



98



SITE



DIXIE SERVICE
CLEANERS



98

(DAPHNE, AL) FOR SALE .848 ACRE TARGET ANCHORED OUTPARCEL

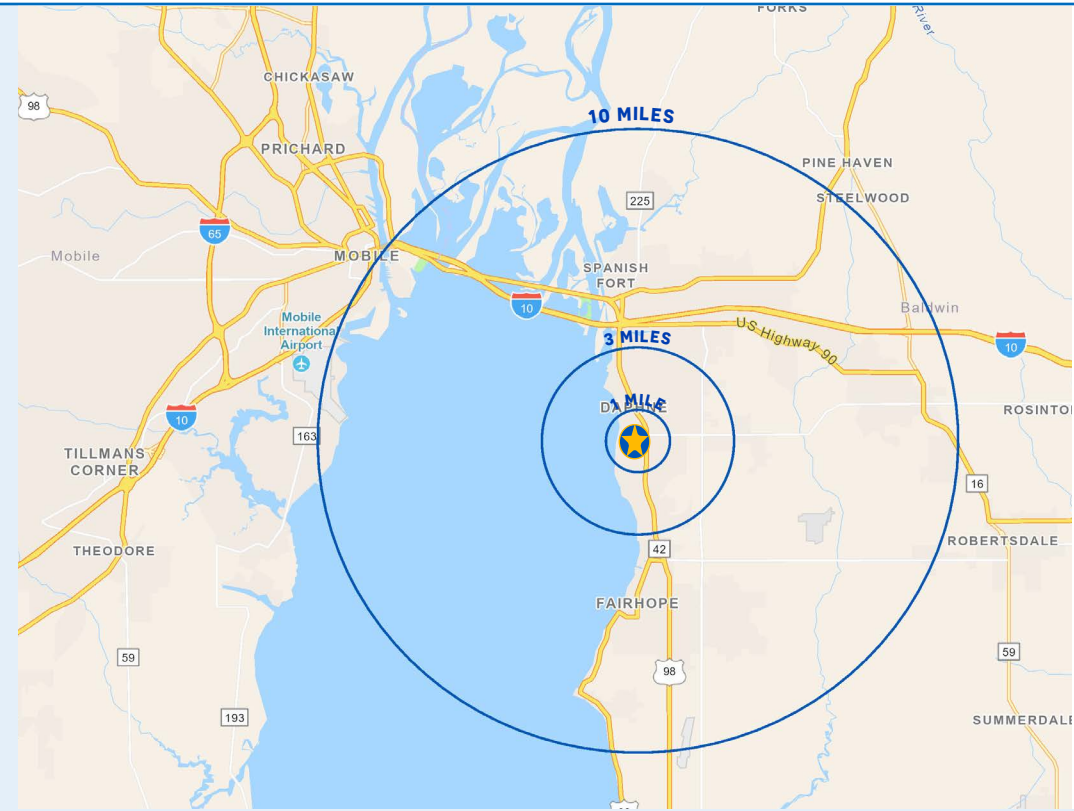
1698 US HIGHWAY 98, DAPHNE, AL 36526

.848 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- Anchored by 123,000± SF Target
- Excellent visibility fronting heavily trafficked US Highway 98 with 33,167 average daily vehicles
- Excellent access to US Highway 98
- Buyer will be responsible for subdividing property
- Buyer will be responsible for an Annual Easement, maintenance fee of \$3,000
- Subject to Use Restrictions

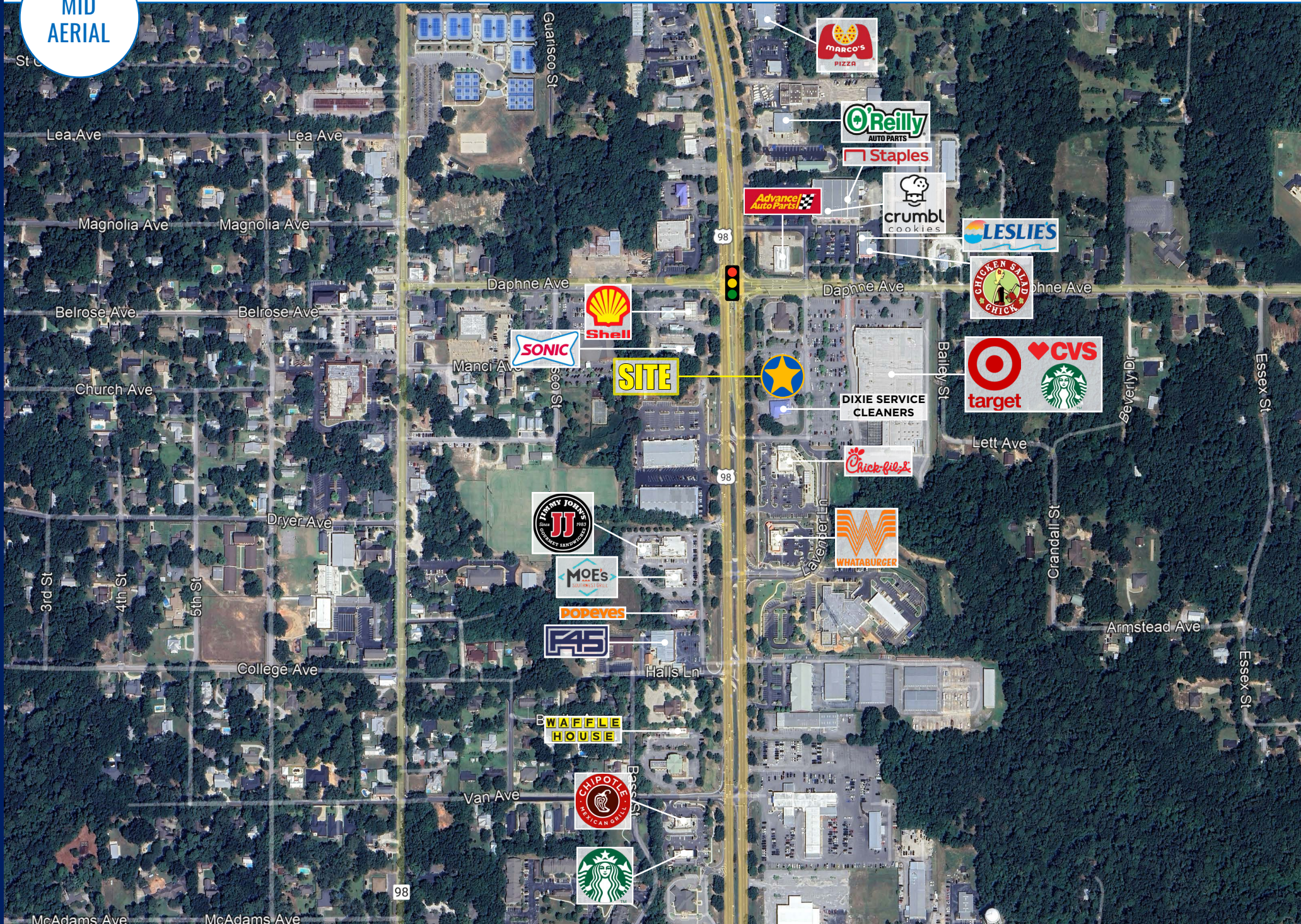


DEMOGRAPHICS

	1 MILE	3 MILE	10 MILE
 POPULATION	3,449	23,535	111,746
 DAYTIME POPULATION	6,214	22,740	101,096
 AVERAGE HH INCOME	\$75,316	\$84,528	\$87,292
 TOTAL HOUSEHOLDS	1,430	9,912	43,718

MID AERIAL

TARGET ANCHORED OUTPARCEL • .848 ACRE AVAILABLE



ZOOM
AERIAL

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SITE PLAN

TARGET ANCHORED OUTPARCEL • .848 ACRE AVAILABLE

TARGET # 1274

1698 U.S. Highway 98
Daphne, Alabama 36526

OUTPARCEL EXHIBIT

- Target Property Line
- Potential Outparcel Property Line
- Existing Water Lines (Approximate Location)
- SS Existing Sanitary Sewer (Approximate Location)
- G Existing Gas Line (Approximate Location)
- OHP Existing Overhead Power (Approximate Location)
- Existing Box Culvert (Approximate Location)
- X Required Drainage Easement (required as part of re-plat)

SCALE: 1"=120'	
DATE	02/02/2015
REVISION	12/12/2025
DRAWN BY	TLF
CHECKED BY	---
HGA PROJECT NUMBER	2015-017

HGA

HAINES GIPSON & ASSOCIATES

CONSULTING ENGINEERS

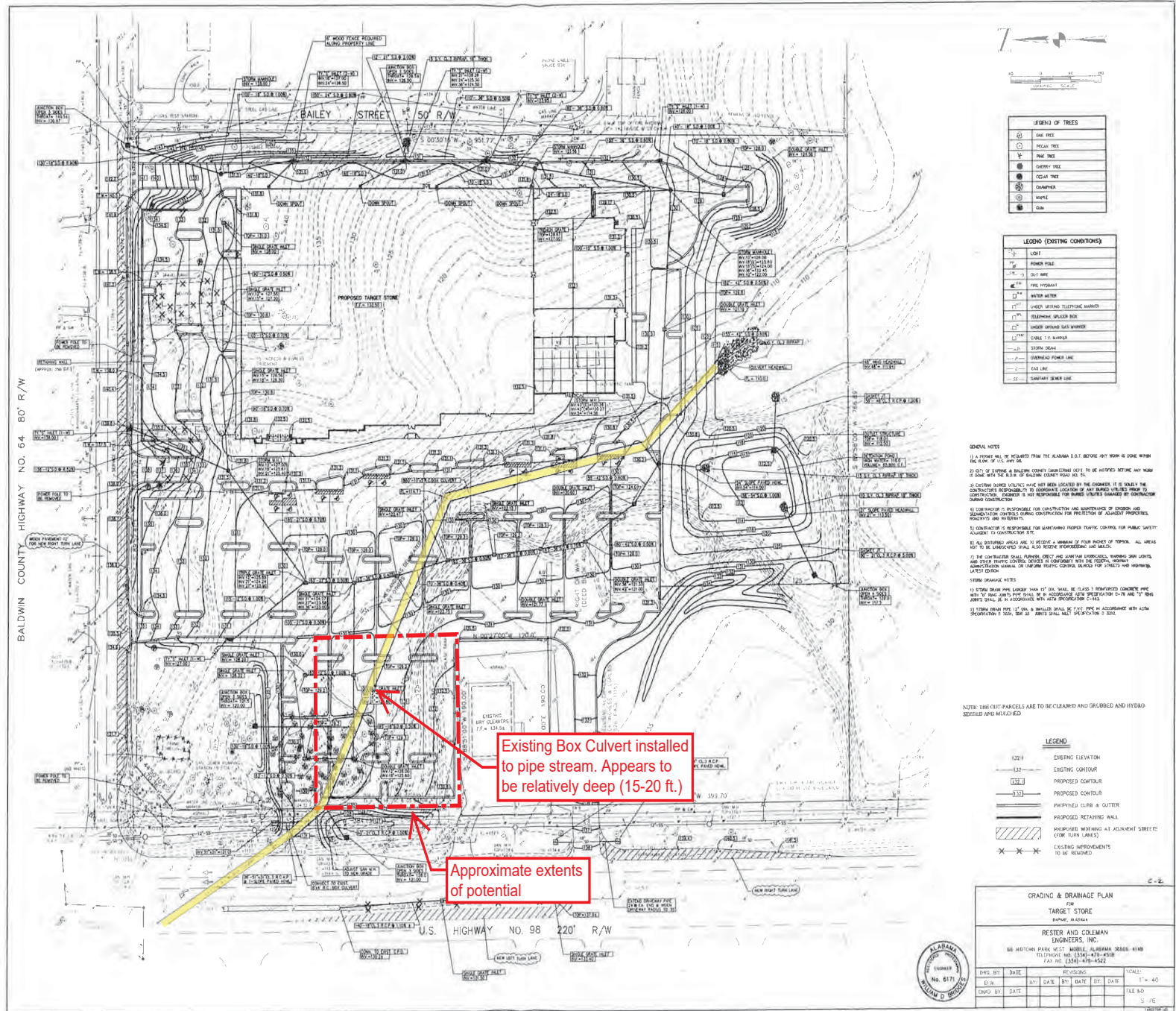
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SITE PLAN

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Existing Box Culvert installed to pipe stream. Appears to be relatively deep (15-20 ft.)

Approximate extents of potential



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.848 AC AVAILABLE FOR SALE

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