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

2.10 +/- Acres of Land For Sale - $1,375,000

Highway 104 Fairhope, Alabama 36532

Parcel Number: 05-46-01-02-0-000-001.513, PIN: 221242

Disclaimer

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PROPERTY OVERVIEW

- Pricing: $1,375,000
- Total Land Area: 2.10 +/- Acres (150 x 610)
- Adjacent to the Encounter Development & a New Construction Publix – A Major Retail Development at the Intersection of Highway 181 & 104
- 150ft Commercial Frontage on Highway 104 Which Sees Over 10,000+ VPD
- Located in Alabama's Fastest Growing County by Population Growth (88% Growth Since 2010) – 6th fastest growing metro area in the United States
- Baldwin County is the #1 County in Alabama for "Incoming Business Development" for the 4th year in a row

Herrington Realty is pleased to present an exclusive opportunity to purchase 2.10 +/- acres of land in Fairhope, Alabama. The property has 150 feet of commercial frontage on Highway 104 with 610 feet of depth. The property is surrounded by new construction projects in the growing Fairhope market such as: Publix Supermarket, Wawa, Sherwin Williams, Waffle House, USA Health Campus, a 230-unit apartment complex and a 375-lot subdivision as well as many other projects. This corridor is considered a major retail corridor for the city of Fairhope and further development will only continue in this trade area.

Fairhope is a vibrant city renowned for its high quality of life and dynamic local economy, frequently celebrated by Southern Living magazine as one of the top small towns in the South for its coastal charm, thriving arts community, and spirited community events. With a growing population and rising retail sales, Fairhope has become home to some of the most sought-after property in the entire state which makes this offering a prime opportunity for investors looking to enter one of the fastest growing markets in the state of Alabama.

Property Photos

Property Photos

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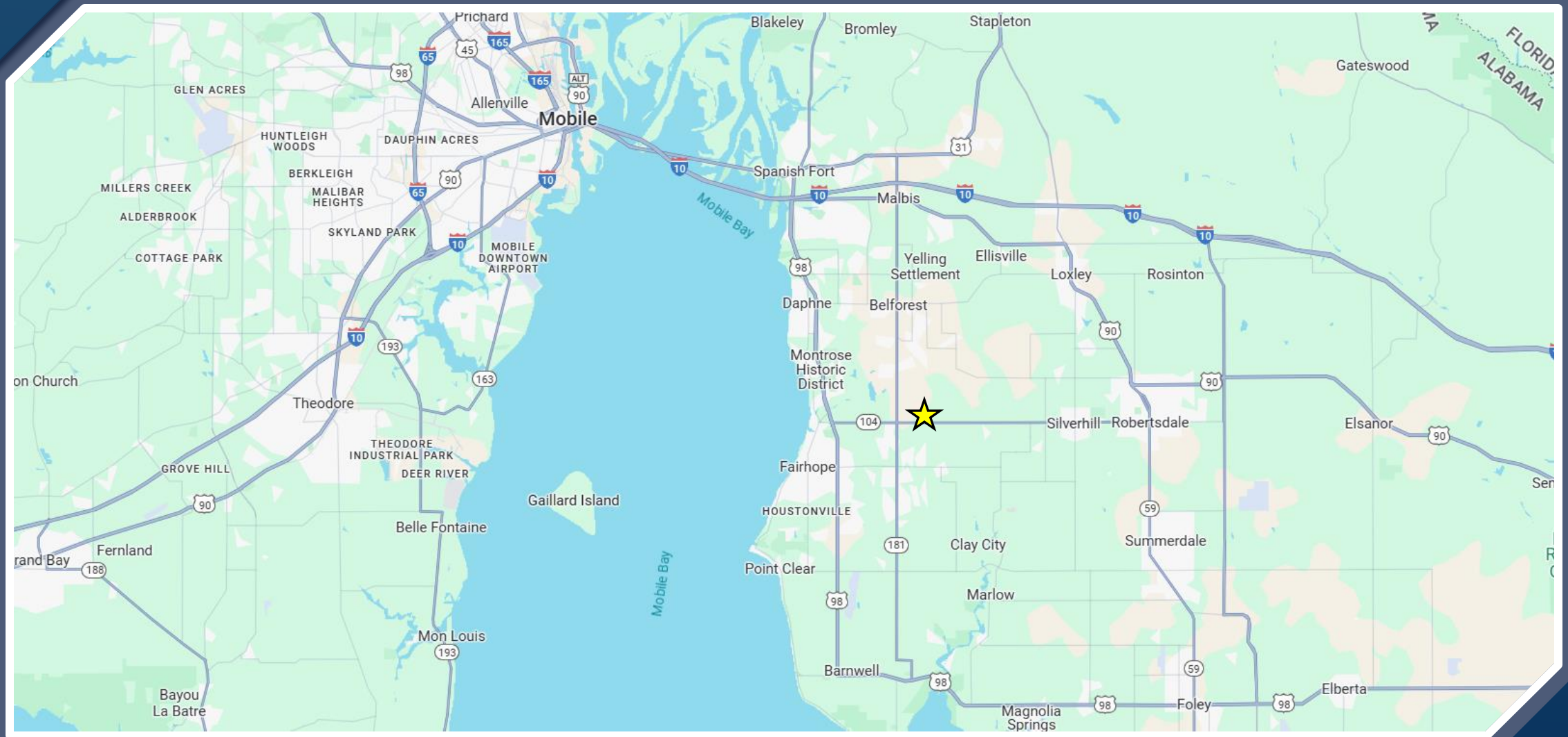
Property Photos

Property Location



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