

# ±2.1 AC ON HIGHWAY 181 IN FAIRHOPE ADJACENT TO ALDI

Highway 181 at CR 48 (Fairhope Ave) | Fairhope, Alabama 36532



- Approximately 2.1 AC lot with ±162.7' frontage on Highway 181, with 14,425 cars per day passing site as of 2023
- Just 2 mi from Greeno Road
- Available for Purchase or Ground Lease
- Located at the signalized intersection of Alabama Highway 181 & Fairhope Ave
- Across County Rd 48 from Walmart, and adjacent to Aldi development
- Just 3 mi from downtown Fairhope, AL

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.

**VALLAS  
REALTY, INC.**

## Drone Photo of Site and Property Details



## SUMMARY INFORMATION

Location:	Highway 181 @ CR 48 inside the Fairhope Single Tax Colony
Municipality:	Located in Baldwin County, not inside Fairhope City Limits
Available Size:	±2.1 AC / ±92,098 SF
Infrastructure:	Stormwater and ALDOT access in place
Frontage:	±162.7' on Hwy 181
Traffic Counts:	Hwy 181: 14,425 CPD Co Rd 48: 8,629 CPD <i>as of 2023 per ALDOT</i>
Ground Lease Rate:	Inquire
Sale Price:	\$1,495,000

## 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.

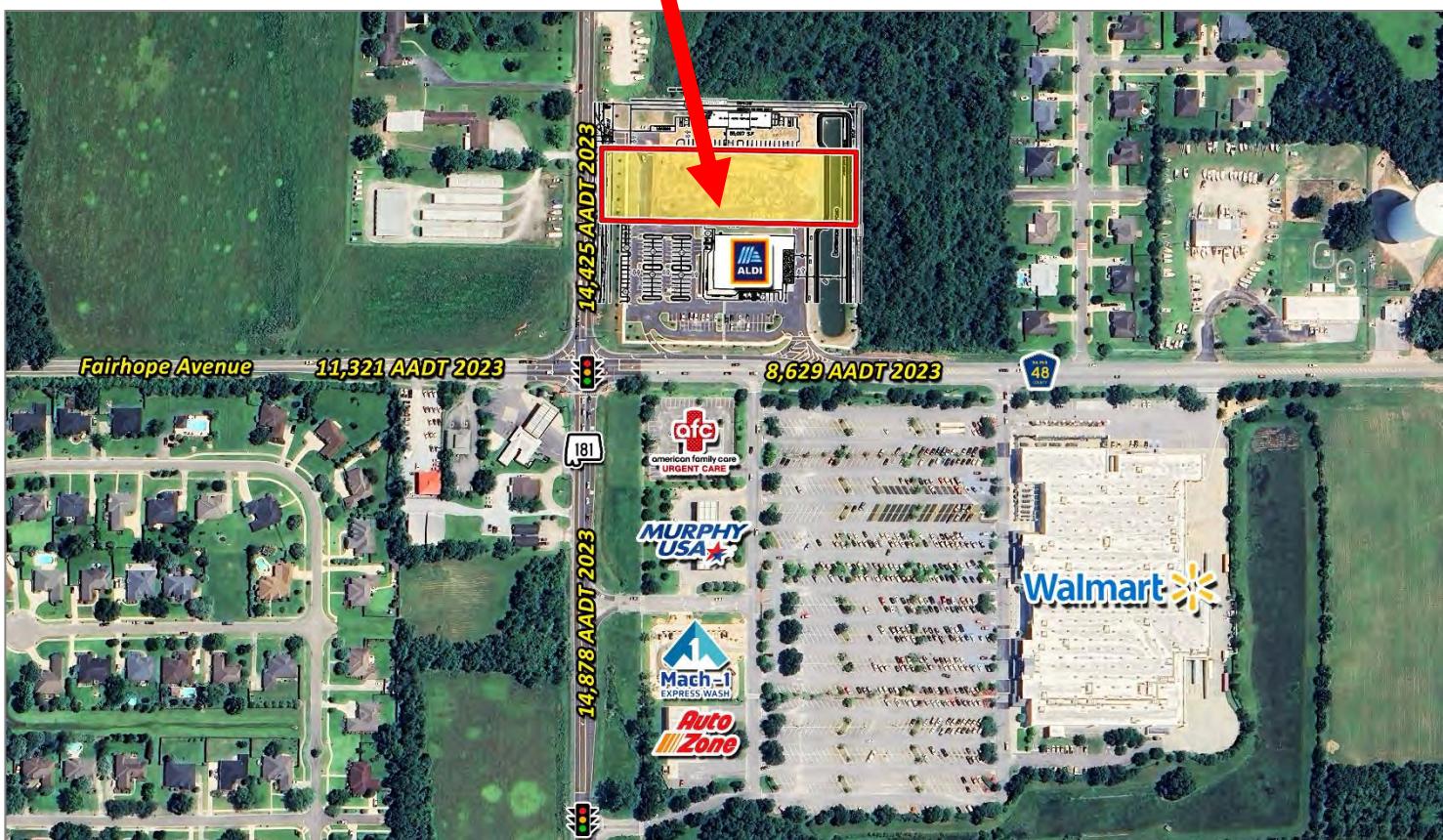
Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the 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.

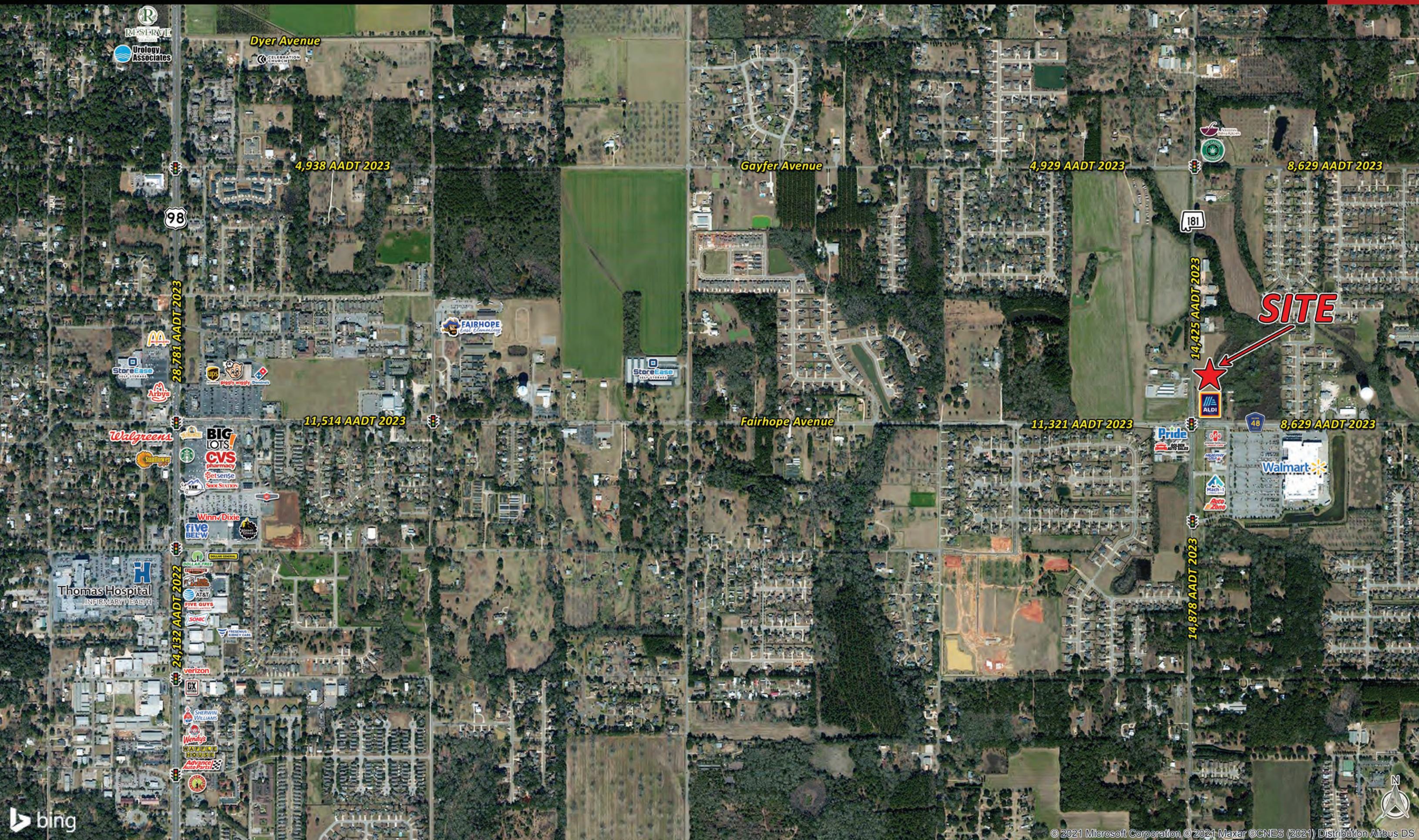
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# COMMERCIAL LOT AVAILABLE | HIGHWAY 181 @ CR 48 | FAIRHOPE, ALABAMA

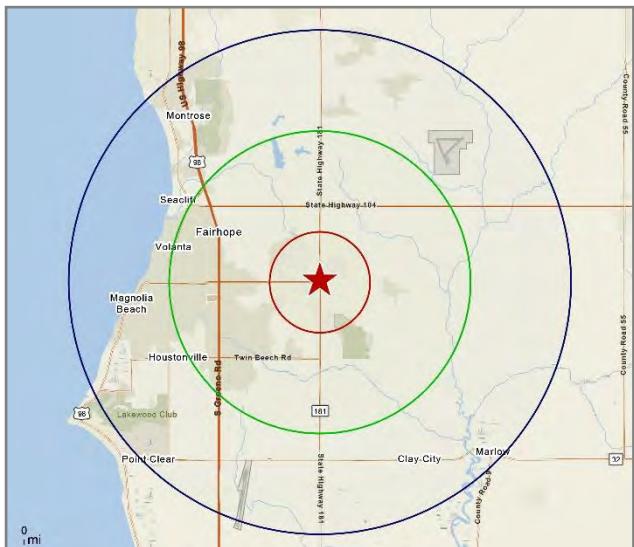
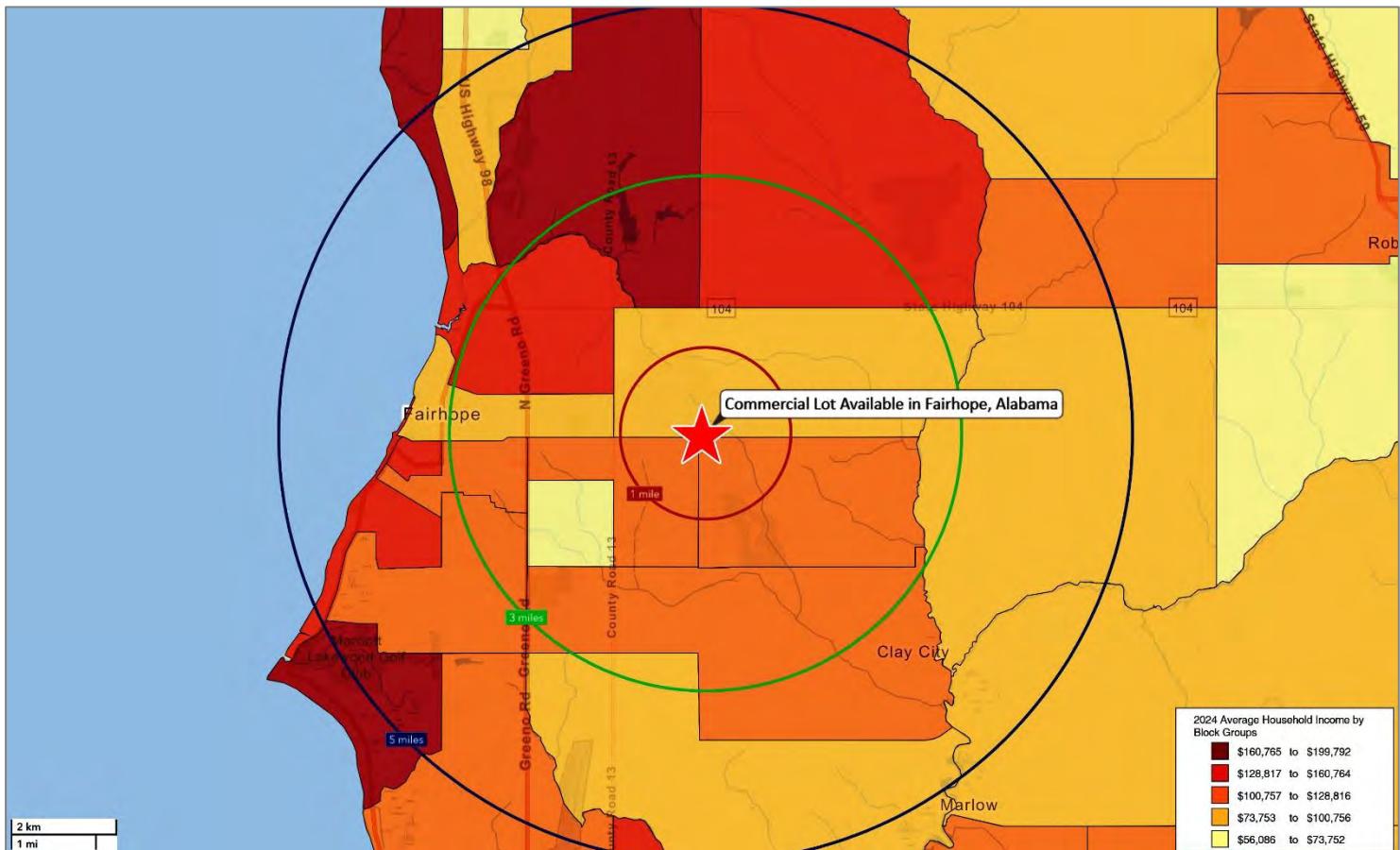
## Site Plan of Aldi and Adjacent Property



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# Average Household Income Heat Map and Demographics



2024 Demographic Info	4,133	3 Miles	5 Miles
Total Population	4,133	21,073	47,165
Median Age	45.1	45.8	44.5
Largest Median Age Group	55-64	55-64	55-64
Annual Population Growth Projection for 2024-2029	0.91%	1.36%	1.60%
Daytime Population	6,750	22,534	44,276

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,666	8,660	18,680
Average Household Size	2.48	2.40	2.49
Average Household Income	\$110,149	\$109,057	\$118,978

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Houses	83.7%	73.4%	73.0%
Renter-Occupied Houses	11.5%	19.0%	18.8%
Average House Value	\$386,578	\$460,797	\$485,141

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