



Baldwin House Offering Memorandum

10171 Papa George St., Daphne, AL 36526

Website: <https://baldwinhouseridences.com/>

The Niel Group is pleased to exclusively present Baldwin House (<https://baldwinhouseridences.com/>), a 23,124 SF space currently being used as a thirty-unit independent living facility located in Daphne, AL (Baldwin County). Baldwin House is ideally located just south of Interstate 10 off of the Spanish Fort/Hwy 181 exit in the prestigious Historic Malbis community. Situated on a 1.5-acre corner site, Baldwin House was built in 2000 and is equipped with twelve garden studio units, eighteen garden suite units, commercial kitchen, and a dining hall. While Baldwin House is currently being used for senior housing, other potential uses include a medical office, health and wellness center, co-working, private or charter school, non-profits, a halfway house, housing for those in need, behavioral health center, event center, wedding venue, hotel, or a religious center. Home to the Eastern Shore of Mobile Bay and 32 miles of beaches that line the Gulf of America, Baldwin County is the second fastest growing county in Alabama and the seventh fastest growing metro area in the US. Daphne-Fairhope-Foley, AL is the 6th fastest growing MSA in the US based on 2023-2024 population growth of 3% and is the 7th fastest growing MSA in the US based on 2010-2020 population growth of 27.2%.

Property History:

- Built in 2000
- Purchased by current owner in 2021
- Converted from an Assisted Living Facility to an Independent Living Facility on May 1, 2025

Site Information:

- 1.5-acre rectangular site (65,550 SF)
- Corner site with frontage on Papa George and St Barbara St
- Zoned B-2 (General Business)
- Parcel number: 05-32-07-35-0-000-001.148
- PPIN: 227997
- Located in the prestigious Historic Malbis community
- Convenient location just south of Interstate 10 off of the Spanish Fort (Hwy 181) Exit

Improvement Information:

- Independent Living Facility offering 30 spacious apartments
 - Garden Studio (12) @ 445 SF
 - Garden Suite (18) @ 557 SF
- Gross square feet – 23,124
- Wood frame with brick-veneer exterior

Rooms/Areas:

- Kitchen
- Dining
- Lobby
- Library
- Activity
- Sunroom
- Game room
- Laundry
- Courtyard

Apartment Features:

- Each apartment is equipped with:
 - PTAC heating and cooling unit and thermostat
 - Smoke detector
 - Walk-in shower
 - Emergency call system
 - Kitchenette with a microwave oven
 - Apartment-size refrigerator (available upon request, or resident can provide)
 - Window
 - Closet
 - Carpet has been removed and flooring updated in 13 of 30 rooms over last two years

Offering:

- Priced at \$24/SF NNN
- Monthly base rent of \$46,248
- NNN pass-through items estimated at \$1.80/SF
- Monthly pass-through expenses estimated at \$3,468

Systems:

- HVAC Systems – Two primary HVAC units replaced in 2024
- Water Heaters – 2022/2023

Notes and Demographic Highlights:

- Baldwin County is home to 32 miles of pristine white sand beaches
- Baldwin County is the 2nd fastest growing county in Alabama and is the 7th fastest growing metro area in the US
- The Baldwin County population has grown by 63.3% over a 20-year period (2004 to 2024) and currently rests at 260,483
- The Daphne population was 31,200 in 2024 and has grown by 42.2% over a 14-year period (2010 to 2024)
- Daphne-Fairhope-Foley, AL is the 6th fastest growing MSA in the US based on 2023-2024 population growth of 3%

RE/MAX Orange Beach
26021 Perdido Beach Blvd • Orange Beach, AL 36561
Cell: 251-979-9198 • Office: 251-981-2400 • Email: lance@thenielgroup.com
www.TheNielGroup.com

All measurements and information shall be verified by Buyer and/or Buyer's agent.

- Daphne-Fairhope-Foley, AL is the 7th fastest growing MSA in the US based on 2010-2020 population growth of 27.2%
- 8.4M tourists visited Baldwin County in 2023 with 6.5M of them flocking to the beaches

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