

SALE

NEC County Road 13 & Champions Way

COUNTY RD 13 AT CHAMPIONS WAY

Daphne, AL 36526

PRESENTED BY:

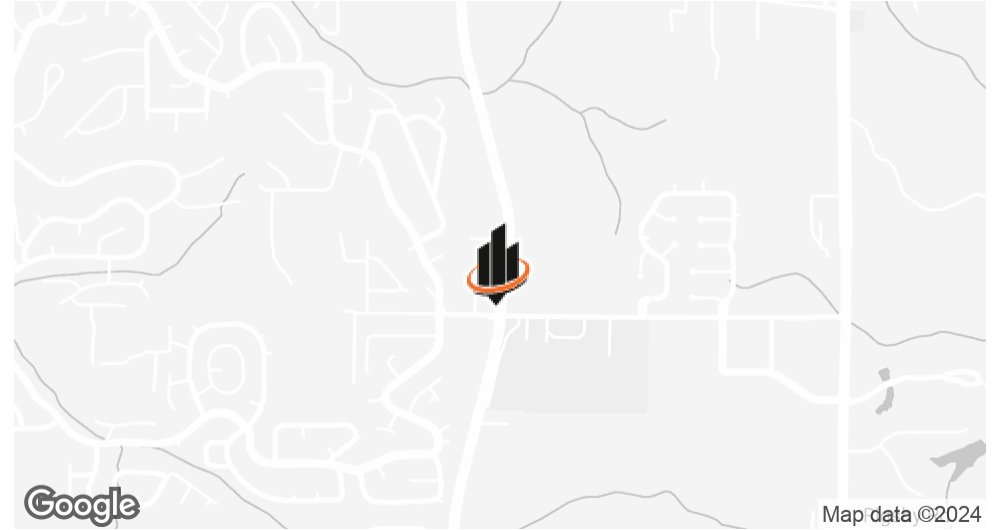
JOHN MOTTRAM CCIM

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,829,520
LOT SIZE:	3.5 Acres

PROPERTY DESCRIPTION

Prime investment opportunity in Daphne, AL! This property, zoned B-2(a), offers a lucrative prospect for land and other investors. Strategically located at County Rd 13 at Champions Way, this site presents immense potential for development in the thriving Daphne area. With its versatile zoning, this property can accommodate a variety of commercial ventures, making it an ideal choice for astute investors seeking to capitalize on the area's growth. Don't miss out on the chance to maximize your investment in this sought-after location.

PROPERTY HIGHLIGHTS

- Zoned B-2(a) for versatile commercial development
- Strategic location in the thriving Daphne area
- Located directly across from Daphne High School with 1,000+ enrollment

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PROPERTY DESCRIPTION



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Daphne is the largest city in Baldwin County and also one of the fastest-growing areas in the nation. Located on the Eastern Shore of Mobile Bay just off I-10, Daphne is 9 miles east of Mobile and 45 miles west of Pensacola, FL. Daphne has all the charm of a small town with the convenience of metropolitan Mobile only minutes away. In 2022, the estimated population was 29,670 with the 2020 household census being at 10,417.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	NEC County Road 13 & Champions Way
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
APN	43-02-03-0-000-002.209
LOT SIZE	3.5 Acres
NUMBER OF LOTS	1



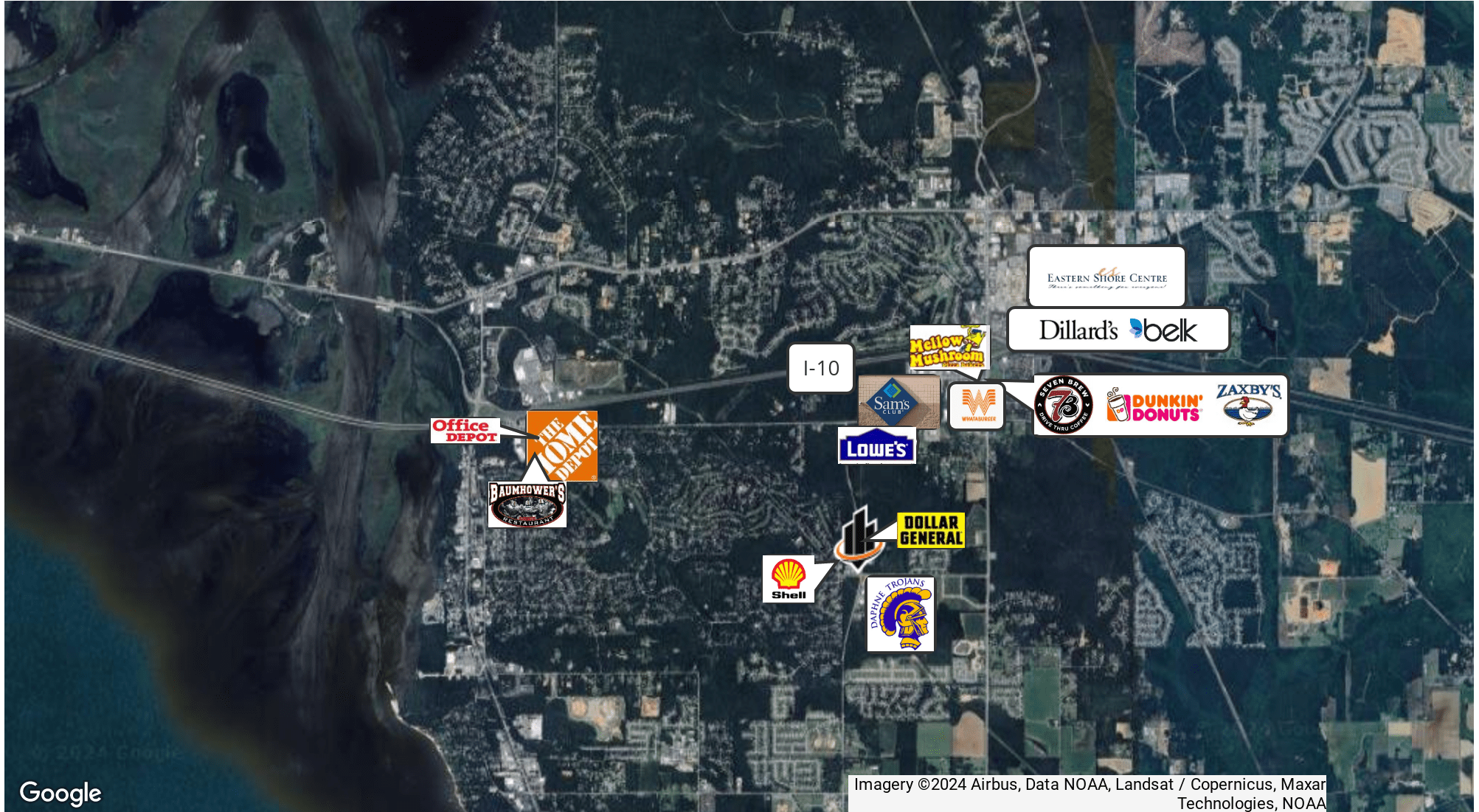
- Zoned B-2(a) for versatile commercial development
- Strategic location in the thriving Daphne area. Located directly across from Daphne High School with 1,000+ enrollment. Ideal for land and other investors seeking high-potential returns
- Proximity to key amenities and transportation
- Offers a wide range of investment opportunities
- Flexible zoning allows for diverse commercial ventures
- Surrounded by a growing and vibrant business community
- Prime location for capitalizing on the area's growth
- Excellent visibility and accessibility for future businesses
- Potential for significant return on investment

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RETAILER MAP

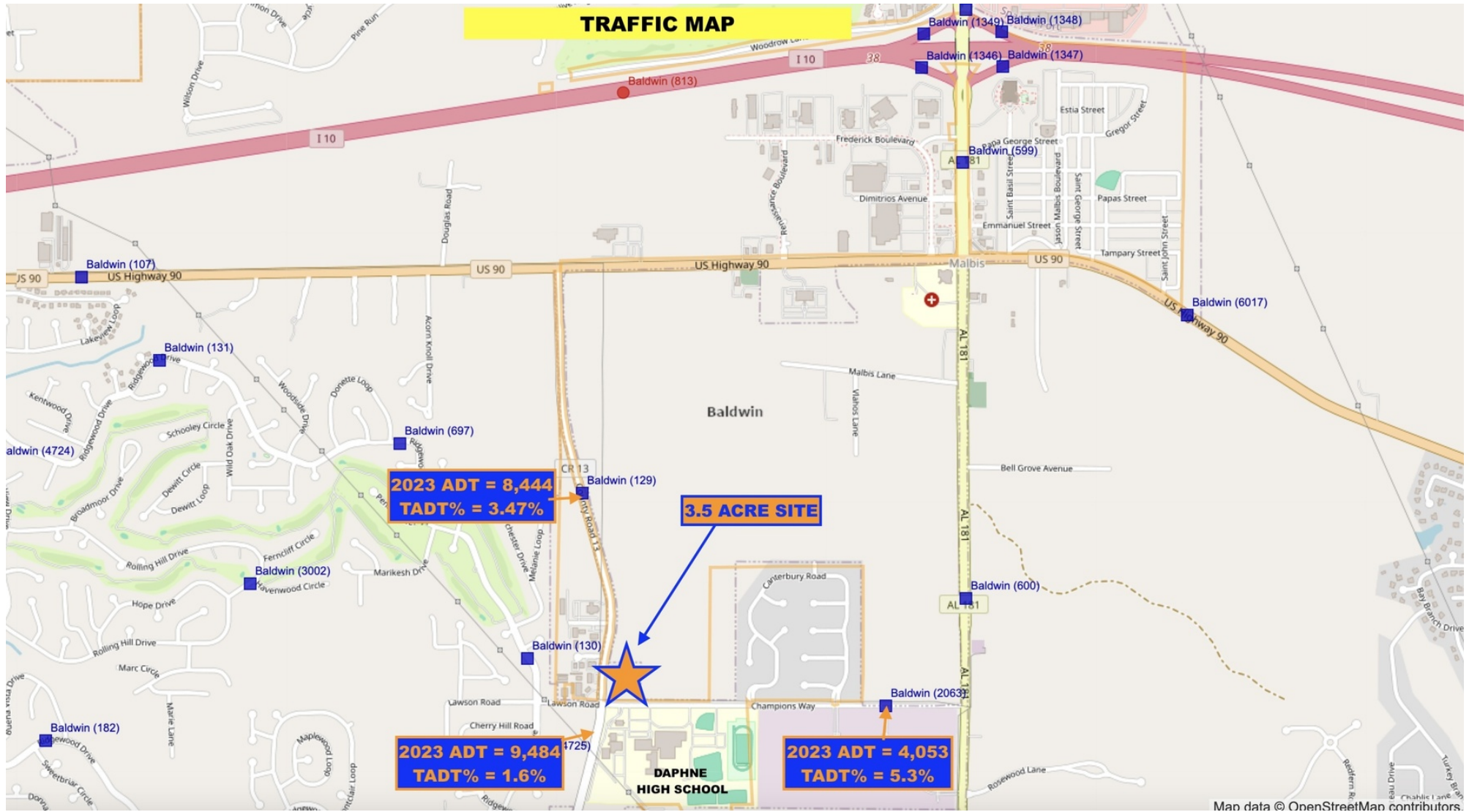


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TRAFFIC MAP



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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,524	33,022	55,322
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,711	13,085	21,289
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$99,795	\$101,760	\$111,084
AVERAGE HOUSE VALUE	\$308,251	\$365,214	\$392,456

Demographics data derived from AlphaMap

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MAJOR EMPLOYERS IN BALDWIN COUNTY

BALDWIN COUNTY BOARD OF EDUCATION	Education	3,900
WALMART	Retail	1,700
INFIRMARY HEALTH	Medical Care	1,490
COLLINS AEROSPACE	Aerospace/Defense	1,026
COLUMBIA SOUTHERN UNIVERSITY	Education	1,050
NOVELIS - BAY MINETTE	Aluminum	1,000
SOUTH BALDWIN REGIONAL MEDICAL	Medical Care	860
PUBLIX	Retail	830
BALDWIN COUNTY COMMISSION	Government	670
MARRIOTT GRAND HOTEL	Hotel & Country Club	530
BRETT/ROBINSON GULF CORP.	Vacation Rental	520
OWA	Entertainment	400
S.H. ENTERPRISES	Vacation Rental	375
ACE HARDWARE SUPPORT CENTER	Hardware Dist.	380
VULCAN, INC.	Aluminum & Steel	236
ALDI	Retail Regional HQ	200
EVERWOOD PRESERVING INC.	Timber Processing	100
KAISHAN	Air Compressor	100
BBB INDUSTRIES	Automotive Parts	100

TOP 10 FASTEST-GROWING COUNTIES IN ALABAMA

County	2022 population	2023 population	Change 22-23	Percent change
Limestone County	110,868	114,654	3,786	3.4%
Baldwin County	246,531	253,507	6,976	2.8%
Madison County	403,605	412,600	8,995	2.2%
Hale County	14,599	14,888	289	2.0%
St. Clair County	93,881	95,552	1,671	1.8%
Cleburne County	15,372	15,639	267	1.7%
Cullman County	90,663	92,016	1,353	1.5%
Coffee County	54,840	55,643	803	1.5%
Randolph County	22,460	22,786	326	1.5%
Lee County	180,698	183,215	2,517	1.4%

FASTEST-GROWING CITIES IN ALABAMA

1. **Athens 7.9%:** Located west of Huntsville, Athens added 2,262 people last year. It's now home to 30,904 in Limestone County, the fastest-growing county in Alabama.
2. **Foley (5)%:** Located just north of the beach in fast-growing Baldwin County, Foley added 1,180 people last year. The city is now home to 24,873
3. **Fairhope (4.6)%:** Also located in Baldwin County on the eastern shore of Mobile Bay, Fairhope welcomed 1,108 new residents last year, bringing its population to 24,974.
4. **Pike Road (4)%:** This small city outside Montgomery continues to see rapid growth, adding 430 new people last year. It's now home to 11,117. In 2022, Pike Road led the list of Alabama's fastest-growing cities.
5. **Gulf Shores (3.5)%:** The beach city of 16,850 people in Baldwin County, welcomed 569 new residents to the Alabama coast last year.
6. **Chelsea (3.4)%:** Located on the outskirts of Birmingham in Shelby County, Chelsea added another 556 residents last year. The small suburban city is now home to 16,771 people.
7. **Cullman (3.4)%:** Located in Cullman County, the city saw 648 added residents, putting the total population at 19,913 in 2023.
8. **Spanish Fort (2).5%:** Located near the beach in Baldwin County, Spanish Fort added 268 new people. The city is now home to 10,923.
9. **Opelika (2.4)%:** Located just outside Auburn in Lee County, Opelika grew 801 new residents for a total 2023 population of 33,572.
10. **Daphne (2.2%):** Yet another fast-growing Baldwin County city, Daphne added 654 residents and is now home to 30,321

DAPHNE, AL



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DAPHNE HIGH SCHOOL



Daphne High School - 1,800 students

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