

±1.7 AC CORNER LOT FOR GROUND LEASE

US Highway 181 | at Pleasant Road | Daphne, Alabama



- Site available for small retail, office, or quick service restaurant in Daphne, AL
- Traffic Counts in front of site are 20,966 vehicles per day on Hwy 181 & 5,837 on Pleasant Road, both as of 2022
- Located at signalized intersection of Highway 181 & Pleasant Road
- Frontage: ±237.4 feet on Highway 181 and ±197 feet on Pleasant Road
- Available for Ground Lease or For Sale

Site available for small retail building, office user, or quick-service-restaurant on Highway 181 at Pleasant Road in Daphne, Alabama. Property is ±1.7 AC. Site provides easy access, good traffic and excellent visibility.

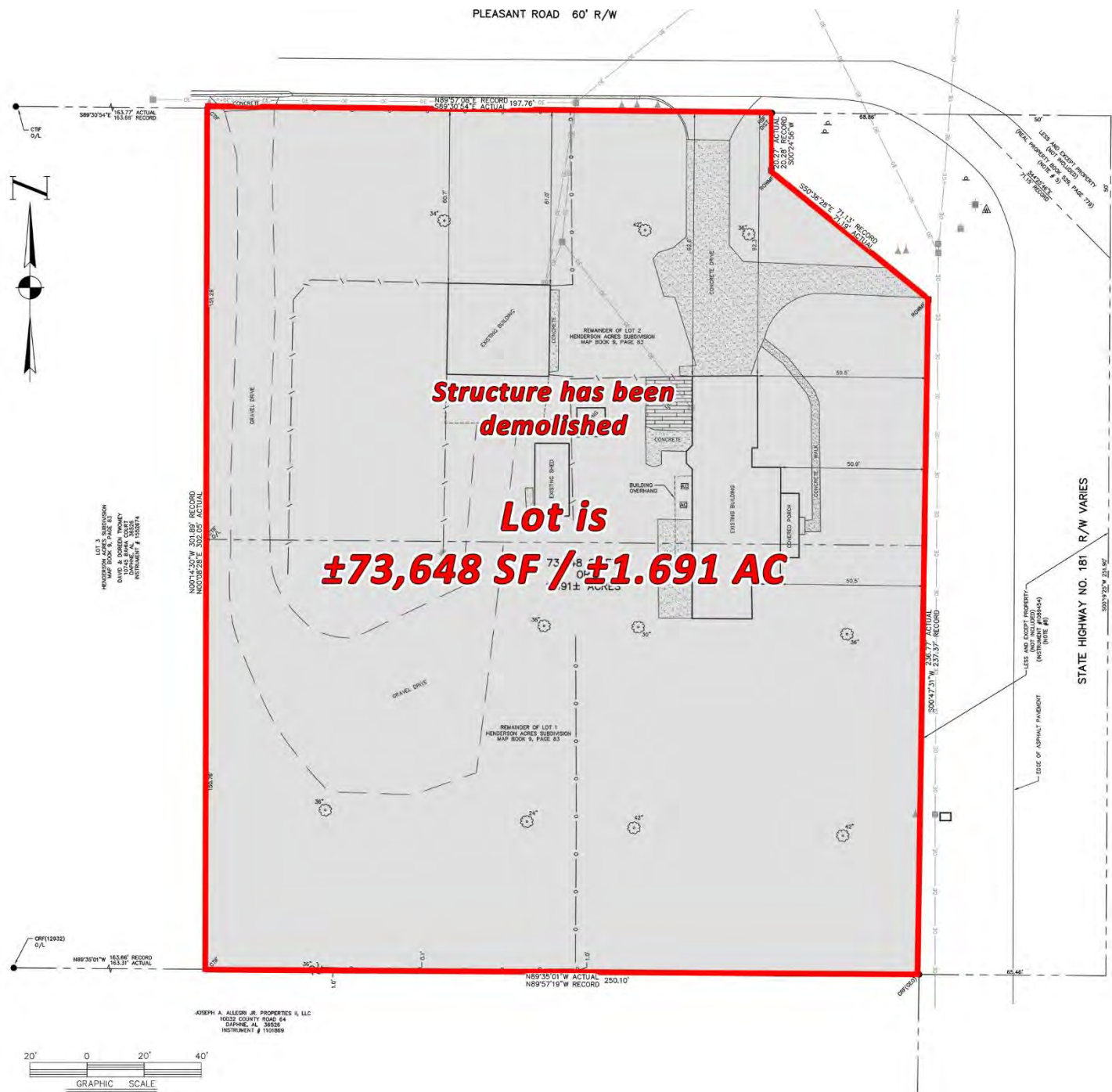
Baldwin County is the fastest growing county in the State of Alabama, expected to see a substantial growth of 65.1% from 2010-2040. Baldwin County is also home to four of the Top 10 Fastest Growing Cities. Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous state.

Property is Zoned B-3. Available for Ground Lease or For Sale.

**VALLAS
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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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BALDWIN COUNTY MARKET

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Daphne-Fairhope-Foley MSA is the 11th Fastest growing MSA in the nation, in 2017, according to the U.S. Census Bureau.

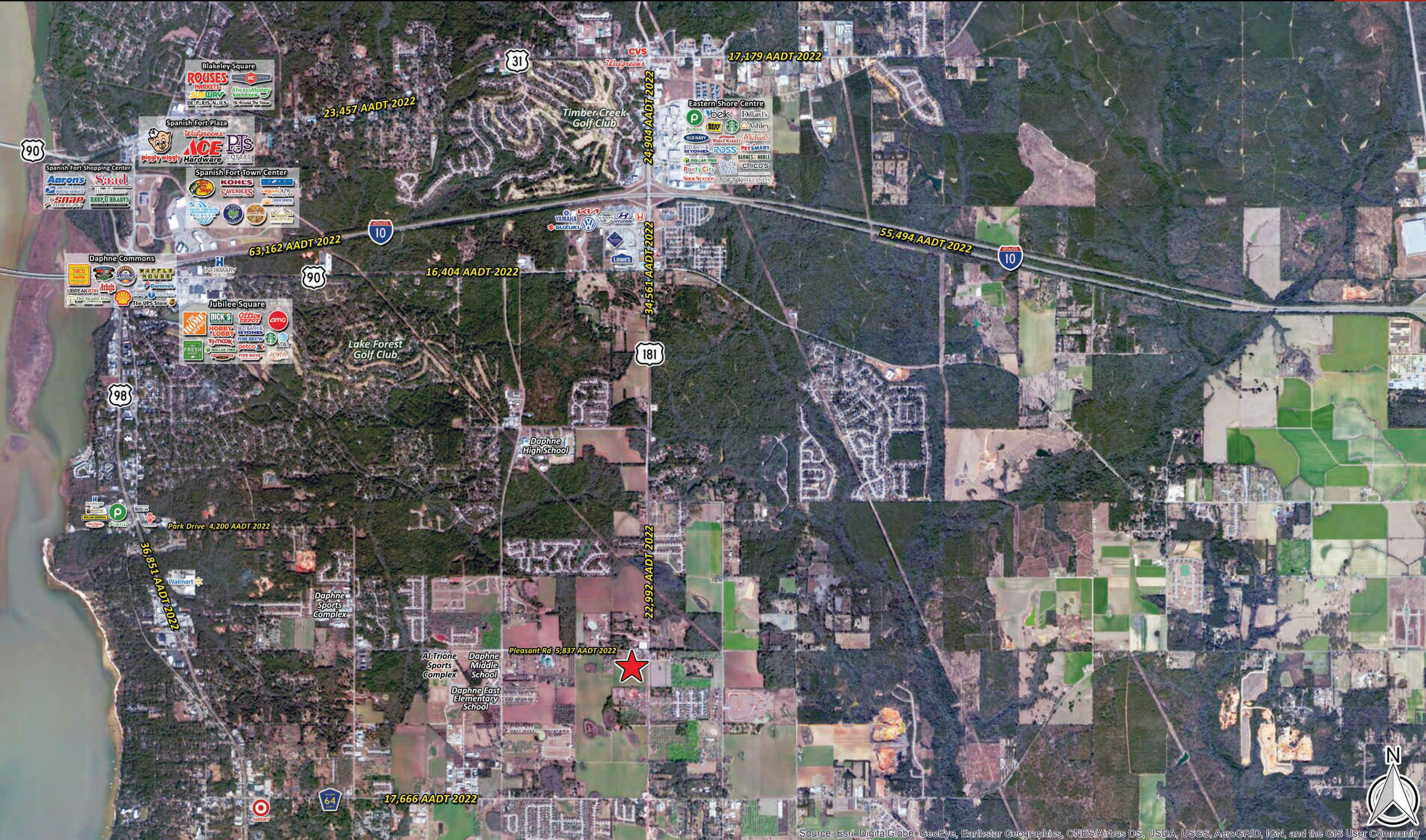
Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs and counties. Baldwin County is projected to become the 4th most populous county in Alabama by 2020.

In 2018, Baldwin County was number one in the state in incoming business, workforce talent attraction and job growth for the year. National publication *Site Selection* again rated Alabama among the top states in its annual State Business Climate survey, reflecting its consistent attractiveness for high-value economic development projects. Overall, Alabama was ranked No. 8 in its Business Climate analysis. In a survey, consultants and corporate real estate executives placed Alabama at No. 7. Alabama previously scored in the Top 10 in both 2016 and 2017 *Site Selection* surveys.



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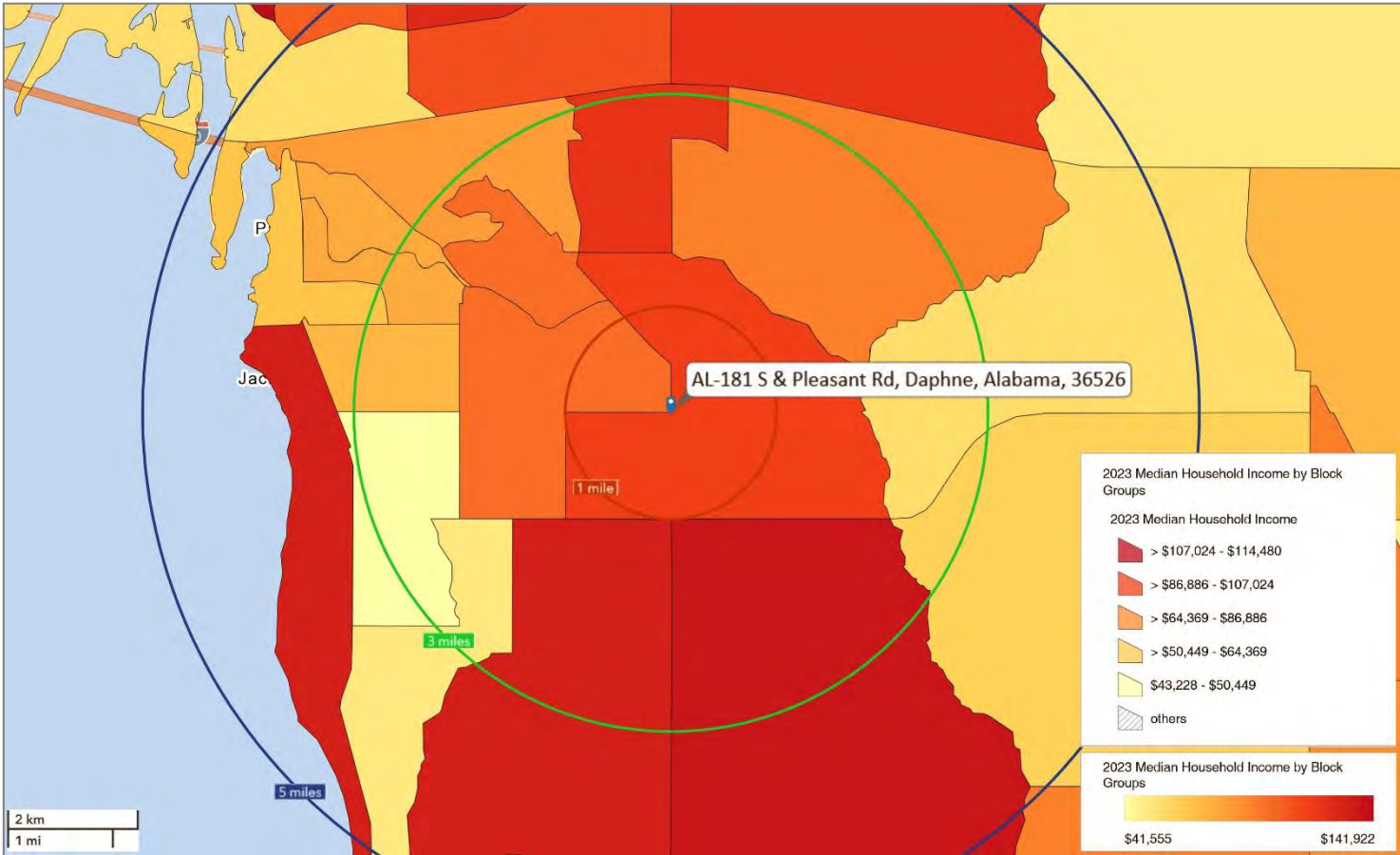
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Average Household Income Heat Map and Demographics

SITE AVAILABLE | HIGHWAY 181 AT PLEASANT ROAD | DAPHNE, ALABAMA 36526



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	2,848	26,845	55,080
Median Age	38.8	39.7	41.3
Largest Median Age Group	35-44	35-44	35-44
Annual Population Growth Projection 2023-2028	3.00%	1.84%	1.40%
Daytime Population	1,716	20,172	48,531

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,004	10,221	21,411
Average Household Size	2.82	2.60	2.53
Average Household Income	\$110,855	\$104,798	\$108,548

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Homes	80.0%	71.6%	71.3%
Renter Occupied Homes	11.9%	21.8%	21.1%
Average Home Value	\$321,449	\$332,607	\$339,958



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