

WHITE-SPUNNER
REALTY

Lot 6 - Canal Surf Subdivision

CANAL ROAD ORANGE BEACH, AL

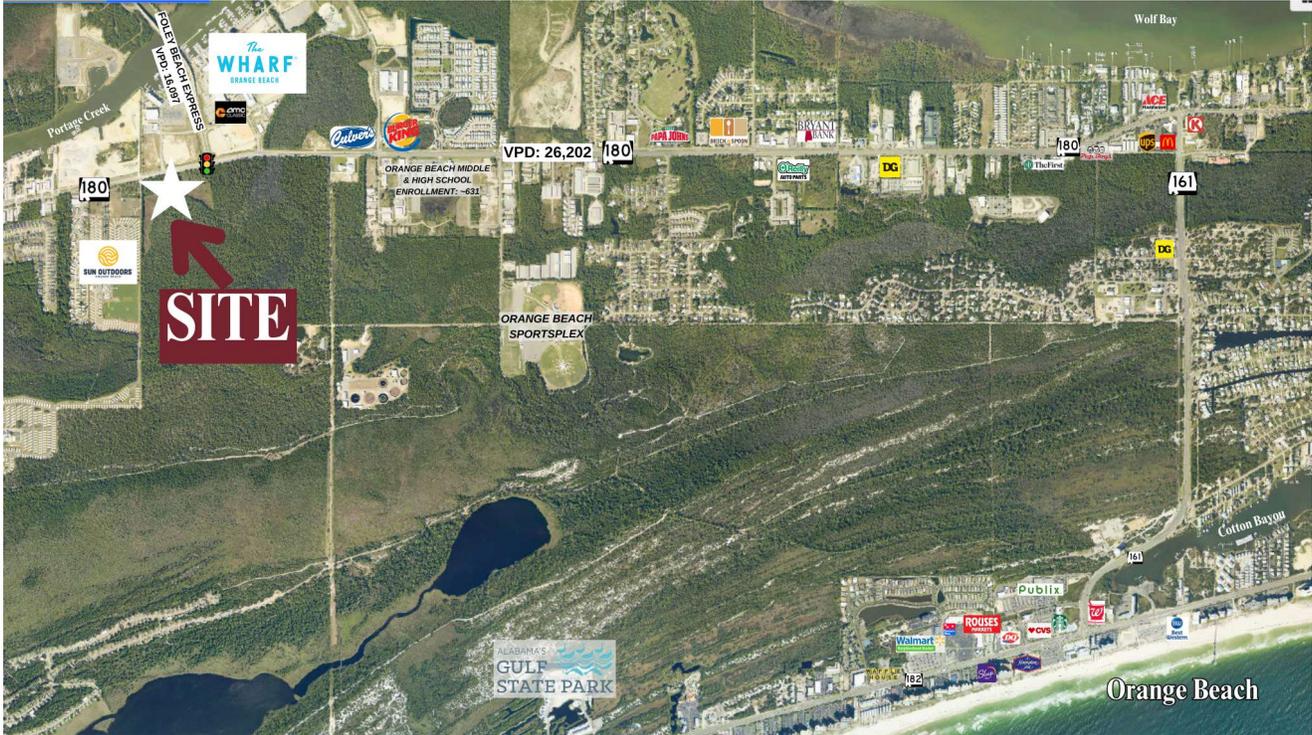


Crawford Stitt

251.295.1328

crawford@white-spunnersrealty.com

Lot 6 - Canal Surf Subdivision



Sale Price	\$390,000
------------	------------------

PROPERTY OVERVIEW

Lot 6 of Canal Surf Subdivision in Orange Beach

OFFERING SUMMARY

Lot Size:	+/-0.56 Acres
Zoning:	GB: General Business District
Traffic Count:	26,202

Near The Wharf, a popular entertainment area in Orange Beach

Zoned General Business District (GB): "This District is intended to provide locations for retail trades and services that serve the resident and seasonal populations of the City and visitors. Types of uses permitted are restricted to those that are compatible with the City's resort character."

Parcel Number: 05-66-01-01-3-001-003.008
PIN: 275473

LOCATION OVERVIEW

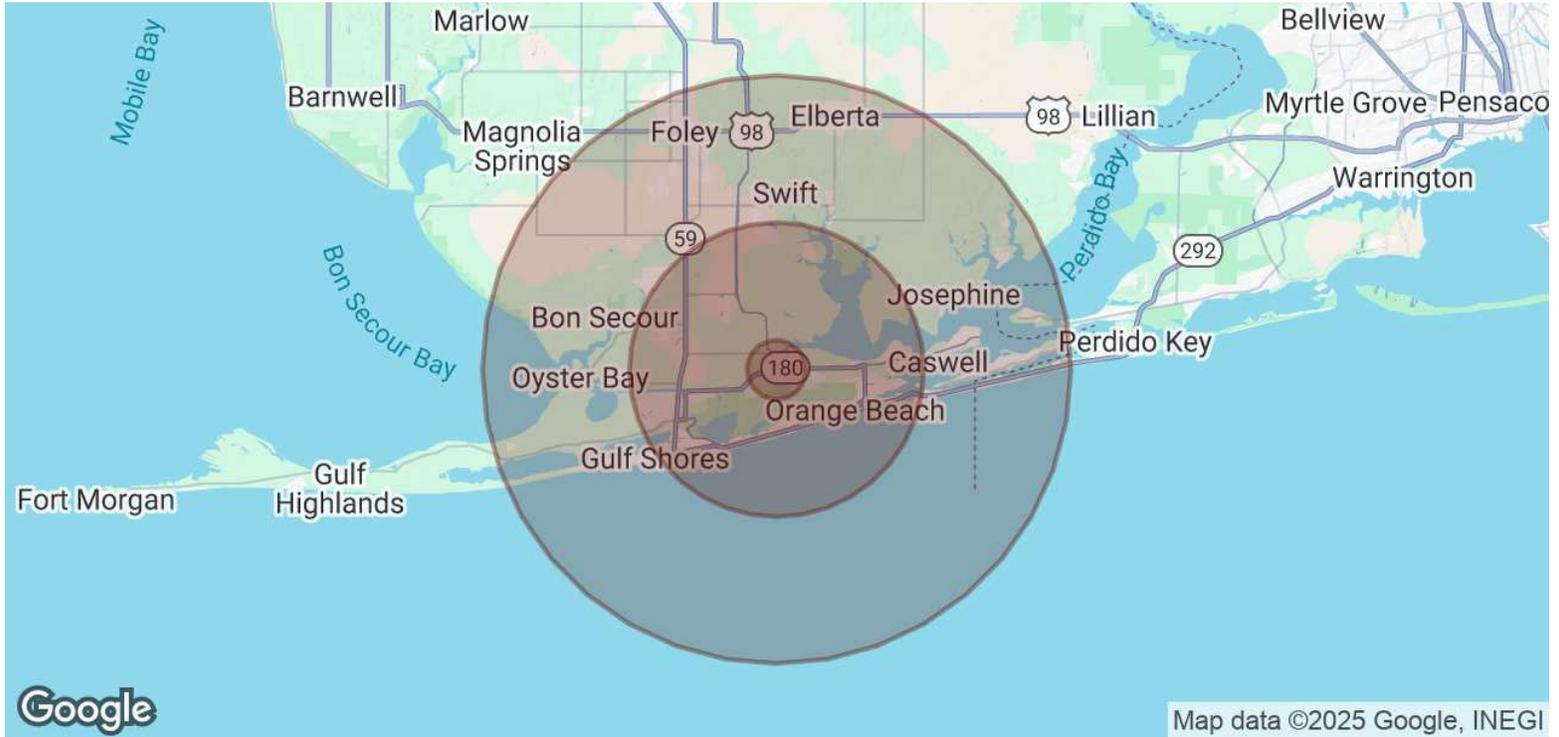
Located along Canal Road just west of The Wharf, a popular Orange Beach destination.

Crawford Stitt
251.295.1328
crawford@white-spunnerrealty.com

White-Spunner has obtained the information from sources it believes to be reliable and believes the information to be correct. No representation or warranties, expressed or implied are made as to the accuracy or reliability of this information. The recipient bears responsibility for verification of the information contained herein and bears all risk for any accuracy.



Lot 6 - Canal Surf Subdivision



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,127	26,484	67,974
Average Age	44	47	46
Average Age (Male)	43	47	45
Average Age (Female)	45	48	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	495	12,265	29,843
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$122,721	\$96,043	\$85,437
Average House Value	\$434,490	\$431,853	\$374,860

Demographics data derived from AlphaMap

Crawford Stitt

251.295.1328

crawford@white-spunnerrealty.com



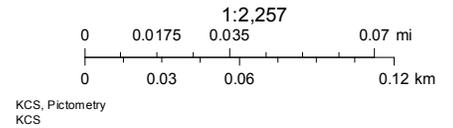
Lot 6 - Canal Surf Subdivision

Lot 6 - Canal Surf Subdivision, Orange Beach



January 13, 2025

- | | | | |
|---------------------|---------------------------|----------------------|-----------------|
| polygonLayer | Parcel Line Labels | Conveyance Divisions | Lot Lines |
| Override 1 | COGO | Centerlines | Conflicts |
| | Parcels | Coastal Control Line | County Boundary |



Copyright 2019

Crawford Stitt

251.295.1328

crawford@white-spunnerrealty.com

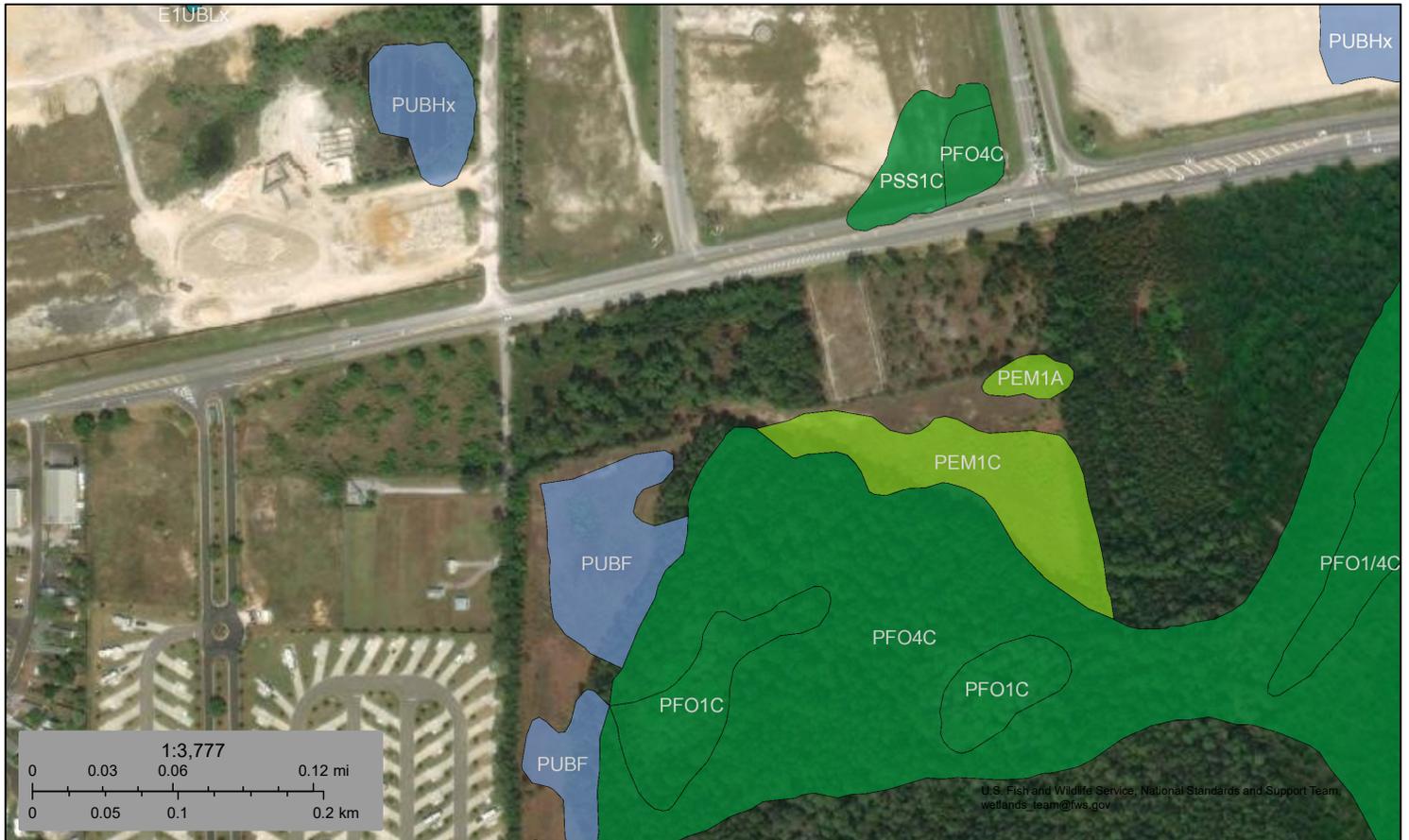
White-Spunner has obtained the information from sources it believes to be reliable and believes the information to be correct. No representation or warranties, expressed or implied are made as to the accuracy or reliability of this information. The recipient bears responsibility for verification of the information contained herein and bears all risk for any accuracy.



Lot 6 - Canal Surf Subdivision



Lot 6 - Canal Surf Subdivision, Orange Beach



January 13, 2025

Wetlands

- | | | |
|--------------------------------|-----------------------------------|-------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| Freshwater Pond | Riverine | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

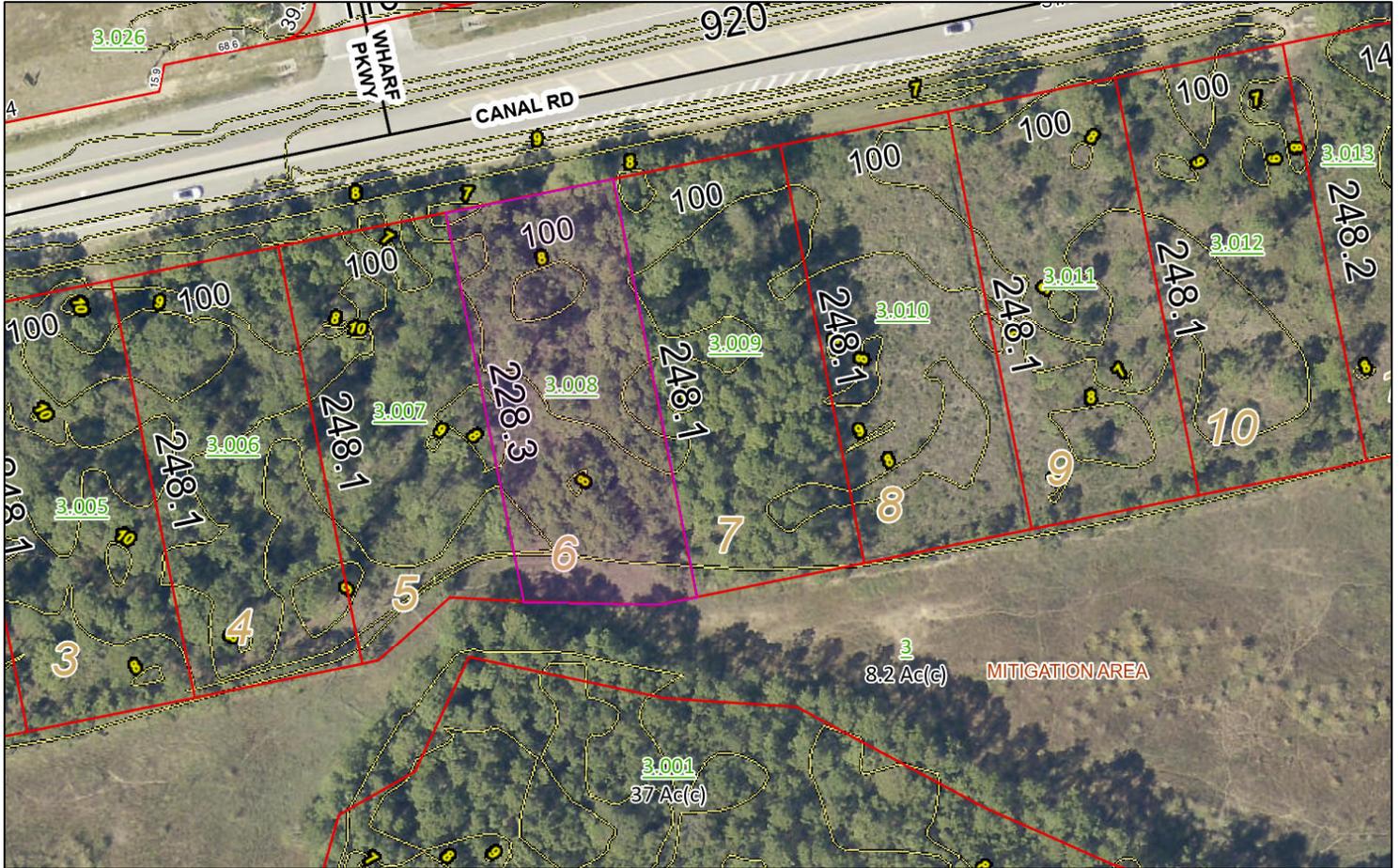
Crawford Stitt
251.295.1328
crawford@white-spunnerrealty.com

White-Spunner has obtained the information from sources it believes to be reliable and believes the information to be correct. No representation or warranties, expressed or implied are made as to the accuracy or reliability of this information. The recipient bears responsibility for verification of the information contained herein and bears all risk for any accuracy.



Lot 6 - Canal Surf Subdivision

Lot 6 - Canal Surf Subdivision, Orange Beach



January 13, 2025

polygonLayer

Override 1

Parcel Line Labels

COGO

Parcels



ConveyanceDivisions



Centerlines



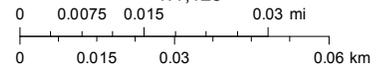
Coastal Control Line

Lot Lines

Conflicts

County Boundary

1:1,128



KCS, Pictometry
KCS

Copyright 2019

Crawford Stitt

251.295.1328

crawford@white-spunnerrealty.com

White-Spunner has obtained the information from sources it believes to be reliable and believes the information to be correct. No representation or warranties, expressed or implied are made as to the accuracy or reliability of this information. The recipient bears responsibility for verification of the information contained herein and bears all risk for any accuracy.

