

# Daphne Avenue & Pollard Road - Commercial Development Opportunity

High-Growth Commercial Corner in Booming Daphne Market

±7.03 Acres | Flat, Subdividable | Daphne, AL (CR-64 & Pollard Rd)

Seize a rare development opportunity in one of the most dynamic and fastest-growing areas on the Gulf Coast. This ±7.03-acre tract, positioned at the signalized intersection of Daphne Avenue (County Road 64) and Pollard Road, offers unmatched visibility, accessibility, and development flexibility in the heart of Baldwin County's explosive Eastern Shore corridor.

## Location Highlights

- Daphne Avenue (CR-64): The city's primary east-west commercial artery connecting Highway 98, Highway 181, and I-10
- Traffic Counts (2023): 19,256 AADT on CR-64 | 4,918 AADT on Pollard Rd
- 0.73 miles from Highway 98, near medical, schools, residential neighborhoods, and the Bayside Academy Sports Complex
- Surrounded by national brands and anchored by strong demographic growth

## Land Attributes

- ±737' of frontage on Daphne Avenue and ±355' on Pollard Road
- Flat topography with excellent soil and drainage characteristics
- Pad-ready, ground lease, build-to-suit, or fee simple options available
- Proposed zoning: B-2(a) (General Business Alternate) upon annexation into the City of Daphne - enabling broad commercial and mixed-use development
- Seller willing to subdivide into tracts as small as ±2.0-2.5 acres

## Area Growth & Demand

- Located in the Daphne-Fairhope-Foley MSA, ranked the 7th fastest-growing metro in the U.S.
- Over 22 residential developments in various planning and construction phases within a 5-mile radius
- Rapid population growth, a median household income over \$86,000, and above-average education attainment fuel consistent retail and service demand
- Upcoming intersection improvements by ALDOT will enhance traffic capacity, turning movements, and long-term access

## **Daphne Avenue & Pollard Road - Commercial Development Opportunity**

This is a strategic, signalized corner site with development-ready conditions, situated in the commercial heart of Daphne's residential boom. Whether you're planning retail pads, fuel/convenience, medical, financial services, or QSR, this property checks all the boxes for visibility, growth, and value.