

FOR SALE OR BUILD TO SUIT

PROPERTY SUMMARY

Ready for development! Up to 6,000 SF of retail or office with 18-wheeler access. Owner will sell outright, or build to suit for a qualifying tenant. Property has one curb cut to Highway 43, is not located in a flood zone, and is $\pm 300'$ x $\pm 150'$.

AREA OVERVIEW

Saraland is a growing city located to the north of Mobile, AL. Known as "The Gateway to Progress," Saraland has seen 10% growth over the past 10 years. Its school system is top ranked in the state of Alabama, the city enjoys a low crime rate, and it has recently become a fast-growing commercial sector with the addition of Infirmary Medical Campus, Publix, Cracker Barrel, Whataburger, and new hotels.

AVAILABLE

- 1.03 \pm AC

PRICE

- \$245,000

ZONING

- B-2

TRAFFIC COUNTS (ADT 2024)

- On Highway 43, south of site: 18,833

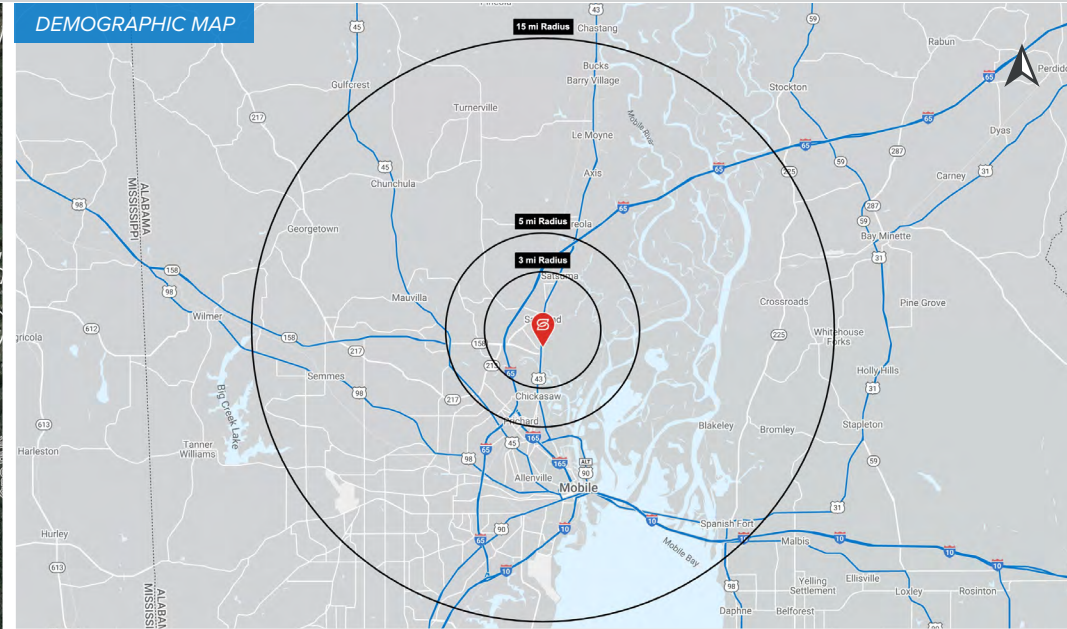
2025 DEMOGRAPHICS

	3 MI	5 MI	15 MI
Population	4,388	16,051	35,190
Avg. HH Income	\$63,925	\$91,781	\$85,375
Daytime Population	4,168	11,907	22,591

NEARBY BUSINESSES

- Badcock & more
- Regions Bank
- Piggly Wiggly
- Hibbett Sport
- Domino's Pizza
- Rouses Market
- Dollar General
- Burger King
- Little Caesars





CLICK IMAGE TO SEE SITE PLAN LARGER

