

# Development Opportunity

*Daphne, Baldwin County, Alabama*

## Pricing Options:

Ground Lease, Pad Ready, Build To Suit, Sale

### Development Area Opportunity

#### Property Highlights:

- **Location:** Situated on Daphne Ave and Pollard Rd, near Hwy 98 and dense development, offering convenient access to major highways and key city amenities.
- **9 Large Scale Residential Projects 3 Mile Radius**
- **13 Large Scale Residential Projects 5 Mile Radius**
- **20% Traffic Increase Since 2022 Source: ALDOT**
- **Infrastructure Upgrades:** RIRO (shared stub) on Daphne Ave. and shared access service road on Pollard Rd.
- **Commercial Demand:** Growing demand for retail and dining options in the area, supported by increasing residential development.
- **Zoning:** The property is currently in the county. The City of Daphne proposes annexation to B2A to accommodate a variety of commercial, retail and mixed-use developments.
- **High Visibility:** Located at a traffic-controlled intersection on Daphne Ave & Pollard Rd, a major E-W thoroughfare, ensuring high visibility for commercial businesses. Daphne Ave: 19,256 VPD Pollard Rd: 4,918 VPD
- **Demographic Trends:** A growing population and increasing affluence in the area.



**Location: Daphne Ave and Pollard Rd**

**30.603927°N, 87.885794°W**

All information shown, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way warranted by BILL POOLE REALTY. Some owners are licensed RE brokers in State of Alabama



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