

FOR SALE

4.3± AC LOT ON HWY 98

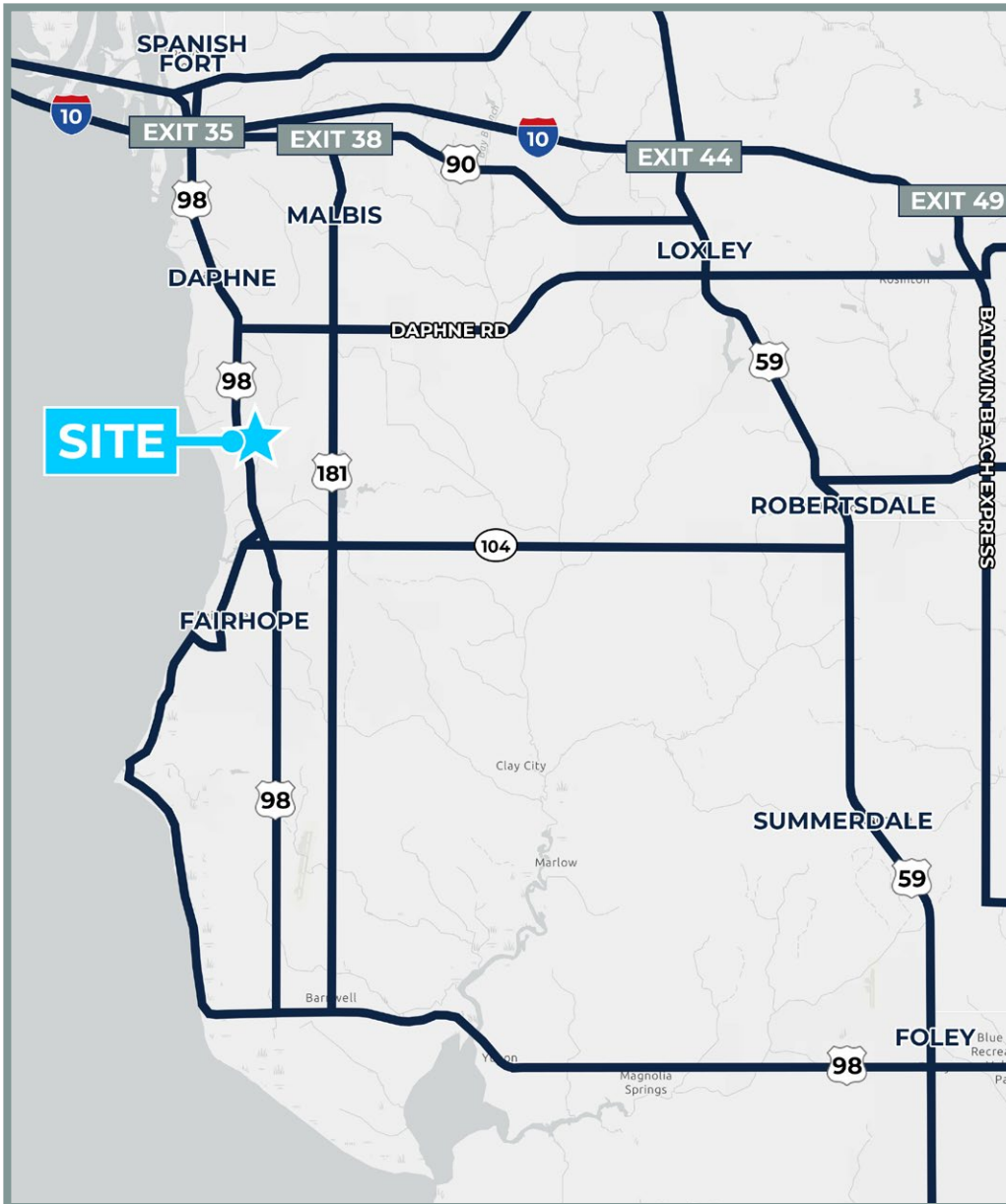
Highway 98 & Montrose Woods | Fairhope



Jay Roberds, SIOR
251.753.1015 | jay@cre-mobile.com



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MOBILE**
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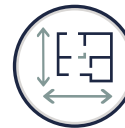
PROPERTY DESCRIPTION



SIZE
4.3± AC



ZONING
R-3: High Density



FRONTAGE
Over 200' of frontage on Highway 98, which has more than 31,000 cars per day



SURROUNDING AREA
Located along the perimeter of Rock Creek subdivision, which has more than 640 homes and an 18-hole golf course.



ACCESS
Access from Montrose Woods



PRICE
\$745,000



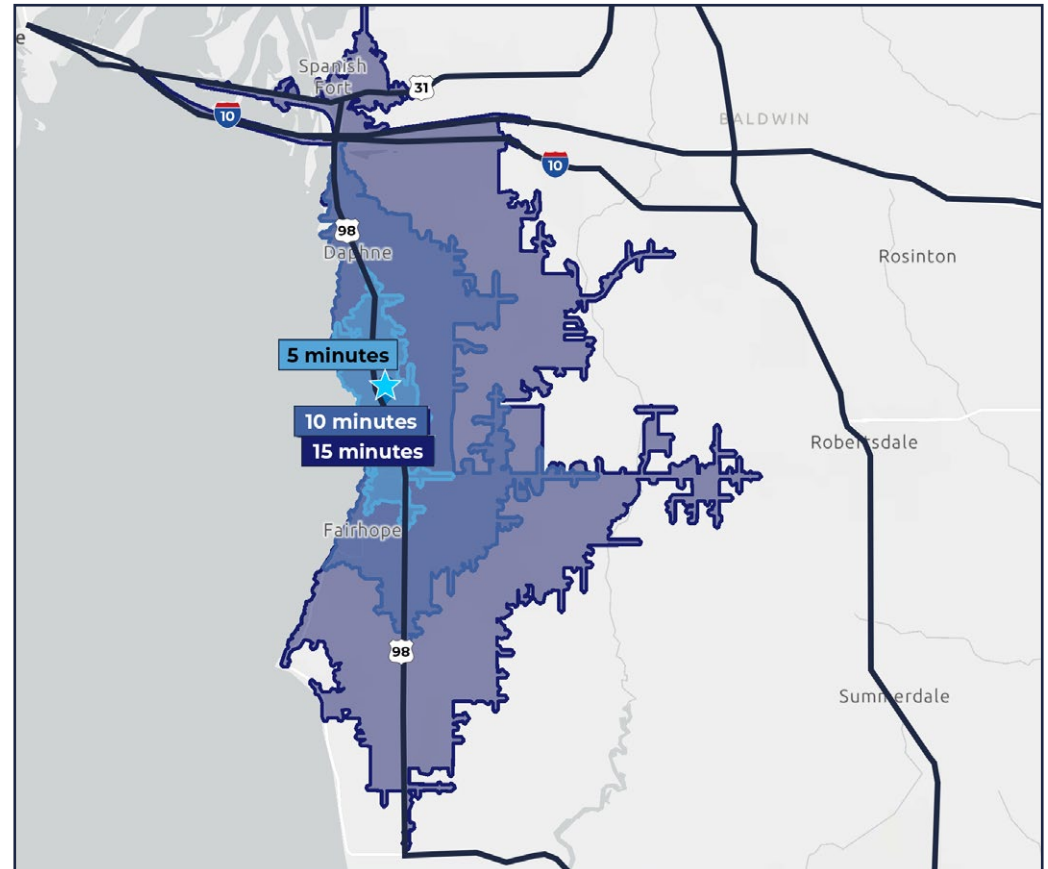
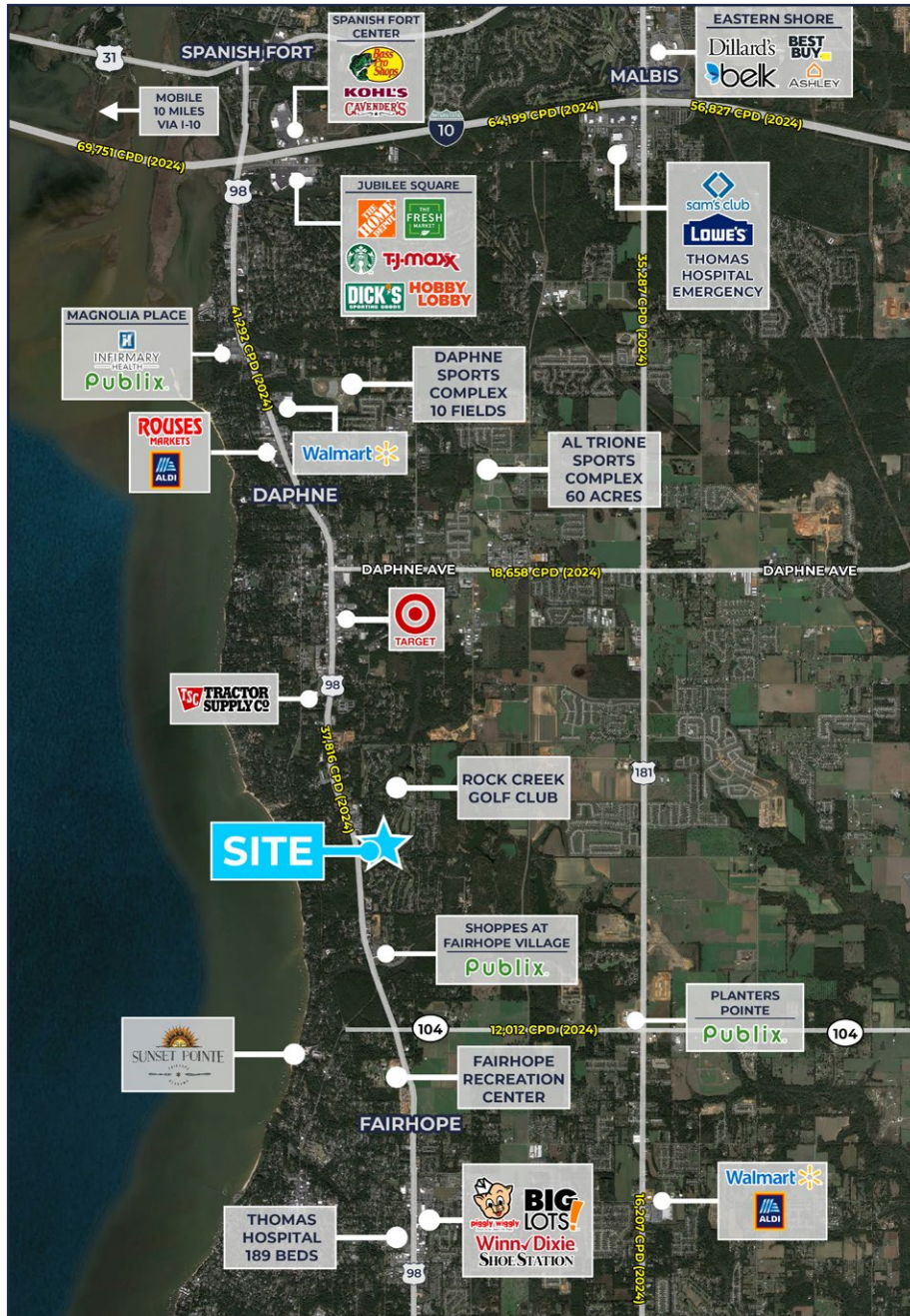
Population

Daytime population of more than 41,000 people within 10 minutes.



Surrounding Demographics

Located in a high-income area, with an average income of \$125,000 within a 5 minute drive from site.

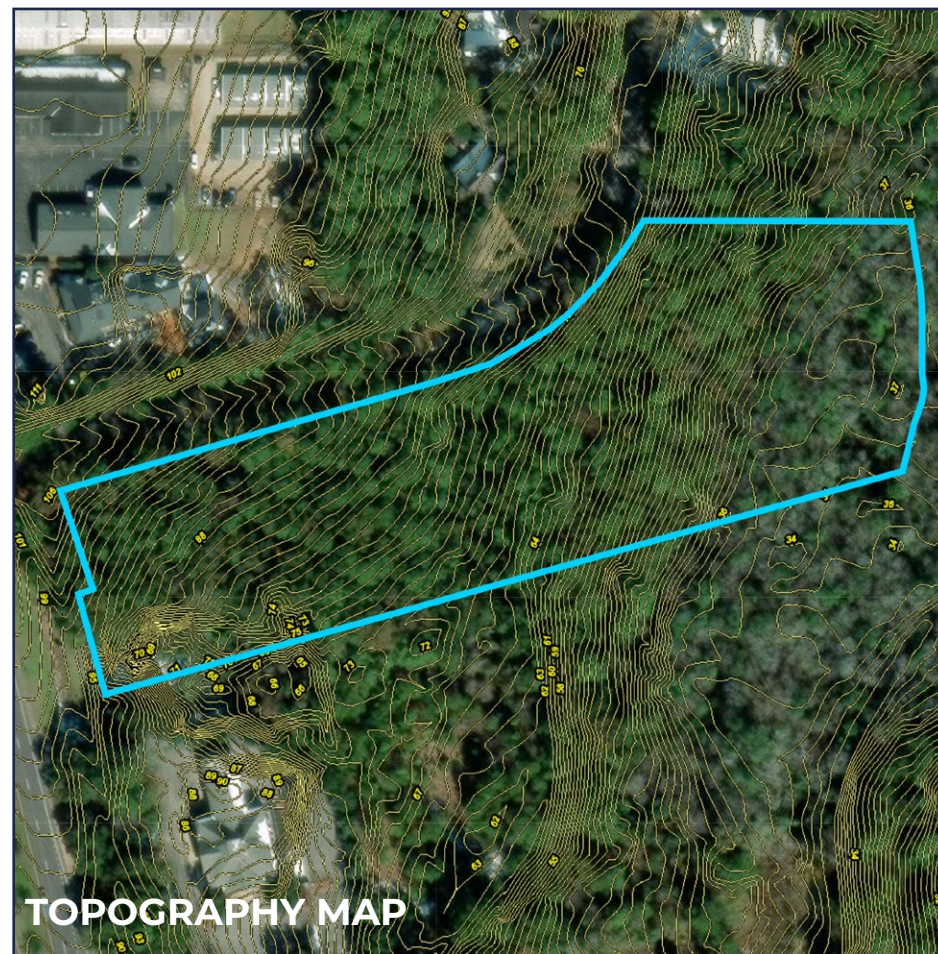
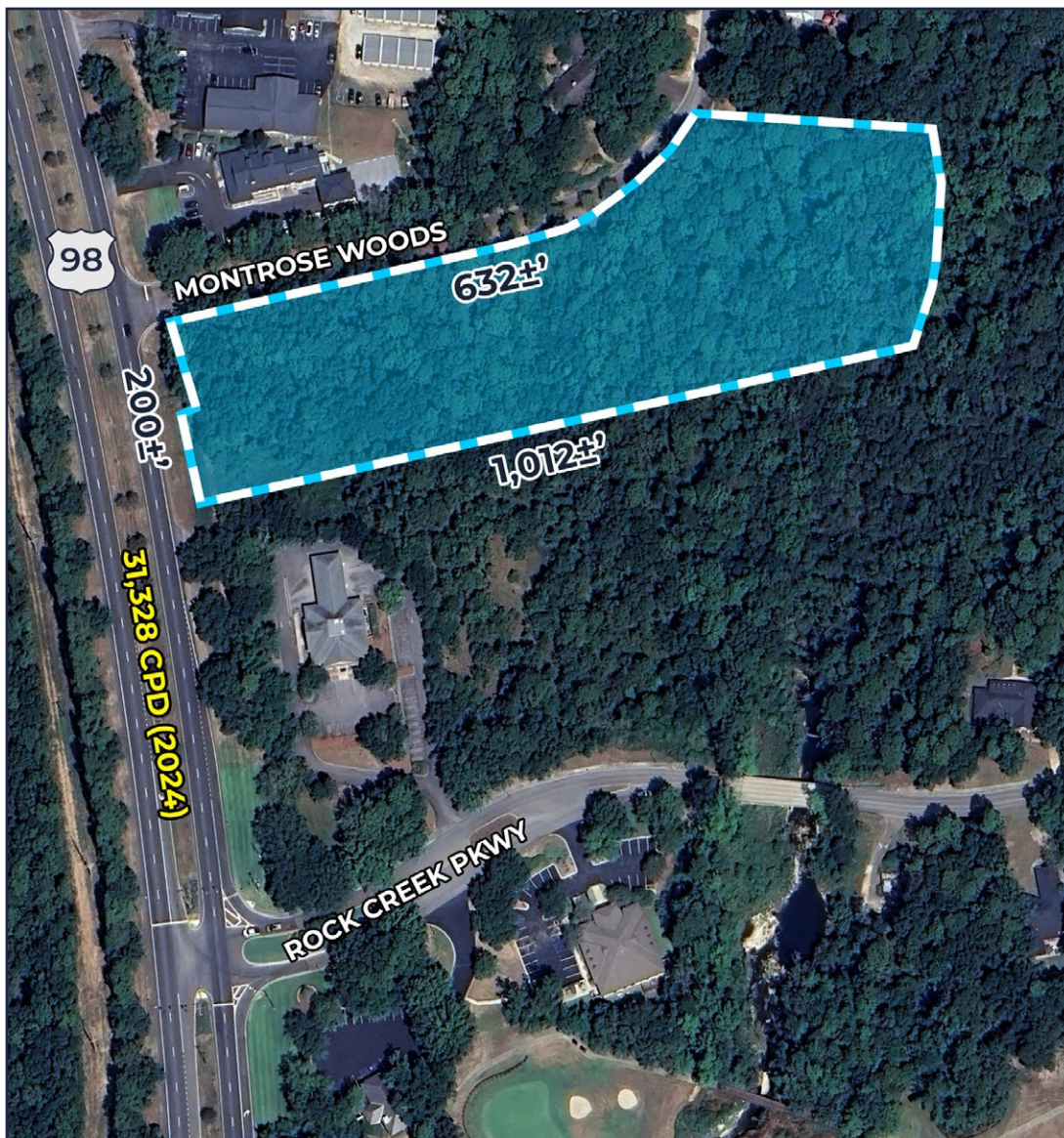


DEMOGRAPHICS

2025	5-MIN	10-MIN	15-MIN
POPULATION	7,032	31,113	72,468
DAYTIME POPULATION	8,438	38,434	69,826
HOUSEHOLDS	2,905	13,372	29,609
AVERAGE INCOME	\$125,005	\$113,245	\$116,036

Source: ESRI, 2025

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