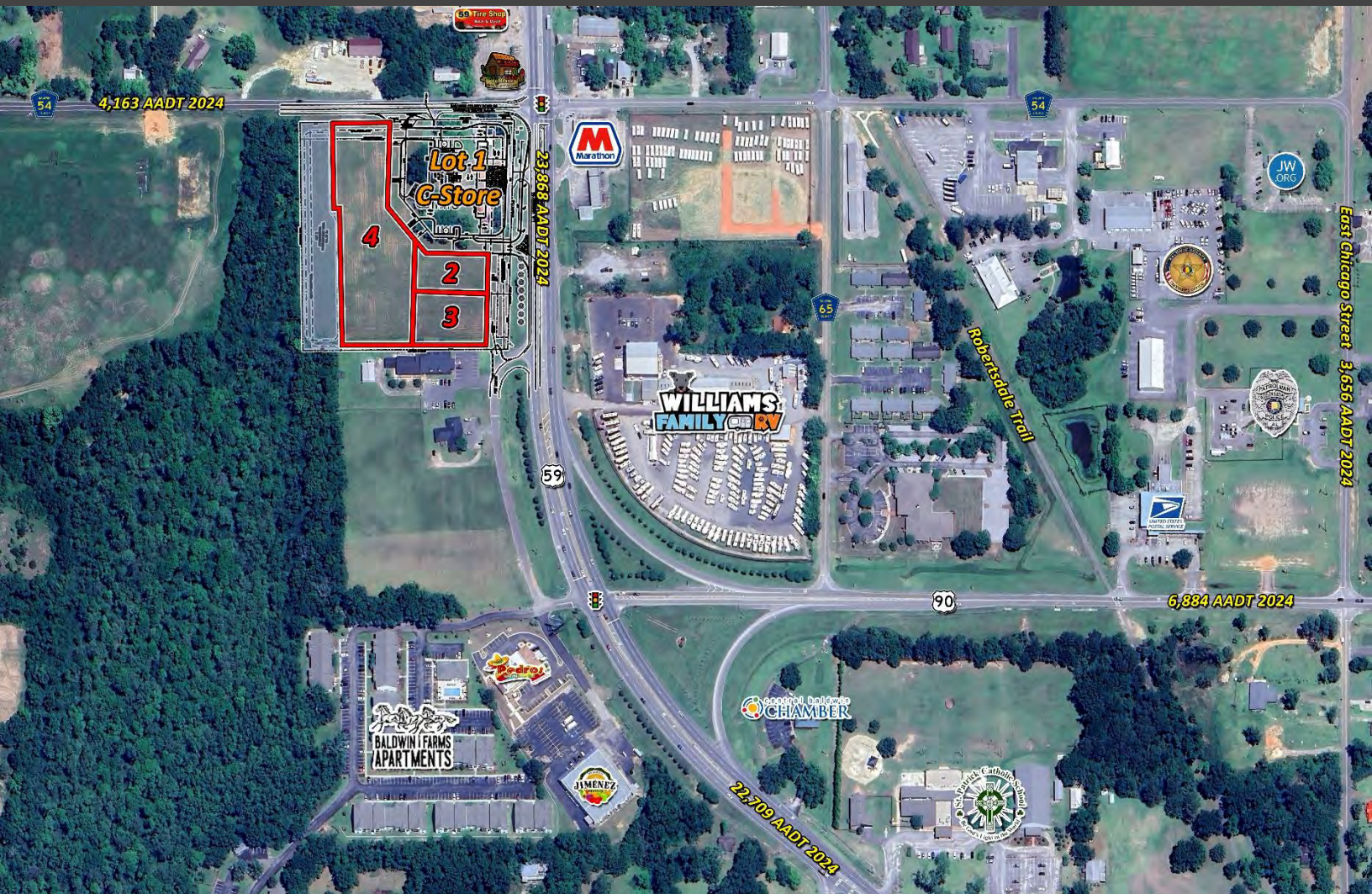


COMMERCIAL LOTS ON HIGHWAY 59

Directly on Highway 59 | Just North of Highway 90 | Robertsdale, AL 36567

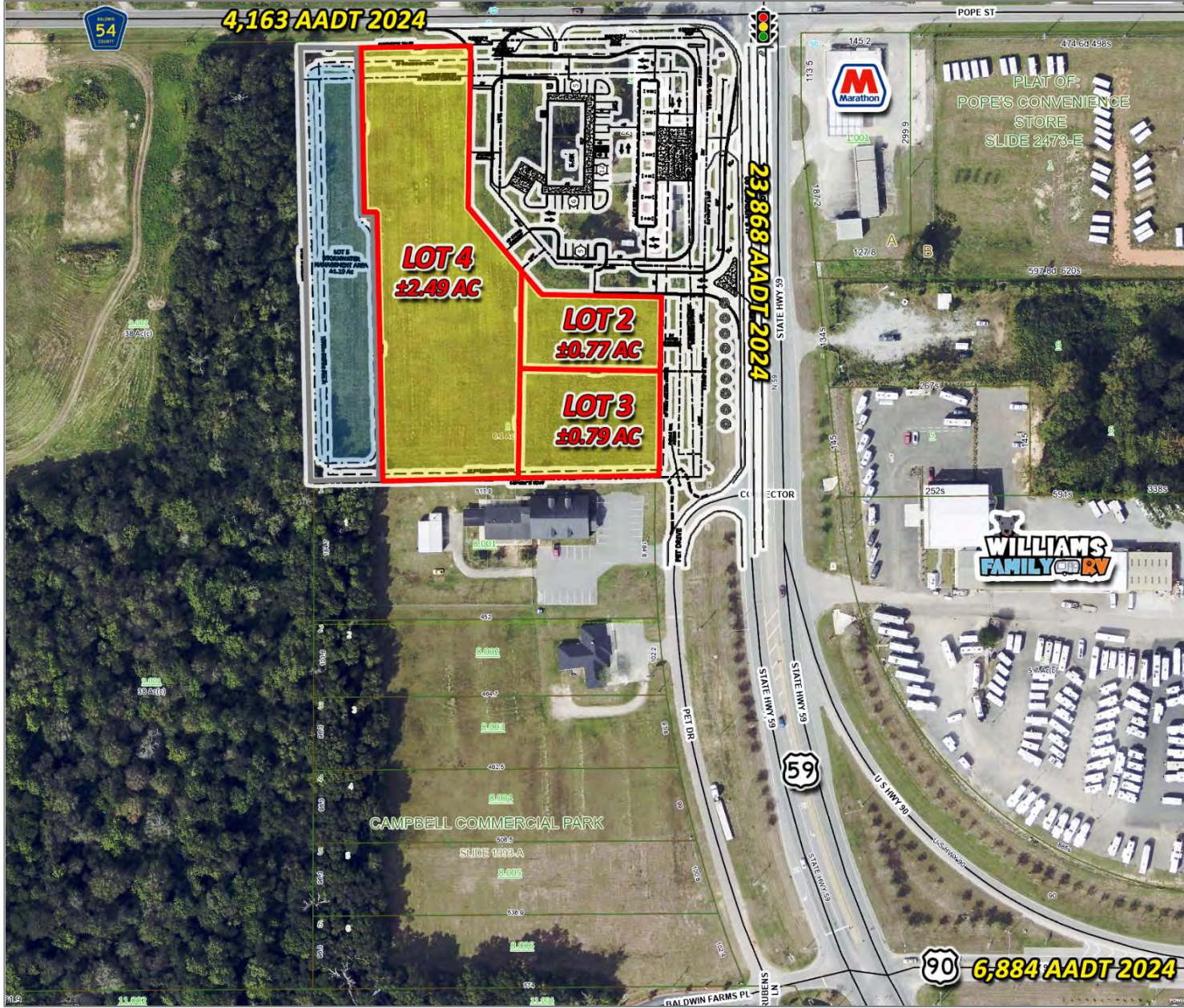


- Lot 1 under contract for potential C-Store
- Remaining property is just over ±4 AC
- Owner will subdivide - see prospective site plan on page three
- Ideal location for QSR, directly in the path from Interstate 10 to Baldwin beaches
- Hard corner see 29,000 cars per day
- Inquire with broker for pricing

Commercial lots / land for sale on Highway 59 in Robertsdale. Signalized intersection is ideal for QSR and other retail users, as traffic counts on this portion of Highway 59 are over 23,000 cars per day as of 2023 (per ALDOT). Hard corner (Lot 1) is currently under contract to prospective national c-store user. Located in the heart of Baldwin County, the nation's 7th fastest growing county. Property sits just inside Robertsdale city limits. Lots 2-4 may be purchased together; inquire with broker for pricing and availability.

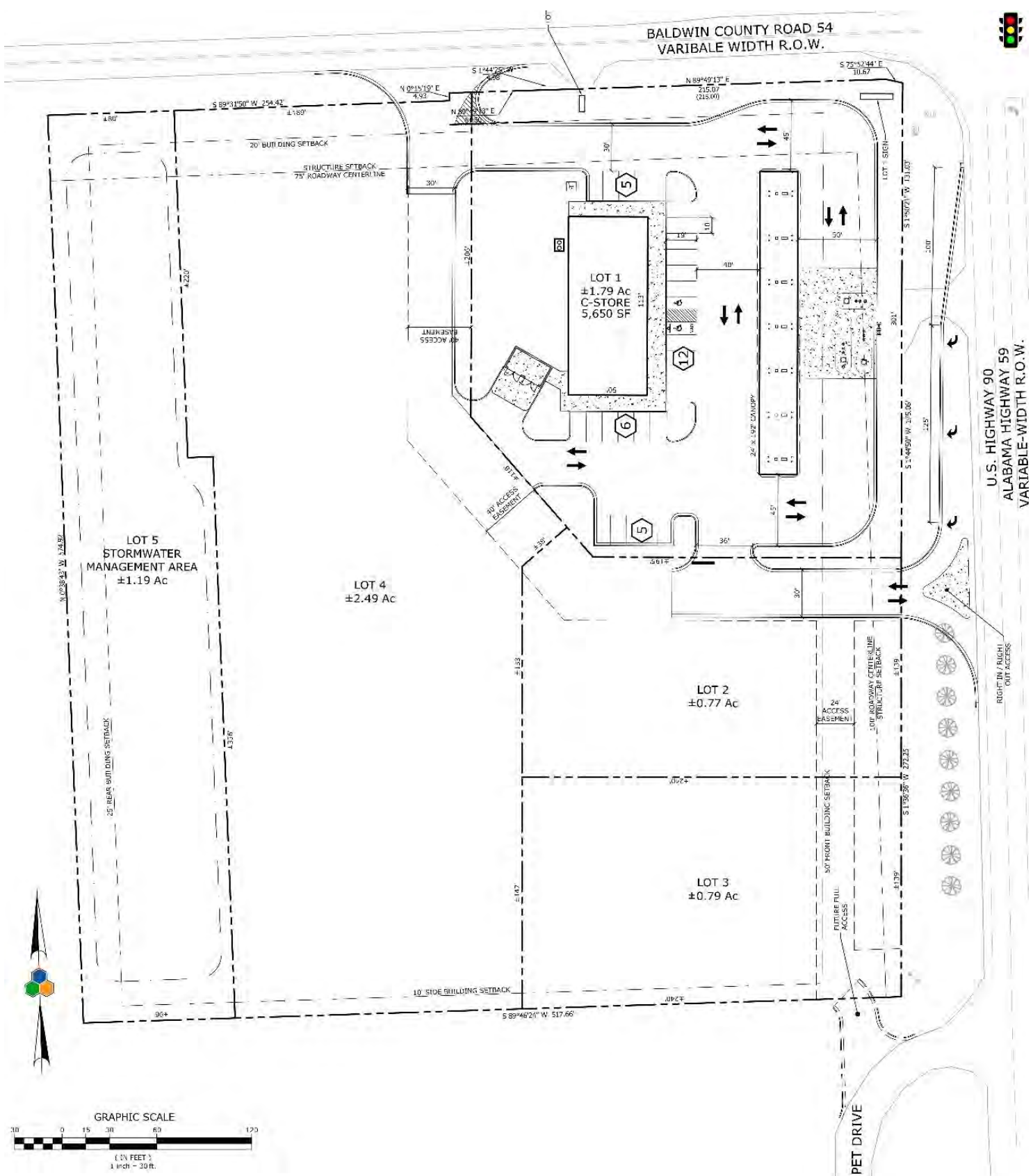


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Lot	Size (SF)	Size (AC)	Sale Price	Ground Lease
1	±77,972 SF	±1.79 AC		SOLD
2	±33,541 SF	±0.77 AC	\$650,000	\$65,000 / year
3	±34,412 SF	±0.79 AC	\$650,000	\$65,000 / year
4	±108,464 SF	±2.49 AC	\$595,000	

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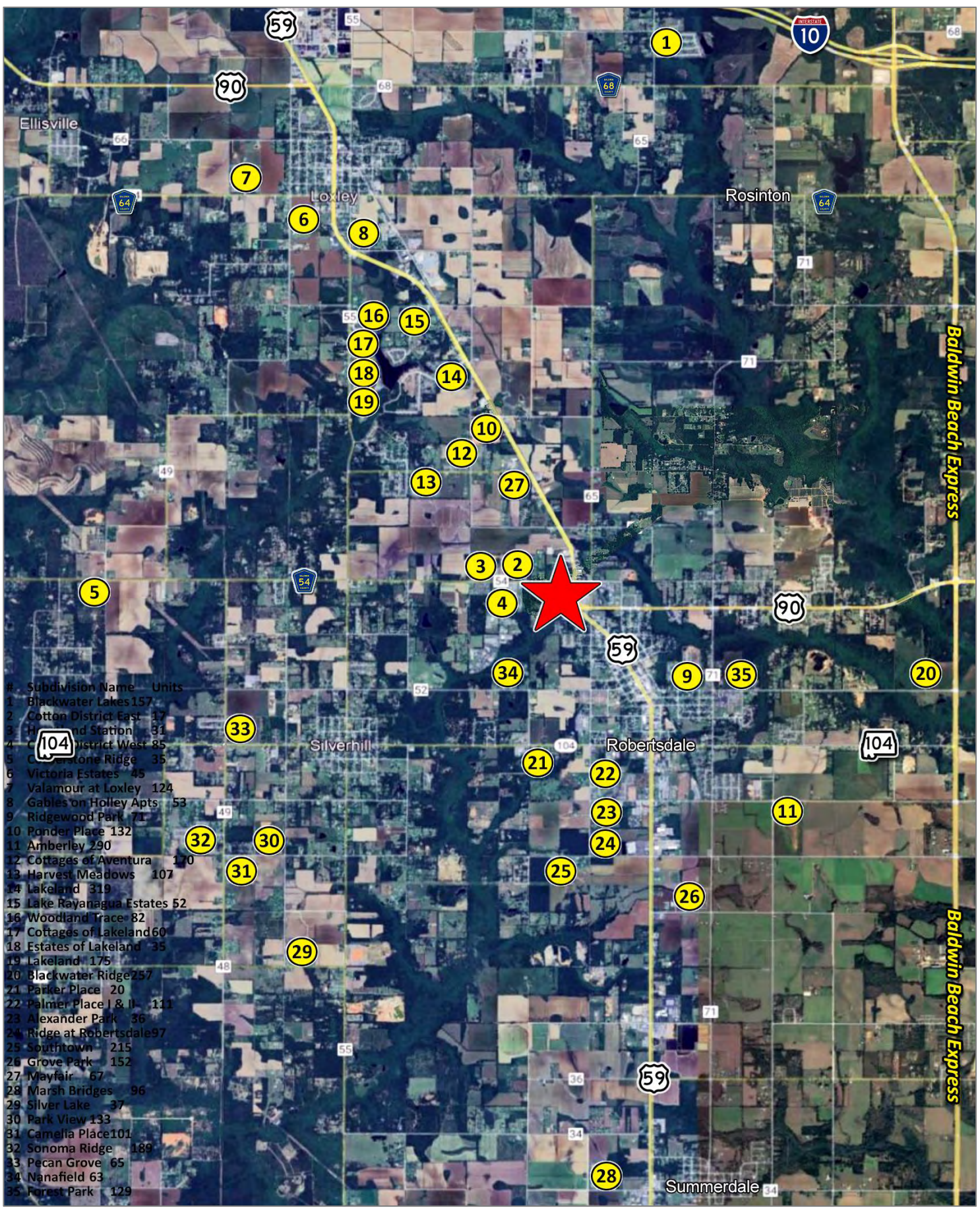


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Residential Growth Aerial

COMMERCIAL LOT FOR SALE | BBX & CR 64 | ROBERTSDALE, ALABAMA 36567



- # Subdivision Name Units
- 1 Blackwater Lakes 157
- 2 Cotton District East 17
- 3 Highland Station 31
- 4 Cotton District West 85
- 5 Cornerstone Ridge 35
- 6 Victoria Estates 45
- 7 Valamour at Loxley 124
- 8 Gables on Holley Apts 53
- 9 Ridgewood Park 71
- 10 Ponder Place 132
- 11 Amberley 290
- 12 Cottages of Aventura 170
- 13 Harvest Meadows 107
- 14 Lakeland 319
- 15 Lake Rayanagua Estates 52
- 16 Woodland Trace 82
- 17 Cottages of Lakeland 60
- 18 Estates of Lakeland 35
- 19 Lakeland 175
- 20 Blackwater Ridge 257
- 21 Parker Place 20
- 22 Palmer Place I & II 111
- 23 Alexander Park 36
- 24 Ridge at Robertsdale 97
- 25 Southtown 215
- 26 Grove Park 152
- 27 Mayfair 67
- 28 Marsh Bridges 96
- 29 Silver Lake 37
- 30 Park View 133
- 31 Camelia Place 101
- 32 Sonoma Ridge 189
- 33 Pecan Grove 65
- 34 Nanafield 63
- 35 Forest Park 129

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Residential Growth - Aerial Key

COMMERCIAL LOT FOR SALE | BBX & CR 64 | ROBERTSDALE, ALABAMA 36567

Map #	Quadrant	Name of Development	Latitude	Longitude	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package Price	
1	NEQ	Blackwater Lakes	30.638392	-87.707158	2003	2017	157	156	0	\$300s	
2	NWQ	Cotton District East	30.568791	-87.730003	2020	2021	17	17	0	\$270s-\$310s	
3	SWQ	Heartland Station	30.566685	-87.73202	2003	2006	31	31	0	\$239k-\$269k	
4	NWQ	Cotton District West	30.56868	-87.733179	2022	2025	85	41	28	\$310s-\$330s	
5	SWQ	Cornerstone Ridge	30.564494	-87.785468	2009	2014	35	34	0	\$400s	
6	NWQ	Victoria Estates	30.615414	-87.755534	2006	2022	45	45	0	\$280s-\$320s	
7	NWQ	Valamour at Loxley	30.620659	-87.765533	2015	2027	124	68	0	\$300s	
8	NEQ	The Gables on Holley Apts (renovated 2022)	30.613346	-87.748871	2002	2022	53	53	0	\$760-\$870/Mo	
9	SEQ	Ridgewood Park	30.556051	-87.70322	2022	2024	71	67	0	\$289k-\$351k	
10	NWQ	Ponder Place PHs 1,2,3	30.587699	-87.731394	2021	2026	132	72	15	\$284k-\$309k	
11	SEQ	Amberley (Ph 1/50 Lots, Ph 2/62 Lots)	30.537198	-87.690781	2023	2033	290	0	26	\$280k-\$315k	
12	NWQ	Cottages of Aventura (Ph 3 Sts UC, 34 lots)	30.584121	-87.734323	2020	2027	170	114	1	\$295k-\$342k	
13	NWQ	Harvest Meadows	30.580482	-87.738915	2007	2017	107	106	0	\$240s-\$320s	
14	NWQ	Lakeland (future Ph Sts being graded)	30.592969	-87.742048	2006	2027	319	226	1	\$300s-\$400s	
15	NWQ	Lake Raynagua Estates (9 waterfront lots for sale)	30.597642	-87.745331	2008	2028	52	42	0	\$300s-\$500s	
16	NWQ	Woodland Trace	30.601156	-87.750438	2009	2023	82	82	0	\$220s-\$270s	
17	NWQ	Cottages of Lakeland	30.59972	-87.7501	2004	2010	60	60	0	\$220s+	
18	NWQ	Estates of Lakeland	30.597079	-87.749767	2005	2019	35	32	0	\$300s-\$400s	
19	NWQ	Lakeland 55	30.591568	-87.749992	2005	2015	175	173	0	\$300s-\$500s	
20	SEQ	Blackwater Ridge (3 Phs, Ph 1 75 lots Sts/Util UC)	30.554655	-87.670384	2024	2034	257	0	0	TBD	
21	SWQ	Parker Place (clearing, grading UC)	30.543348	-87.724716	2024	2028	20	0	0	TBD	
22	SWQ	Palmer Place I & II	30.540224	-87.716283	2010	2012	111	110	0	\$280s-\$320s	
23	SWQ	Alexander Park (BTR)	30.537006	-87.714626	2020	2022	36	36	0	Built to Rent	
24	SWQ	Ridge at Robertsdale	30.532539	-87.714558	2024	2029	97	0	0	\$300s	
25	SWQ	Southtown (Ph 1 18 lots New Phs Sts graded w/ Util)	30.529118	-87.72066	2009	2029	215	12	1	\$400s	
26	SEQ	Grove Parc	30.52432	-87.702947	2019	2022	152	149	0	\$200s	
27	NWQ	Mayfair (rezoned)	30.581104	-87.727516	2024	2028	67	0	0	TBD	
28	SWQ	Marsh Bridges	30.487716	-87.71582	2016	2019	96	95	0	\$275k-\$315k	
29	SWQ	Silver Lake	30.518097	-87.755817	2022	2027	37	23	6	\$400s	
30	SWQ	Park View (Astoria Ln, Sts in)	30.531608	-87.761847	2023	2028	133	0	0	TBD	
31	SWQ	Camelia Place	30.527875	-87.765237	2022	2023	101	101	0	\$260s-\$290s	
32	SWQ	Sonoma Ridge	30.533697	-87.77028	2014	2018	189	189	0	\$300s	
33	SWQ	Pecan Grove (Sts paved w/ Utilis)	30.547519	-87.766835	2024	2029	65	0	0	\$350s+	
34	SWQ	Nanafield	30.555982	-87.727975	2013	2018	63	63	0	\$250s+	
35	SEQ	Forest Park (rezoned)	30.554787	-87.697165	2024	2029	129	0	0	TBD	
							TOTAL	3,808	2,197	78	

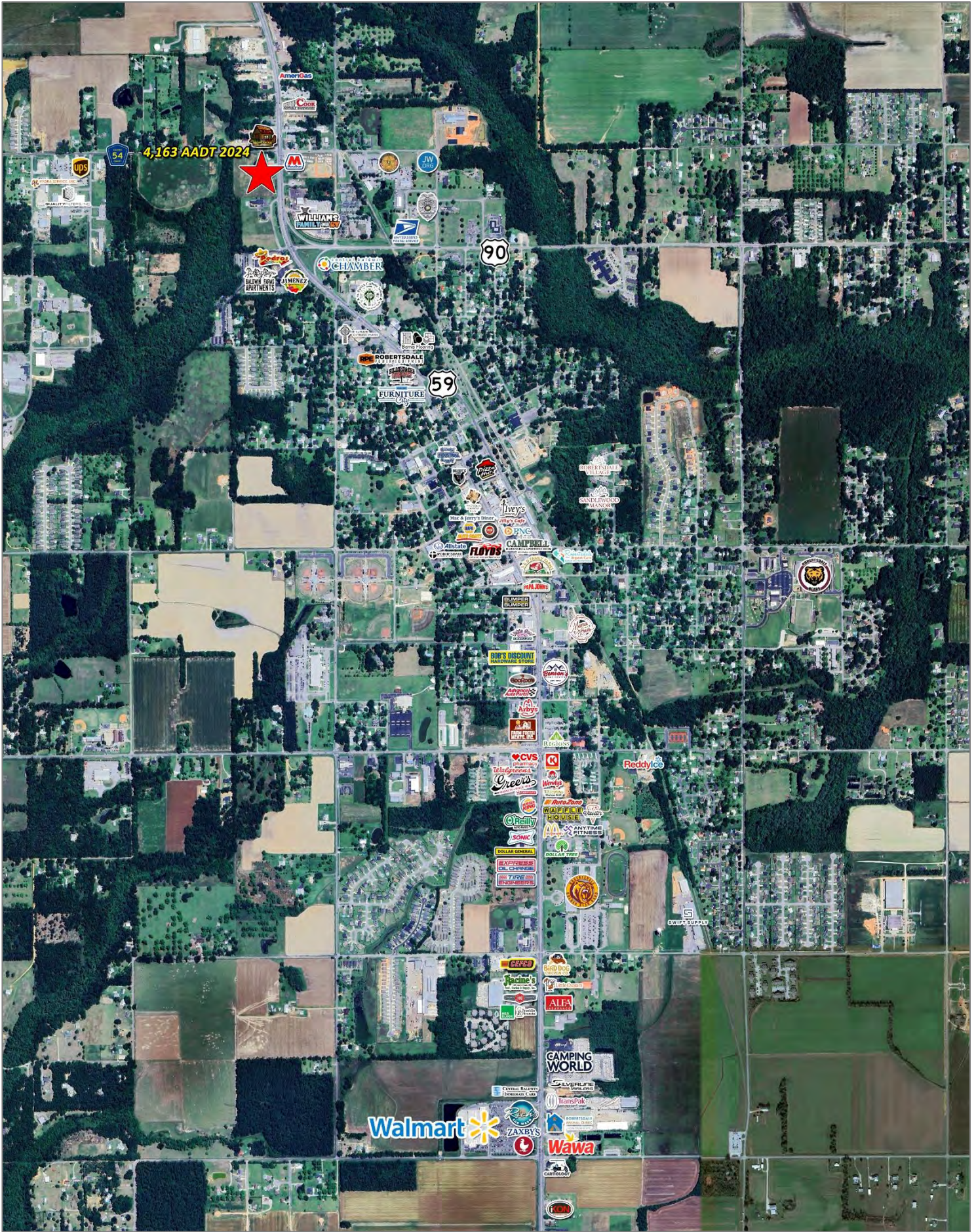
- Trade Area Communities of Note:
- City of Robertsdale pop. 7437
 - City of Loxley pop. 4786
 - City of Silverhill pop. 1707
 - City of Summerdale pop. 1574

*** Above List is representative of the trade area

		78 (New units under construction) x 2023 Persons per household (2.51):		196
Median HH Income \$61,431				
Avg HH Income \$81,459				
ROBERTSDALE, AL SITE		Primary Trade Area 2023 Projected Population:		23,949
		Total current population: =		24,145

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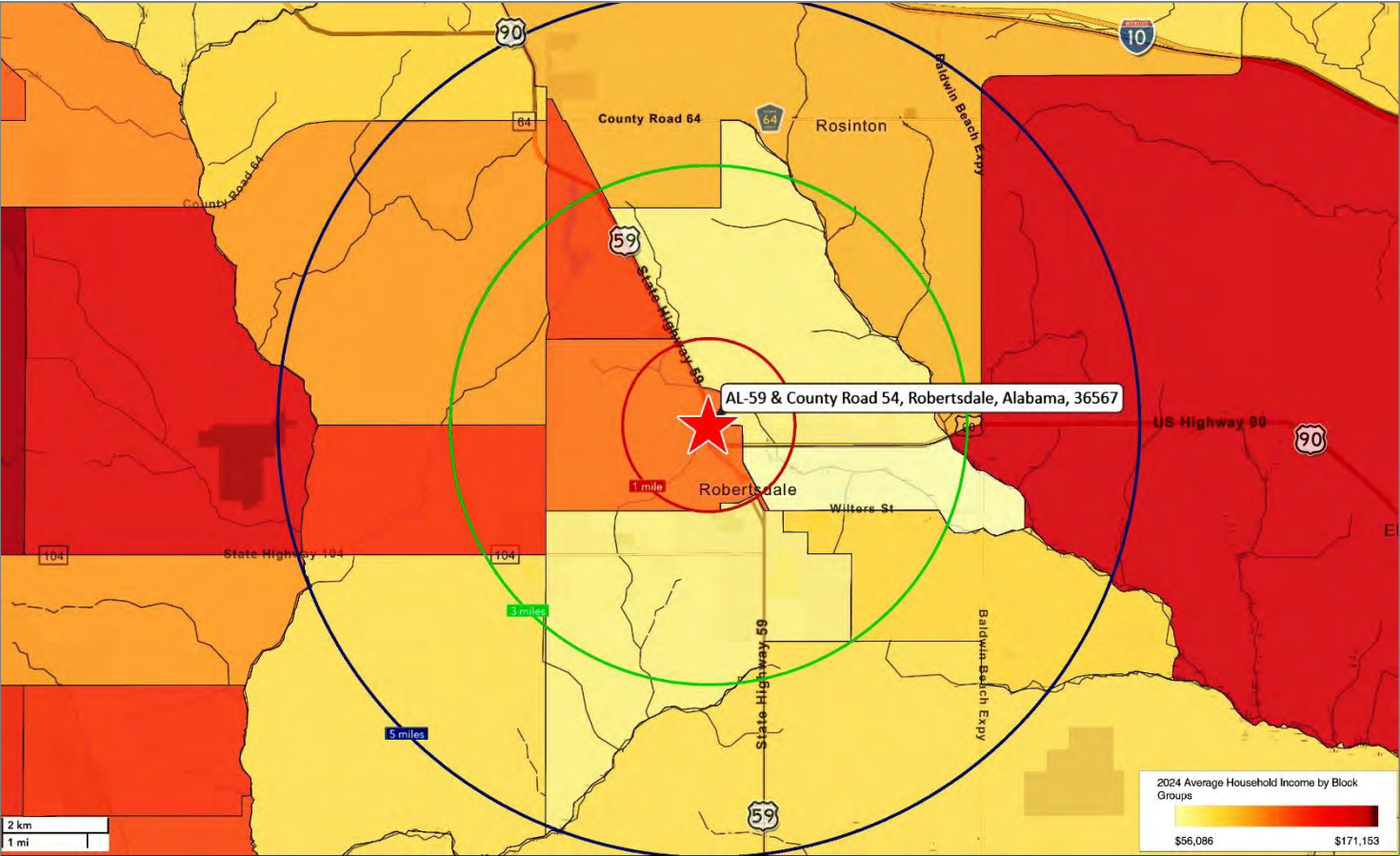
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Average Household Income Heat Map, Location Map and Demographics

COMMERCIAL LOT FOR SALE | BBX & CR 64 | ROBERTSDALE, ALABAMA 36567



BALDWIN COUNTY OVERVIEW

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region alone accounts for over 1/3 of Alabama’s tourism revenue. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).

The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 31.3% from 2010-2021. The City of Daphne has seen a growth rate of 32% in the same time frame, including a 3.8% growth from 2020 - 2021 alone. A staggering 96% of Baldwin County’s growth is due to incoming migration. Additionally, the Daphne-Fairhope-Foley MSA is third in the nation for job growth from 2020-21, growing at a rate of 10.3%, according to the Bureau of Labor Statistics.

In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is expected to see a substantial growth of 65.1% from 2010-2040. Also in 2021, Baldwin County surpassed Montgomery County as the State’s fourth most-populous county. Baldwin County ranks among Alabama’s top 5 Counties for business growth, GDP growth, new building permits and business investment.

2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,764	14,629	24,768
Median Age	36.1	37.0	38.3
Largest Median Age Group	35-44	35-44	35-44
Daytime Population	2,166	12,251	19,842
Population Growth 2024-29	1.32%	1.39%	1.48%

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	696	5,487	9,103
Average Household Size	2.50	2.61	2.63
Average Household Income	\$91,598	\$84,113	\$89,048

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	57.7%	65.9%	70.2%
Renter Occupied Houses	35.2%	28.2%	24.0%
Average House Value	\$288,368	\$300,657	\$337,644

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