JEFF BARNES, CCIM

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ROCKWELL PLACE

Highway 181, Fairhope, AL

SUMMARY

AERIAL

ITE PLAN

NEARBY DEVELOPMENTS

DEMOGRAPHICS

SITES AVAILABLE

PROPERTY OVERVIEW

Positioned along the east side of Highway 181, a major growth corridor in Fairhope, AL, Rockwell Place is a new mixed-use development consisting of commercial sites and a 252-unit multi-family community. Surrounding development activity includes a newly finished Publix-anchored shopping center, USA Health campus, Wawa Convenience Store, and numerous residential subdivisions. See attached aerial for development activity. Commercial sites ranging from 0.90 to 1.54 acres are being developed. The access road has been paved, and the adjacent multi-family project is opening soon. Contact Stirling Properties for details.

AVAILABLE SITES

Lots 1-10: ± 0.90 to 1.54 Acres

PRICING

ZONING

Lot 1: \$24.00/SF

B-2 City of Fairhope

Lots 2-10: \$22.00/SF

AREA BUSINESSES

- Publix
- USA Health Family Campus
- · St. Michael Catholic High School
- 3Circle Church
- · Wawa (UC)

TRAFFIC COUNT (ADT 2023)

AL-181: 16,489



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AERIAL







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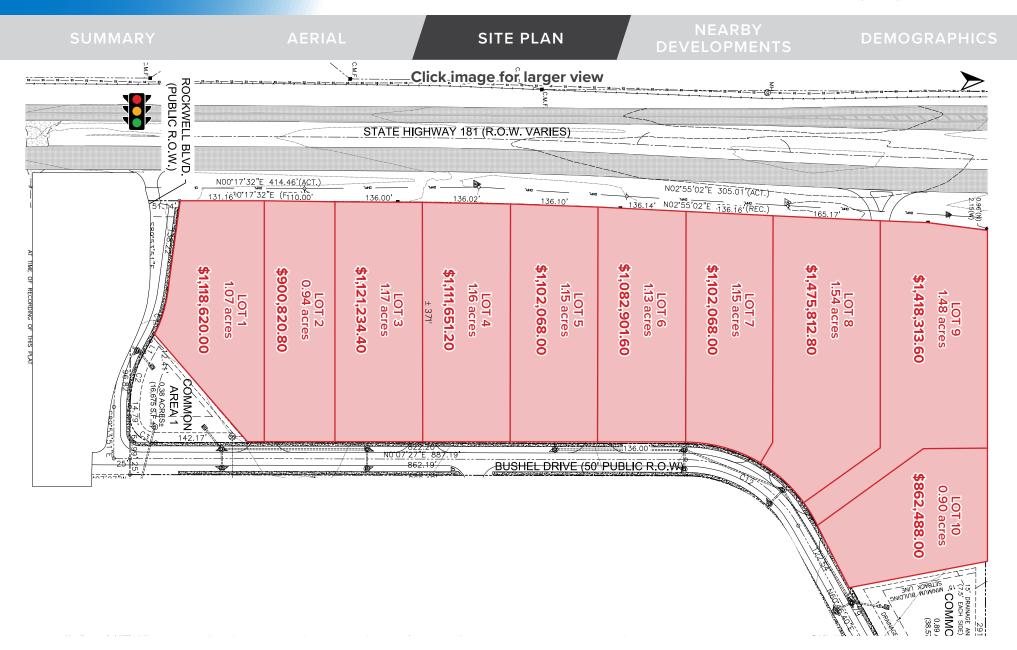
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NEARBY DEVELOPMENTS THE WATERS AT HARVEST GREEN 9 **S**HEALTH 889 UNITS/LOTS **UNDER DEVELOPMENT** OCKWELL PLACE **HIGHWAY 181 APTS 262 UNITS** THE WATERS AT FAIRHOPE **89 HOMES** HARVEST GREEN WEST **148 LOTS HARVEST GREEN EAST 227 LOTS ROCKWELL PLACE APTS 252 UNITS** stirling



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Highway 181, Fairhope, AL

DEMOGRAPHICS 15 min Drive Time (59) 2024 DRIVETIME DEMOGRAPHICS (181) 68 Ellisville 66 5 MIN **10 MIN 15 MIN** 64 Loxley 10 min Drive Time 64 Belforest Daphne 4,446 19,646 48,009 98 **POPULATION** 5 min Drive Time 56 Historic 54 District (g \$148,769 \$131,010 \$124,614 verhill Robei ALT [98] AVG. HH **INCOME** 48 Fairh 48 44 2.6% 2.7% 2.6% 36 Houstonville 34 **Battles Wharf** 34 Clay **PROJECTED GROWTH** Point Clear ALT 98 28 24