



3488 State Highway 180

3488 State Highway 180, Gulf Shores, AL 36542



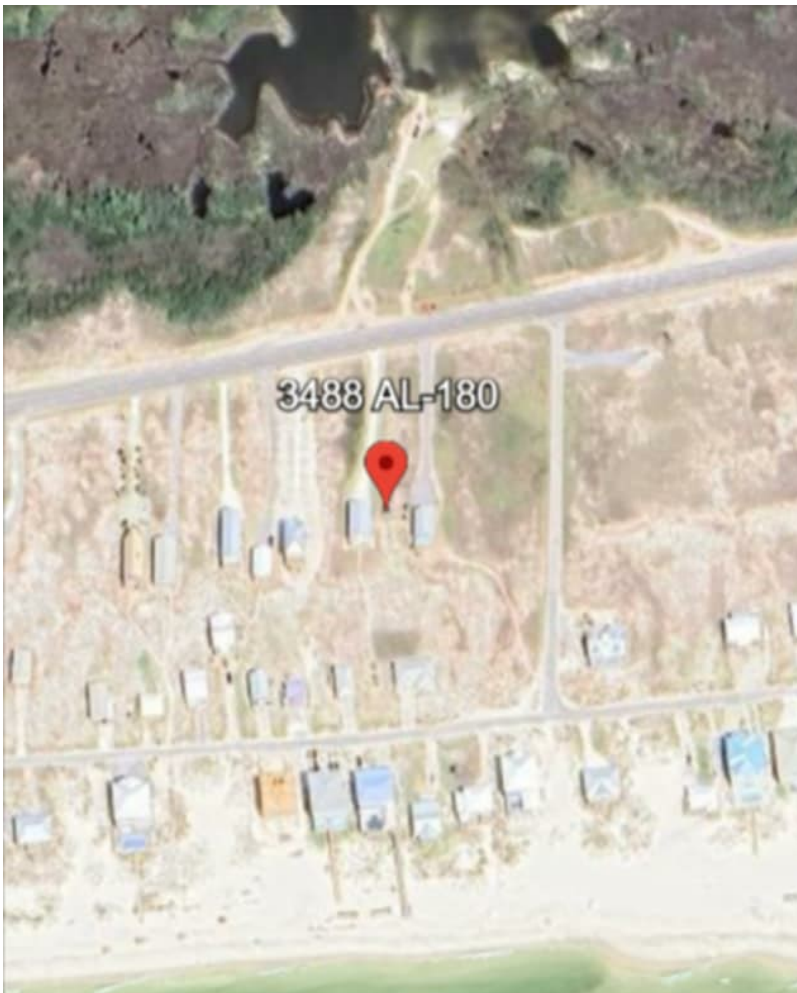
Jonathan R. Bennett

Beachball Properties

22989 Perdido Beach Blvd, Orange Beach, AL 36561

jr@jonathanrbennett.realtor

(251) 424-5682



3488 State Highway 180

\$200,000

Seize the opportunity to build your Gulf Coast dream home or investment property on this rare third-tier lot in the highly sought-after Gulf Beach Subdivision. This level, build-ready parcel measures approximately 0.25 acres with dimensions of 50' x 220', offering potential Gulf views with the right elevation.

Key Features:

Prime...

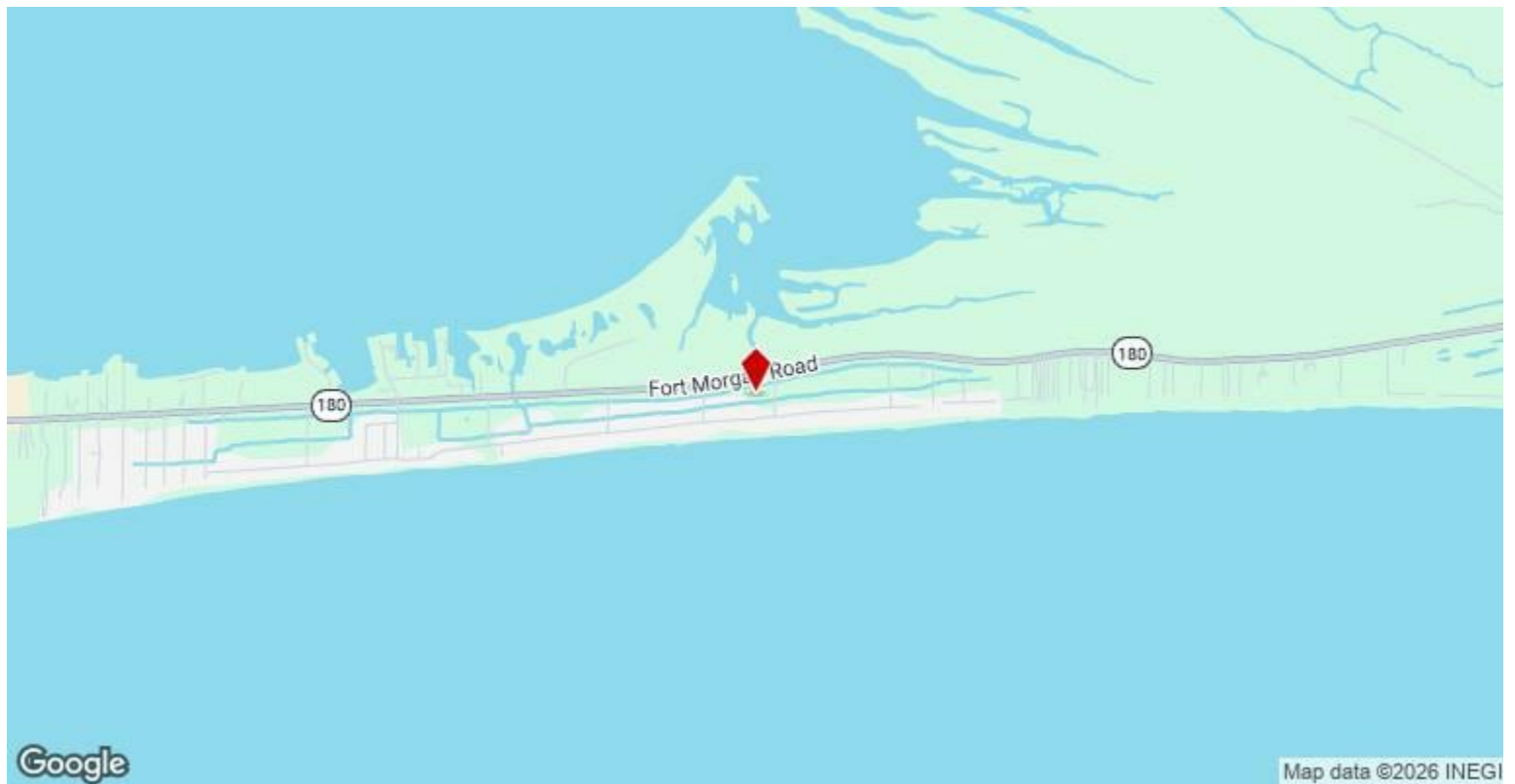
Investment Opportunity – 3488 State Highway 180, Gulf Shores, AL

This rare third-tier residential lot is located in the highly desirable Gulf Beach Subdivision of Fort Morgan, offering a unique opportunity for developers, builders, or investors seeking a coastal retreat or short-term rental property. The lot measures approximately 50' x 220' (0.25± acres), is level and build-ready,...

- 0.25± acre lot – 50' x 220' Third-tier Gulf lot with potential water views RTF-4 zoning allows short-term rentals No HOA



Price:	\$200,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Multifamily
Sale Type:	Investment
Total Lot Size:	0.25 AC
No. Lots:	1
Zoning Description:	RTF-4
APN / Parcel ID:	69-08-01-0-003-002.010



3488 State Highway 180, Gulf Shores, AL 36542

Seize the opportunity to build your Gulf Coast dream home or investment property on this rare third-tier lot in the highly sought-after Gulf Beach Subdivision. This level, build-ready parcel measures approximately 0.25 acres with dimensions of 50' x 220', offering potential Gulf views with the right elevation.

Key Features:

Prime Location: Just steps from the pristine sugar-white sands of Fort Morgan

Zoning & Flexibility: Zoned RTF-4, located in AE flood zone with no HOA restrictions—ideal for custom coastal residences or short-term rental investments

Utilities: Available and ready for connection

Access: Direct frontage on scenic State Highway 180, providing easy Gulf Coast access

Investment Appeal: Situated in a rapidly appreciating neighborhood in Baldwin County, perfect for investors, builders, or homeowners

Due Diligence:

Buyer to verify all information including zoning, flood zone details, and utilities during due diligence.

Contact:

Jonathan R. Bennett
Associate Broker | Gulf Coast Specialist
Beachball Properties
?? 251-424-5682
jr@jonathanrbennett.realtor