

# FOR SALE

16 AC DEVELOPMENT SITE

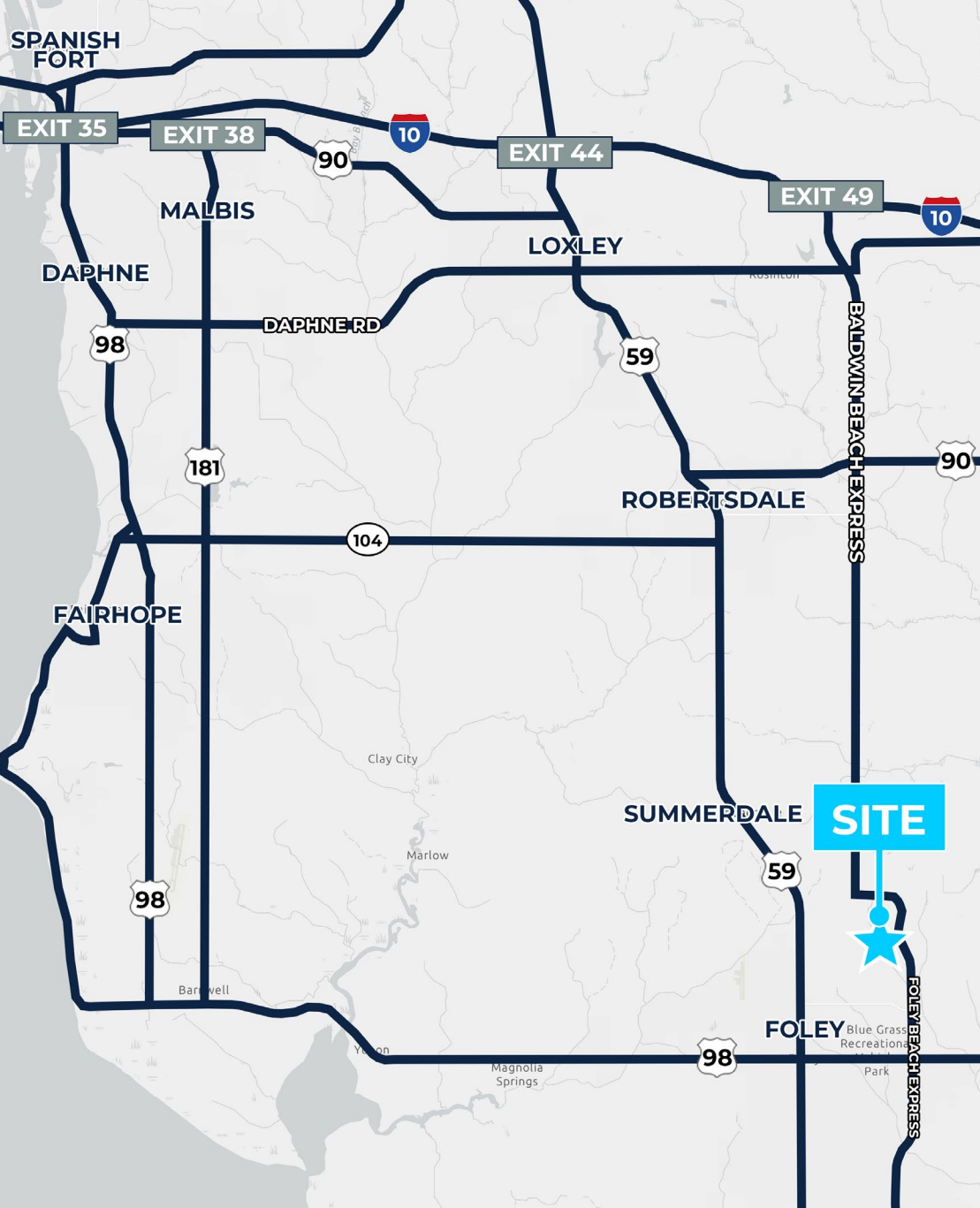
Foley Beach Express | Foley, AL



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# FOR SALE



16 AC | Foley Beach Express



## SIZE

16 AC undeveloped land (adjacent 8 AC parcel also available)



## ZONING

PUD/B-2: Neighborhood Business (allows a myriad of commercial uses)



## FRONTAGE

Over 1,300' frontage on Foley Beach Express, which has 15,591 cars per day (ALDOT, 2023)



## UTILITIES

All utilities available to site



## FIRST RESPONDERS

Police and fire protection provided by City of Foley



## TRAVEL CORRIDOR

Baldwin Beach Express/Foley Beach Express is a primary north/south route from I-10 to Gulf Shores & Orange Beach, which had more than 8 million visitors in 2023.



## SALE PRICE

\$1,280,000



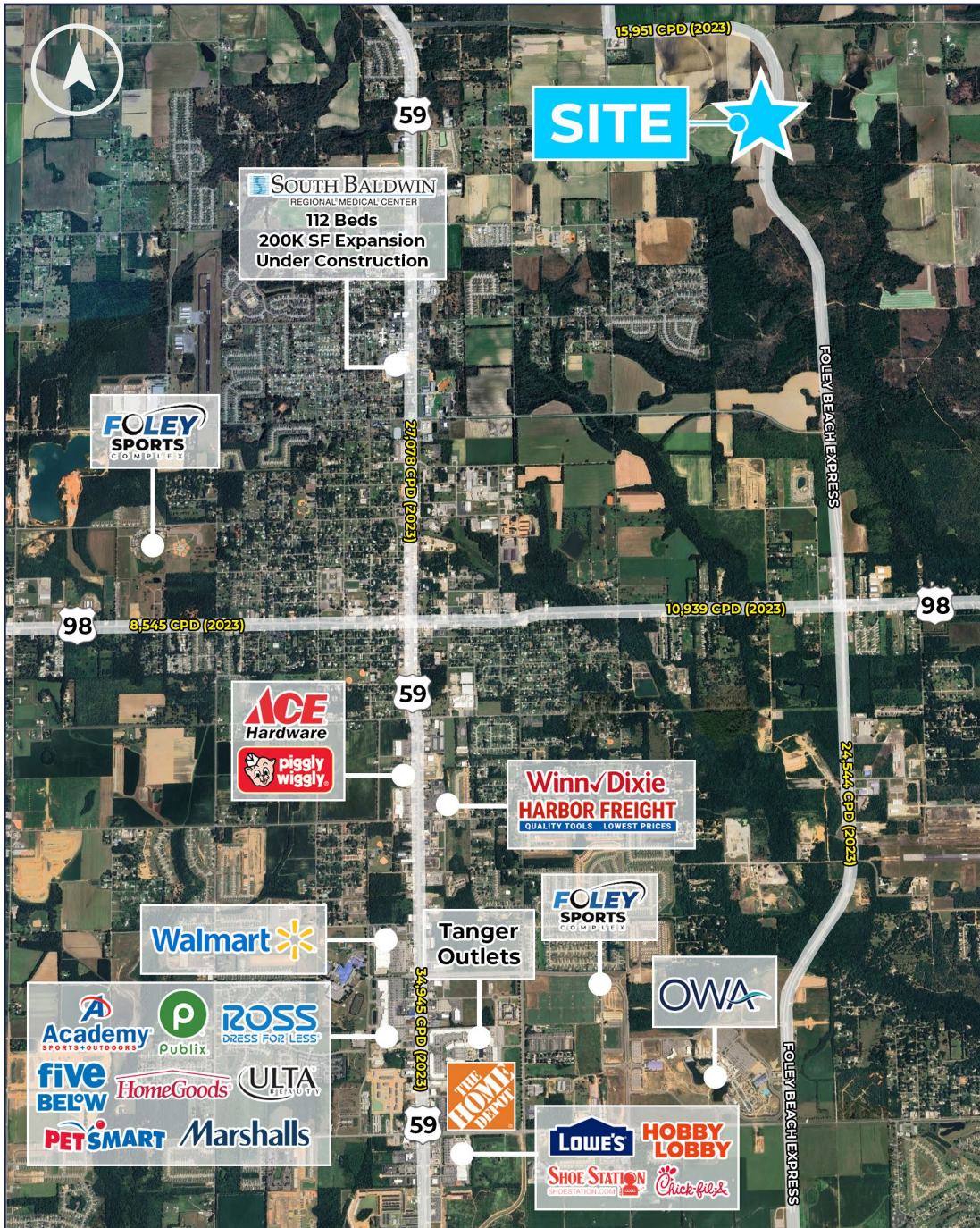
## Population Growth

Located in the City of Foley, one of the fastest growing MSAs in the United States.



## TOPOGRAPHY

Flat and level topography.



## LOCATION ADVANTAGES

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Less than **4 miles** from South Baldwin Regional Medical Center, which is currently undergoing a **200,000 SF** expansion.
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Less than **8 miles** from the Tanger Outlets.
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Less than **5 miles** from OWA Parks & Resorts, a **520 AC** destination with 23+ theme-park rides and indoor water park. (OWA.com)
- 

Less than **5 miles** from the Foley Sports Tourism Complex, which is a \$40M multiplex with over 50 annual events. (OWA.com)
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Located **16 miles** from Gulf Shores Beach, which had over **8 million** visitors and a **\$7.3 billion** economic impact in 2022. (City of Gulf Shores)
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The City of Foley attracts more than **6 million** tourists annually.
- 

Foley is the **2nd fastest** growing city in Alabama, with a projected growth rate of 9% and a well-managed growth plan by the City Government. (Gulf Coast News)

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VIEW FROM NORTHEAST



ADJACENT 8 AC PARCEL AVAILABLE

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