



Highway 59

Pine St

Park Ave



FOR SALE - \$1,100,000
PUD Commercial Property In Foley, AL 8.3 Acres

Herrington Realty, Inc.
Commercial / Land Sales
251-510-2277



Deal Summary:

+8.3 Acres off Pine St in Foley, AL

Herrington Realty is pleased to present the opportunity to acquire a 8.3 acre commercial property.

Commercial Land For Sale in Foley

Excellent commercial property located in growing Foley AL that is surrounded by new retail and residential developments. Medical Office/Retail and many other uses would be a great fit at this location. There is a common area detention to the south that could be utilized by the new owner.

Call for more information.

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DEMOGRAPHIC SUMMARY

1004 Stella Rd, Foley, Alabama, 36535
Ring of 5 miles

KEY FACTS

43,453

Population



18,385

Households

41.7

Median Age

\$45,923

Median Disposable Income

EDUCATION

9.1%

No High School Diploma



33.7%

High School Graduate



30.9%

Some College/
Associate's Degree



26.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$55,533

Median Household Income



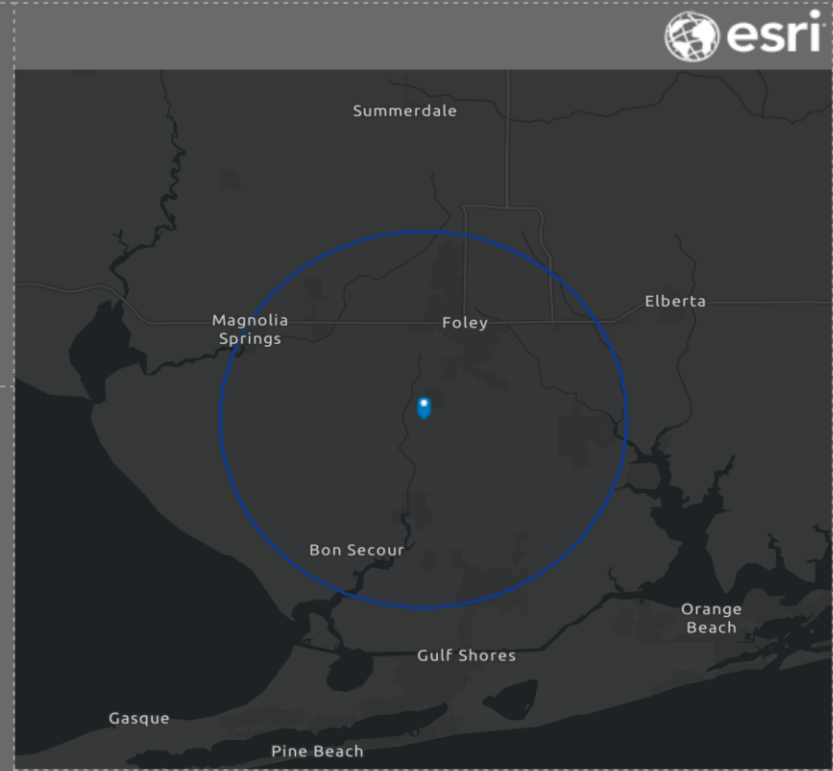
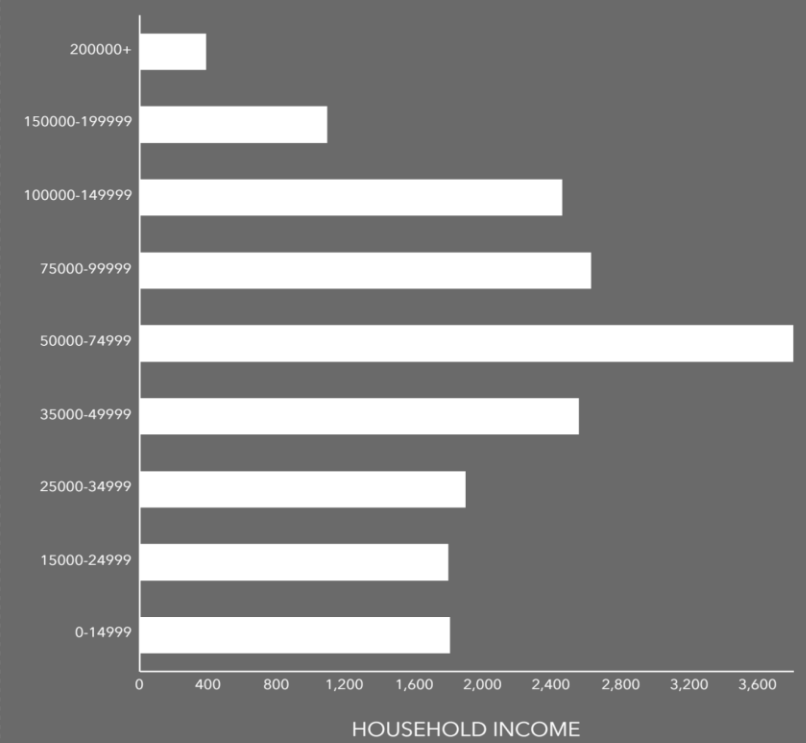
\$31,075

Per Capita Income



\$135,152

Median Net Worth



EMPLOYMENT



White Collar

59.4%



Blue Collar

22.5%



Services

20.4%

5.3%

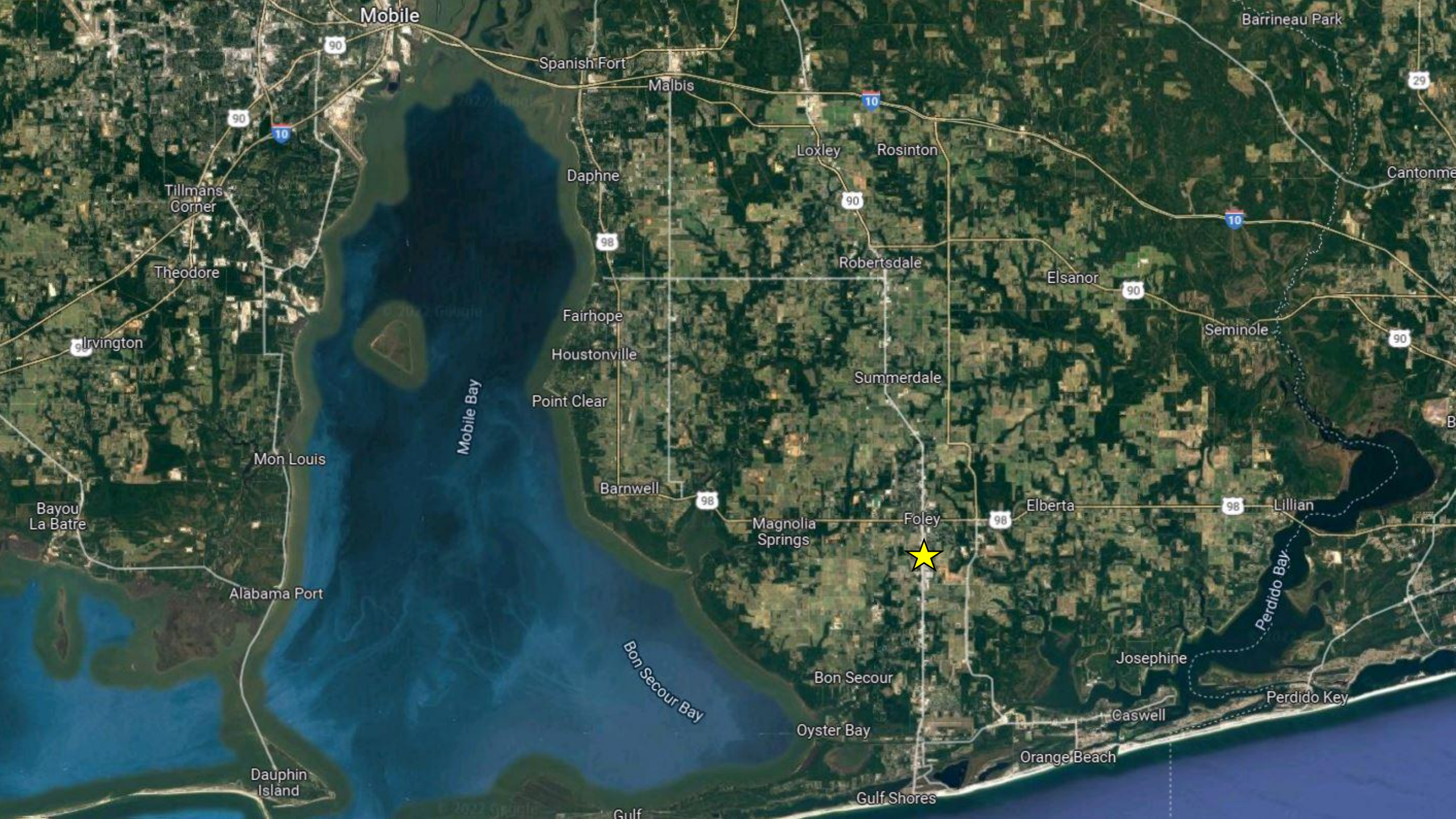
Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

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The Charleston at Hickory PUD Development

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Mobile

Barrineau Park

Spanish Fort

Malbis

Loxley

Rosinton

Daphne

Tillmans Corner

Theodore

Robertsdale

Elsanor

Irvington

Fairhope

Houstonville

Summerdale

Seminole

Point Clear

Mon Louis

Barnwell

Magnolia Springs

Foley

Elberta

Lillian

Bayou La Batre

Alabama Port

Bon Secour Bay

Bon Secour

Josephine

Perdido Key

Dauphin Island

Oyster Bay

Caswell

Orange Beach

Gulf Shores

Gulf

Foley, Alabama

Foley is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county. Foley has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast.

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