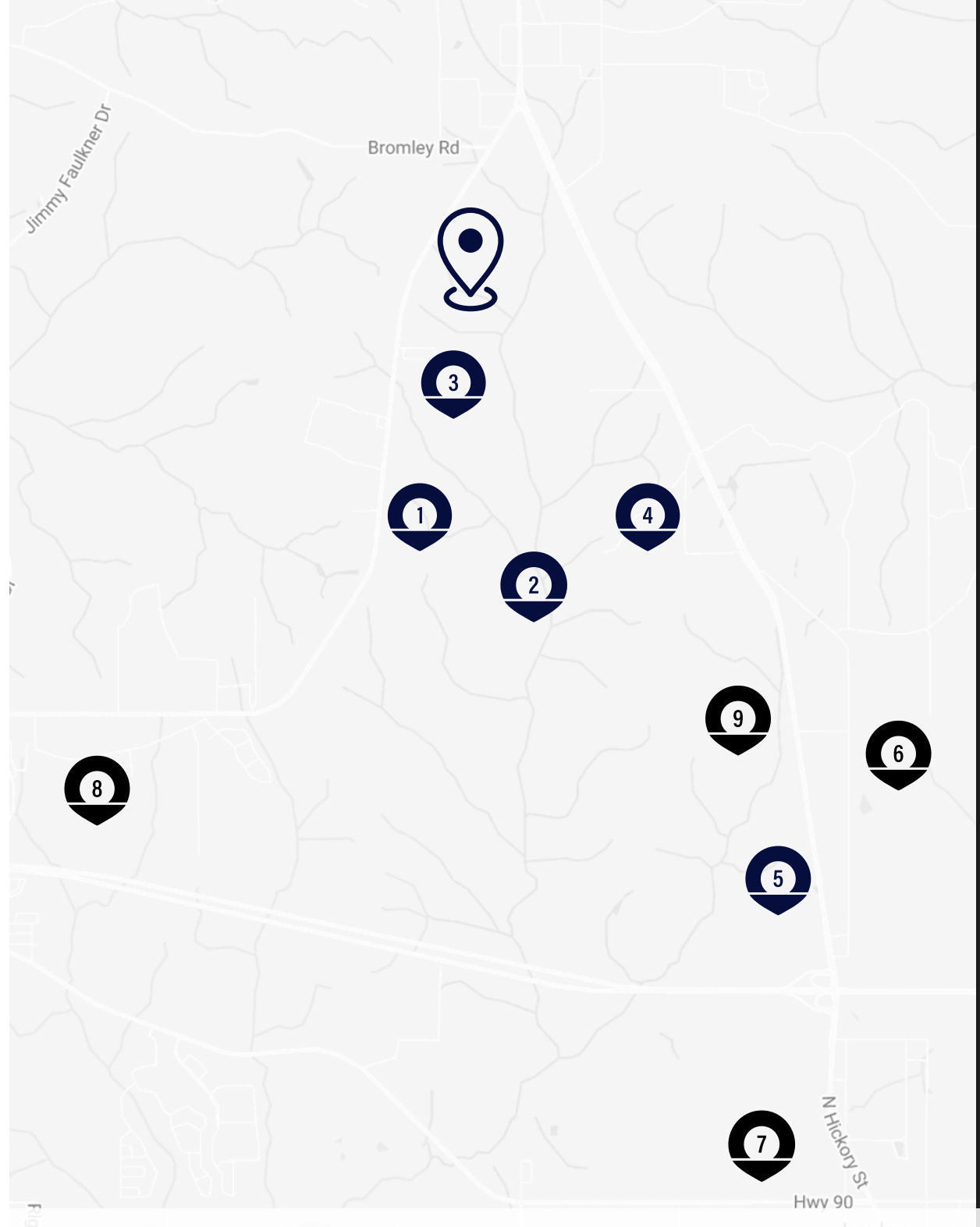
# Clear Path to Entitlements and Annexation

This property offers a strong entitlement position, with an approved Planned Unit Development (PUD) on two sides that is part of 68 Ventures' Golden Triangle Master Plan within the City of Loxley. While no formal applications have been submitted, the parcel has been part of prior annexation and zoning discussions, and its immediate context within a major growth corridor suggests a clear and achievable path to incorporation and development approval. With the land cleared, high and dry, and utilities already in place, it is well-positioned for a wide range of development possibilities.



## NEARBY DEVELOPMENT

- 1 Golden Triangle PUD
- 2 Elementary School
- 3 Proposed Middle School
- 4 Proposed High School
- 5 Ace Distribution Center
- 6 Aldi Distribution Center
- 7 1000 Acre Industrial Complex
- 8 Eastern Shore Center
- 9 Strategic Amazon Purchase





## CONTACT

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Thank You!

