



BALDWIN
BEACH
EXPRESS

3 +/- Acres

Buc-ee's Blvd

3 +/- Acres of Land - \$1,194,000
Baldwin Beach Express, Robertsdale, Alabama
Just Off I-10, Next Door to Buc-ee's
Parcel Number: 05-41-02-09-0-000-002.008

Disclaimer

Although Herrington Realty, Inc. has obtained information in this Offering Memorandum and any attachments to this Offering Memorandum regarding the property from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements or age are approximate only. The recipient bears the sole responsibility for the verification of the accuracy of any information in this document or attachments and bears all the risk of such inaccuracies. Herrington Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from the reliance by any party on the information in this Offering Memorandum or any attachments.

Investment Sales Contacts

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PROPERTY OVERVIEW

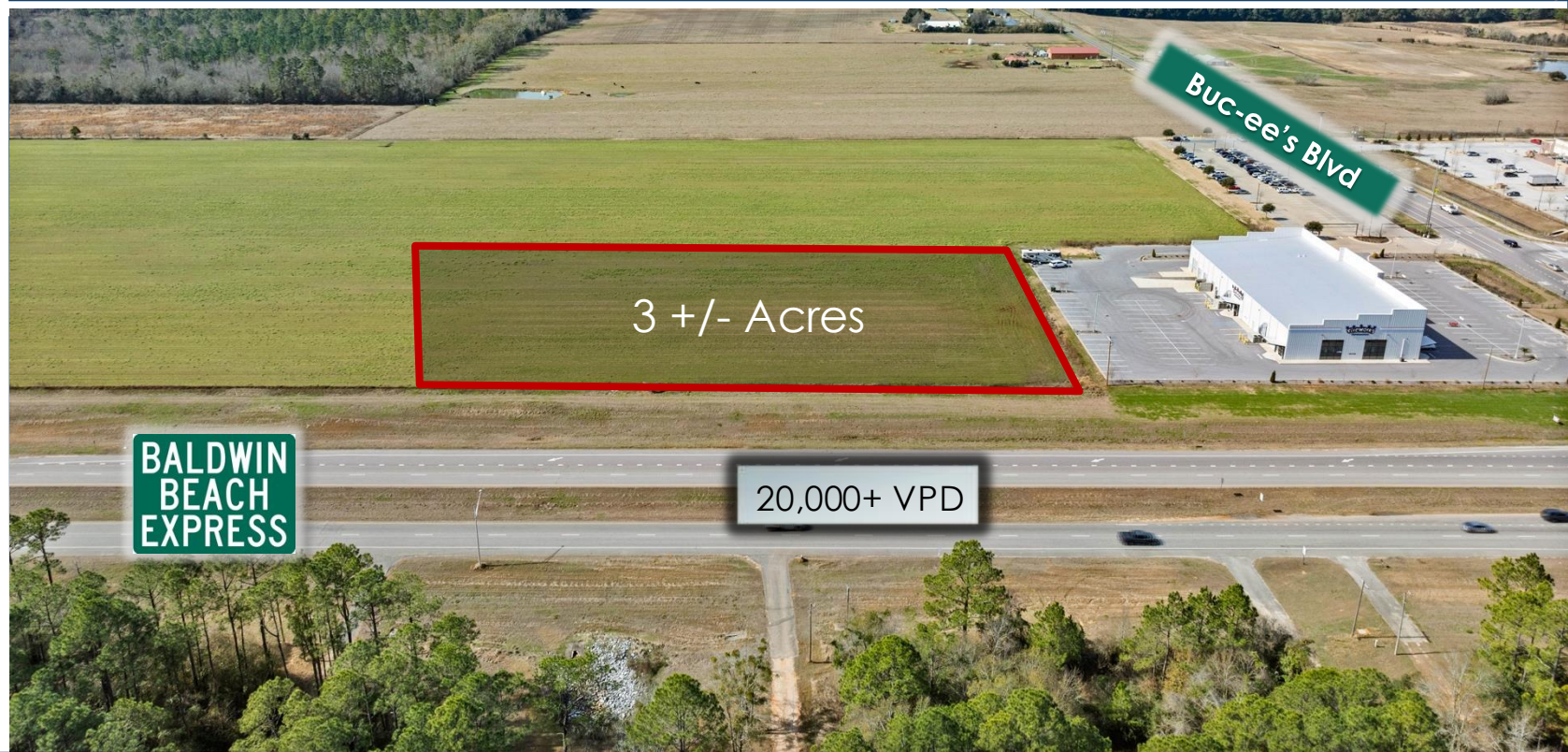
- Pricing: \$1,194,000
- Total Land Area: 3 +/- Acres
- Ownership Type: Fee Simple
- Great Visibility on the Baldwin Beach Express Which Sees Over 20,000

Vehicles Per day

- Easy Access to Interstate-10, Offering Quick Travel To and From Major Markets Such as Mobile and Pensacola
- Located in Alabama's Fastest Growing County by Population Growth
- Baldwin County is the #1 County in Alabama for "Incoming Business Development"

Herrington Realty is pleased to present an exclusive opportunity to purchase 3 +/- acres of land in Robertsdale, Alabama. The property is located just south of Bucee's and Interstate-10 on the Baldwin Beach Express. The property has great visibility with commercial frontage on the Baldwin Beach Express which sees over 20,000 vehicles per day.

The subject property is in Robertsdale, Alabama, situated along the eastern shore of Mobile Bay which provides easy access to major highways and the major city of Mobile, Pensacola and the white beaches of Orange Beach and Gulf Shores. Baldwin County, home to Robertsdale, is one of the fastest-growing counties in Alabama with a thriving economy and increasing population. This growth, coupled with high quality of life and supportive business environment ensures a strong customer base and promising potential for commercial success.



Property Photos



BALDWIN
BEACH
EXPRESS

3 +/- Acres

20,000+ VPD

Buc-ee's Blvd

Property Photos



49,000+ VPD

Buc-ee's Blvd

3 +/- Acres

20,000+ VPD

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3 +/- Acres

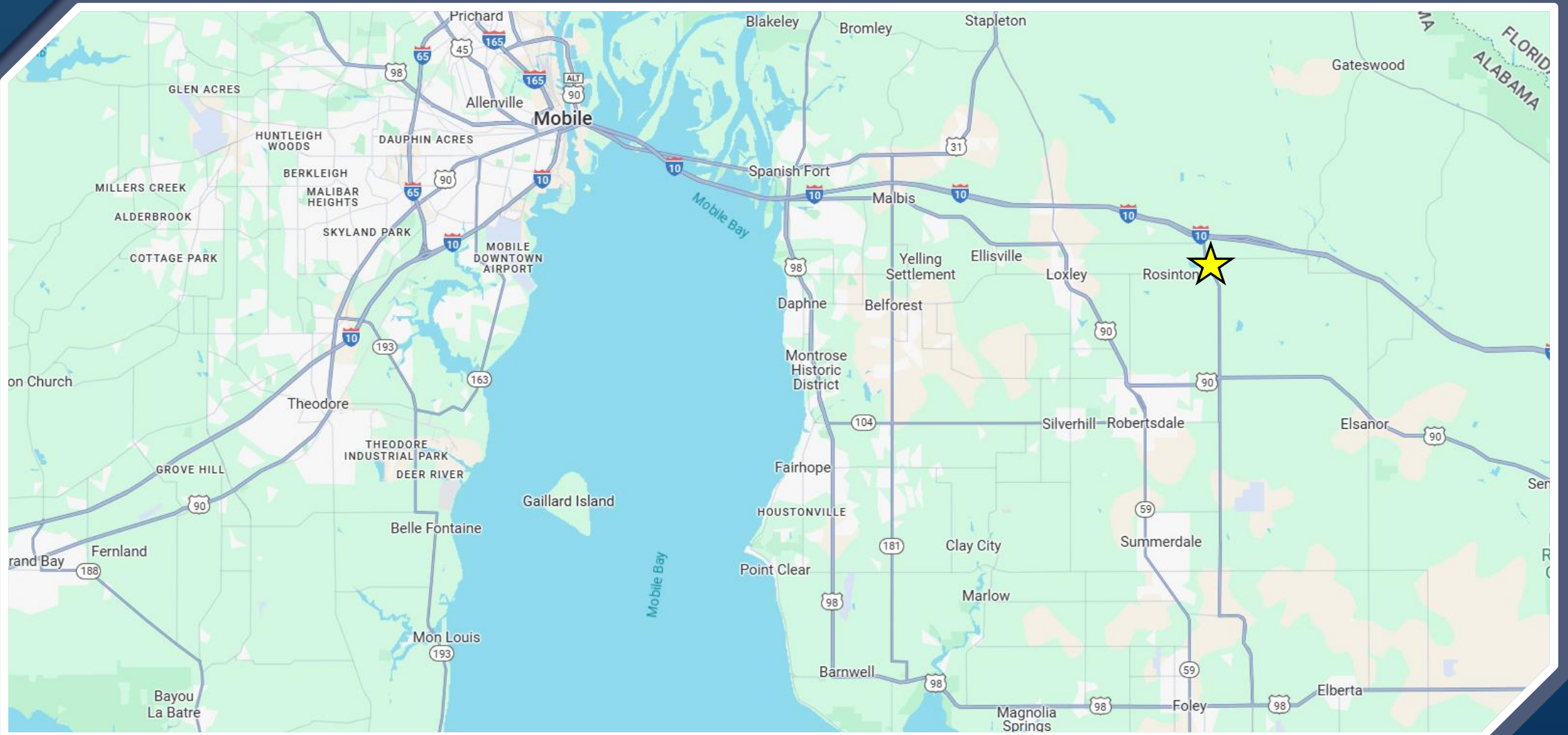
20,000+ VPD

Buc-ee's Blvd



FINWORKS
SUPERMARKET

Property Location



Robertsdale, Alabama

Robertsdale is a growing city in central Baldwin County, southwestern Alabama, often called the "Hub of Baldwin County" for its central location and easy access to Gulf Coast beaches. Founded in 1905 with the arrival of the Louisville & Nashville Railroad, it was established by the Southern Plantation Development Corporation of Chicago and named after company official B. F. Roberts; it incorporated in 1921. Early growth stemmed from agriculture (like cotton, soybeans, and pecans) and timber, with the railroad facilitating transport to markets and the Gulf. Today, Robertsdale preserves its small-town charm and southern hospitality while experiencing rapid expansion in one of Alabama's fastest-growing counties, fueled by coastal tourism, nearby Mobile industries (such as Airbus), and its appeal as a commuter community. The population stands at about 7,613 as of recent 2024 estimates (up from 6,708 in 2020, with ongoing 2-3% annual growth), predominantly White with smaller Black, Hispanic, and other groups, and a median household income around \$55,000–\$56,000. The economy has diversified into retail, health care, services, and more, alongside continued agriculture, amid heavy residential development with new subdivisions and homes boosting the area's vibrant, family-friendly vibe.

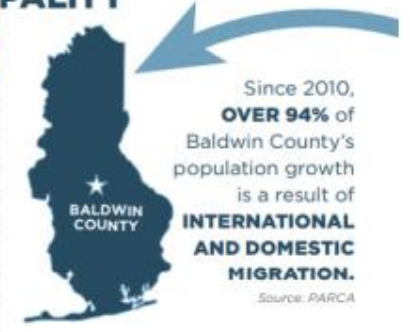
Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According to the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major 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