



**9.4 +/- Acres of Land For Sale - \$1,350,000**

Highway 31, Stapleton, Alabama 36578 – 30.731528, -87.794285

Parcel PIN: 218836



## Disclaimer

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## Investment Sales Contacts

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# PROPERTY OVERVIEW

- Pricing: \$1,350,000
- Total Land Area: 9.4 +/- Acres
- Ownership Type: Fee Simple
- Commercial Frontage on Highway 31 Which Sees Over 11,000+ VPD
- Located in Baldwin County, the Fastest Growing County in the State of Alabama
- Baldwin County is the 6<sup>th</sup> Fastest Growing Metro Area in the US

Herrington Realty is pleased to present an exclusive opportunity to purchase 9.4 ± acres of land in Stapleton, Alabama, listed at \$1,350,000. This property offers direct frontage on Highway 31, which sees over 11,000 vehicles per day, ensuring excellent visibility and access for future commercial development.

Stapleton is situated in Baldwin County—Alabama’s fastest-growing county by population since 2010 and the 6th fastest-growing metro area in the United States. The county has also been ranked #1 in Alabama for “Incoming Business Development” four years in a row. With its strategic location between Bay Minette and Spanish Fort, steady residential growth, and a pro-business climate, Stapleton offers developers and investors an exceptional opportunity to tap into a flourishing market with long-term upside.





## Property Photos





## Property Photos





## Property Photos





# Property Location

