



Lot 12 – Call For Sizing

Lot 6 1.981
Acres

Leased

Sold

Lot 3 1.064
Acres

Sold

**All
Sold**

Leased



Commercial Parcels Available
Northeast Corner of Highway 181/ Highway 104
Fairhope, Alabama
Parcel Number: 05-46-01-02-0-000-001.510

Disclaimer

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INVESTMENT OVERVIEW

- **Pricing: See Next Page**
- **Size: 1-5 Acre Lots (can adjust to fit buyer's need)**
- **Highway 181 Recently Expanded to 4-lane to Accommodate Growing Demand and Traffic**
- **Located in One of the Fastest Growing Counties in the State of Alabama**
- **Shares Busy Intersection With a Brand-New Publix Supermarket and Brand-New USA Medical Campus**
- **Prime Location in Highly Sought-After Fairhope Market**

Herrington Realty is excited to offer you the opportunity to acquire an outparcel lot situated at one of Baldwin County's most coveted intersections. This remarkable property spans approximately 34 acres and features 6-8 available outparcels. It enjoys a prime location on the northeast corner of State Highway 181 and State Highway 104, directly across from a recently opened Publix Supermarket, the new USA Medical Campus, and adjacent to a 230-unit multifamily subdivision. With the exceptional development in the surrounding area and the city's recognition of this intersection as a major retail corridor, this property undeniably stands out as the most sought-after corner in all of Baldwin County.

The property is in Fairhope, Alabama which has experienced significant growth and development over the past decade. The population has increased by over 55% since 2010, leading to the establishment of new residential areas and housing options. The city has invested in infrastructure, improving roads and public facilities. Downtown has undergone a revitalization, attracting local businesses and hosting events. Economic expansion has created job opportunities, while efforts to preserve natural beauty have resulted in parks and green spaces. Fairhope strikes a balance between progress and maintaining its unique charm and natural surroundings.





Fronting Highway 181

Lot 1: **LEASED - Wawa**
 Lot 2: **SOLD - Gulf Winds Credit Union**

LOT 3: FOR SALE – \$985,000

Lot 4: **SOLD – Foosackly's**
 Lot 5: **LEASED - Sherwin Williams**
LOT 6: FOR SALE – BTS & GL ONLY

Fronting Highway 104

Lot 7: **SOLD – Pelc Tires**
 Lot 8: **SOLD – Hair Salon**
 Lot 9: **SOLD – Orthodontics**
 Lot 10: **SOLD – Waffle House**

Interior Lots

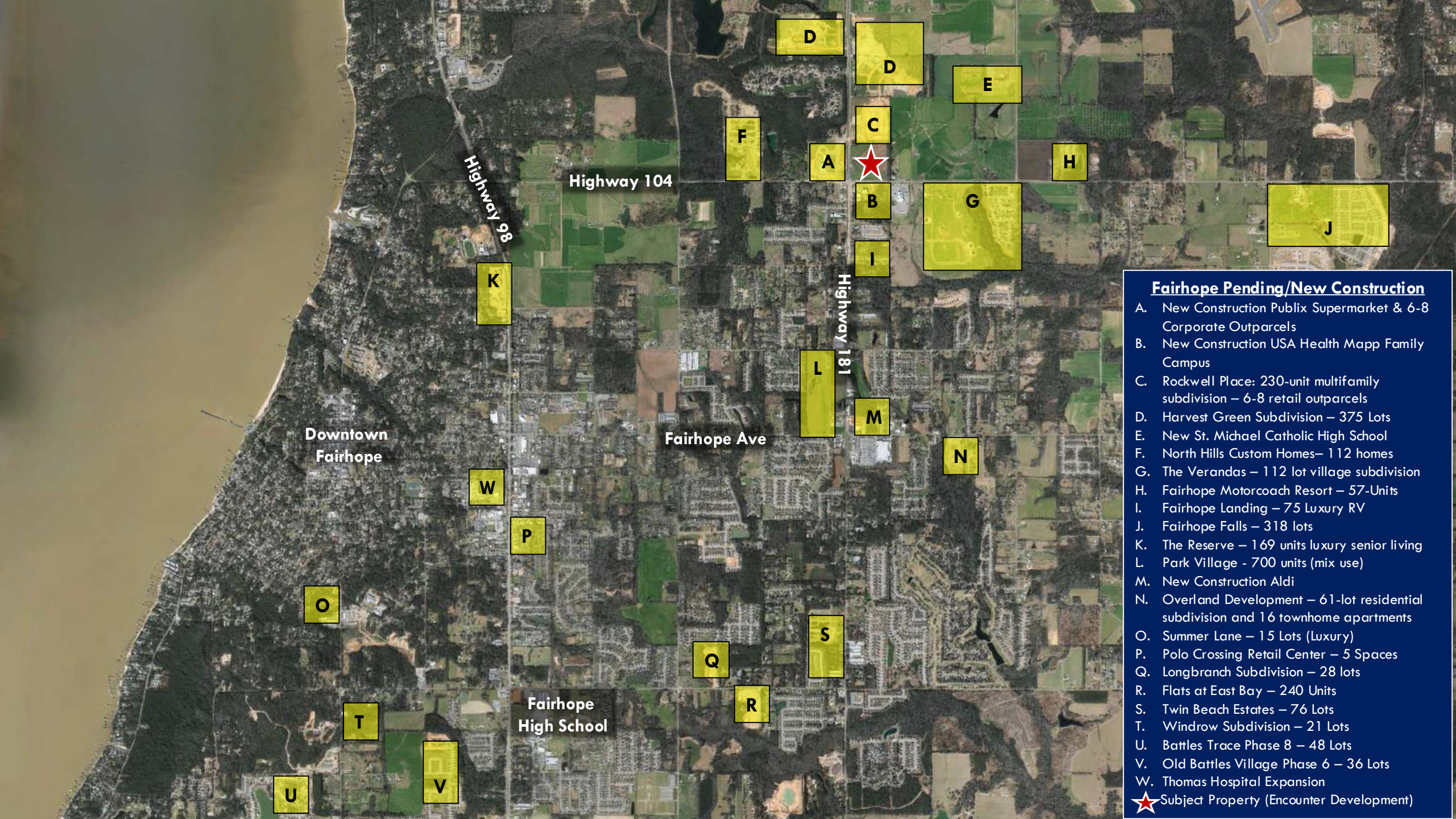
LOT 12: FOR SALE – CALL FOR SIZE & PRICING

Property Photos



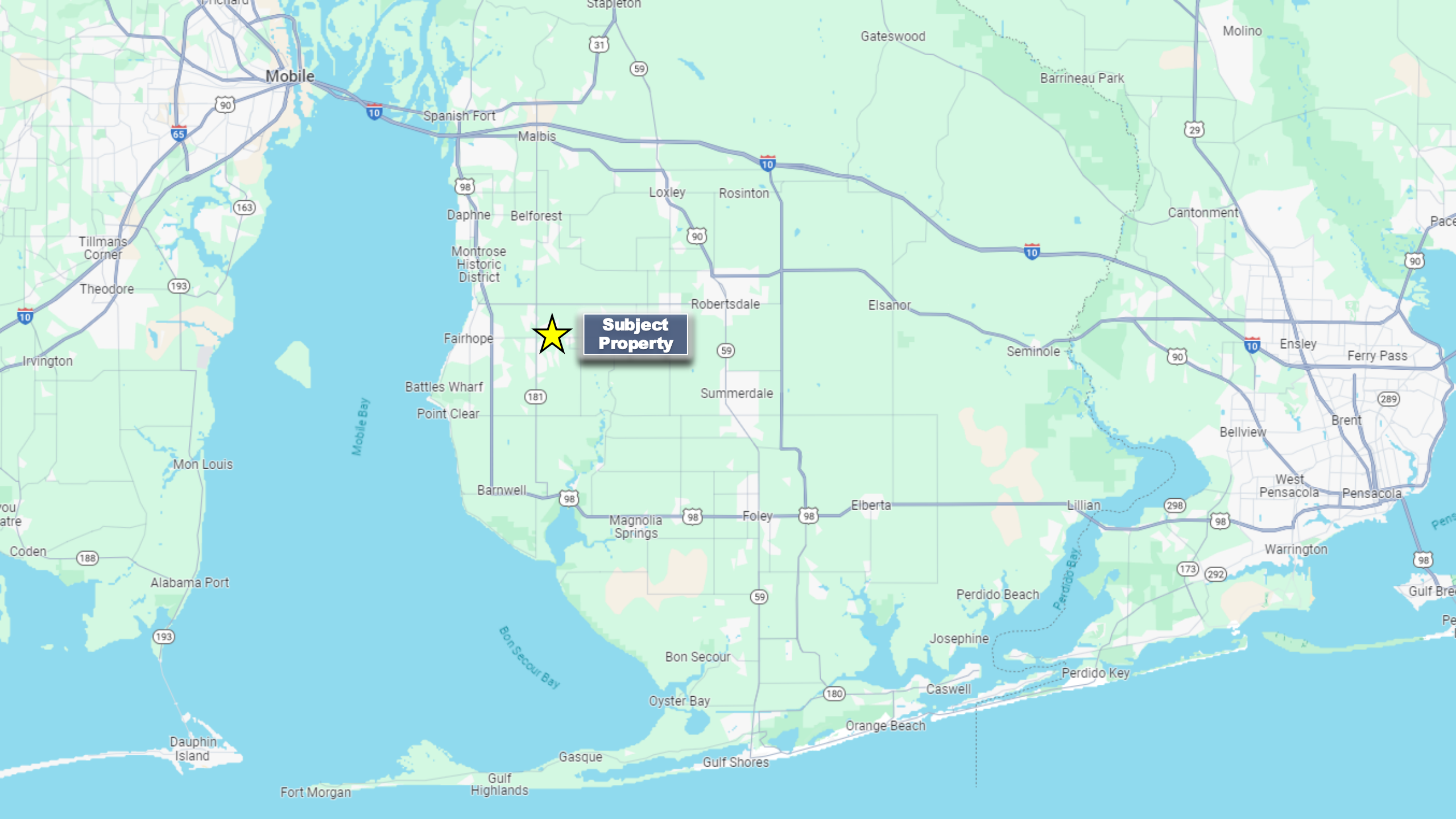
Property Photos





Fairhope Pending/New Construction

- A. New Construction Publix Supermarket & 6-8 Corporate Outparcels
- B. New Construction USA Health Mapp Family Campus
- C. Rockwell Place: 230-unit multifamily subdivision – 6-8 retail outparcels
- D. Harvest Green Subdivision – 375 Lots
- E. New St. Michael Catholic High School
- F. North Hills Custom Homes– 112 homes
- G. The Verandas – 112 lot village subdivision
- H. Fairhope Motorcoach Resort – 57-Units
- I. Fairhope Landing – 75 Luxury RV
- J. Fairhope Falls – 318 lots
- K. The Reserve – 169 units luxury senior living
- L. Park Village - 700 units (mix use)
- M. New Construction Aldi
- N. Overland Development – 61-lot residential subdivision and 16 townhome apartments
- O. Summer Lane – 15 Lots (Luxury)
- P. Polo Crossing Retail Center – 5 Spaces
- Q. Longbranch Subdivision – 28 lots
- R. Flats at East Bay – 240 Units
- S. Twin Beach Estates – 76 Lots
- T. Windrow Subdivision – 21 Lots
- U. Battles Trace Phase 8 – 48 Lots
- V. Old Battles Village Phase 6 – 36 Lots
- W. Thomas Hospital Expansion
- ★ Subject Property (Encounter Development)



Mobile

Spanish Fort

Malbis

Loxley

Rosinton

Daphne

Belforest

Montrose
Historic
District

Robertsdale

Elsanor

Fairhope

181

Summerdale

Battles Wharf

Point Clear

Barnwell

98

Magnolia
Springs

98

Foley

98

Elberta

Lillian

298

98

Bellview

Brent

West
Pensacola

Pensacola

Warrington

Gulf Brea

Alabama Port

193

Dauphin
Island

Fort Morgan

Gulf
Highlands

Gasque

Oyster Bay

Bon Secour

Orange Beach

Perdido Beach

Josephine

Caswell

Perdido Key

Gateswood

Barrineau Park

Molino

Cantonment

Seminole

Ensley

Ferry Pass

**Subject
Property**



Mobile Bay

Perdido Bay

Tillmans
Corner

Theodore

193

163

Irvington

Mon Louis

ou
atre

Coden

188

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Fairhope, Alabama

Fairhope is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county, Fairhope stands in a league of its own. Fairhope has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast. Fairhope has reported population growth of over 55% since 2010, resulting in a population of over 24,000 people.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama's 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as "Outstanding Alabama Water" by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the "highest environmental status" in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Demographics

POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

NOTEWORTHY

- ★ Baldwin County is home to 4 of Alabama's **TOP 10 FASTEST GROWING CITIES** with over 10,000 residents Source: U.S. Census Bureau
- ★ In 2018, Baldwin County became **ALABAMA'S 5TH LARGEST COUNTY** and is projected to become the state's **4TH LARGEST COUNTY BY 2020** Source: U.S. Census Bureau
- ★ 8 of Baldwin County's 14 municipalities have **GROWN MORE THAN 11%** over the last 5 years Source: U.S. Census Bureau

LARGEST COUNTIES IN ALABAMA

Rank	County	2018 Total Population
1	Jefferson	659,300
2	Mobile	413,757
3	Madison	366,519
4	Montgomery	225,763
5	Baldwin	218,022
6	Shelby	215,707
7	Tuscaloosa	208,911
8	Lee	163,941
9	Morgan	119,089
10	Calhoun	114,277

Source: U.S. Census Bureau

Baldwin County's 22,580 net new residents since 2012 are equivalent to **37% OF ALABAMA'S TOTAL NET POPULATION GROWTH.**

Source: U.S. Census Bureau