

Commercial Lot HWY 181

OFFERING MEMORANDUM

Highway 181
Daphne, AL 36526

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Lightpoint

Commercial Lot HWY 181

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Exclusively Marketed by:



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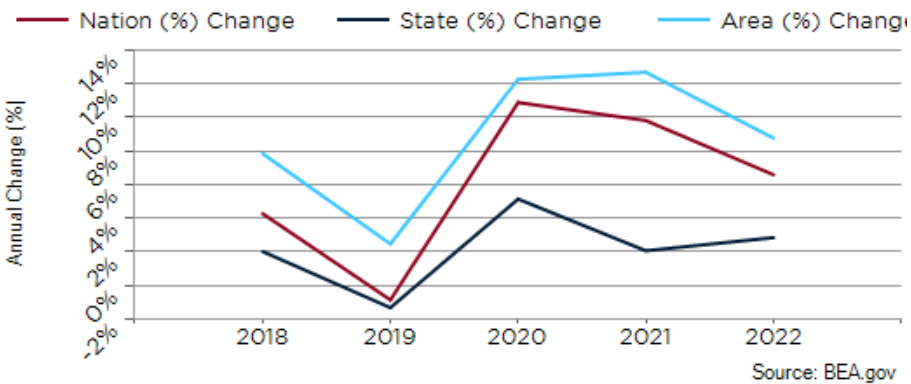
COMMERCIAL LOT HWY 181

01 Location

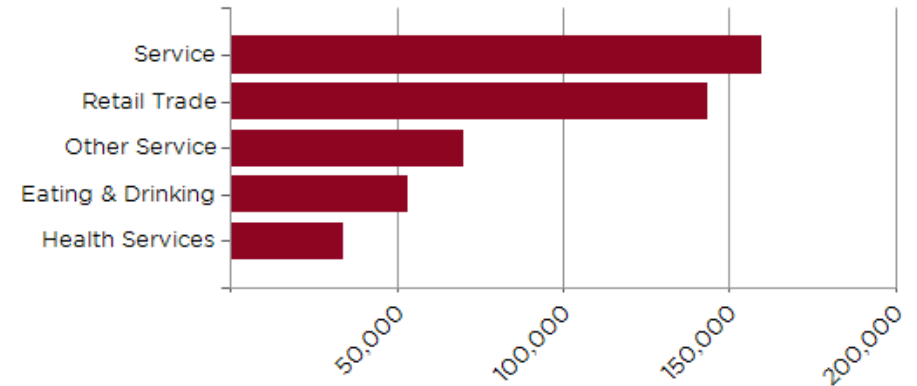
- Location Summary
- Drive Times (Heat Map)

- B-2 Zoning
- The property is located on Highway 181 in Daphne, AL, a city known for its picturesque scenery and rapid growth!
- Daphne is part of the Mobile metropolitan area and is conveniently situated near Interstate 10, providing easy access to major transportation routes.
- Nearby attractions include the Daphne Civic Center, which hosts community events, and the Daphne Public Library, the newly announced Church of the Highlands building adding to the area's appeal.
- The area surrounding the property is a mix of commercial and residential developments, offering potential for diverse customer traffic.
- Daphne's growing population and business-friendly environment make it an attractive location for commercial investments, with potential for future growth and development.

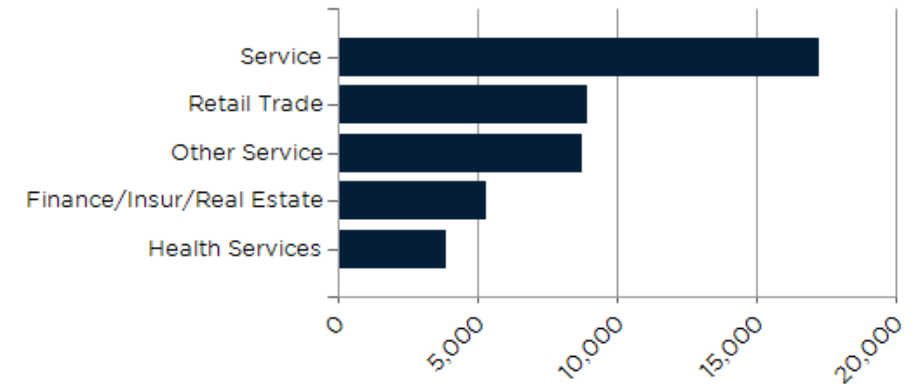
Baldwin County GDP Trend



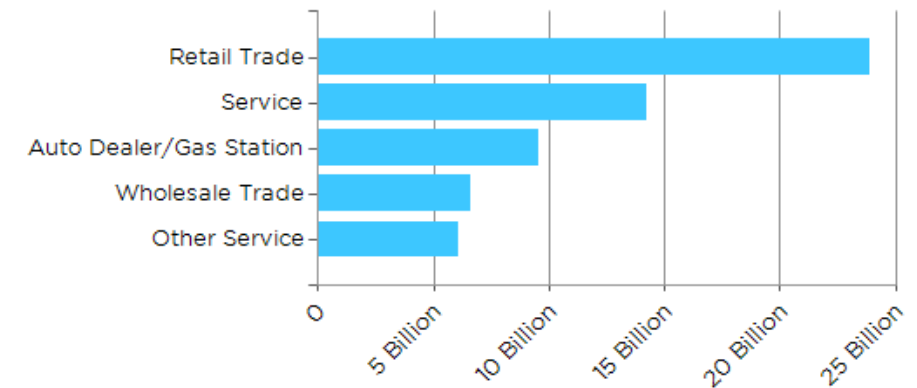
Major Industries by Employee Count



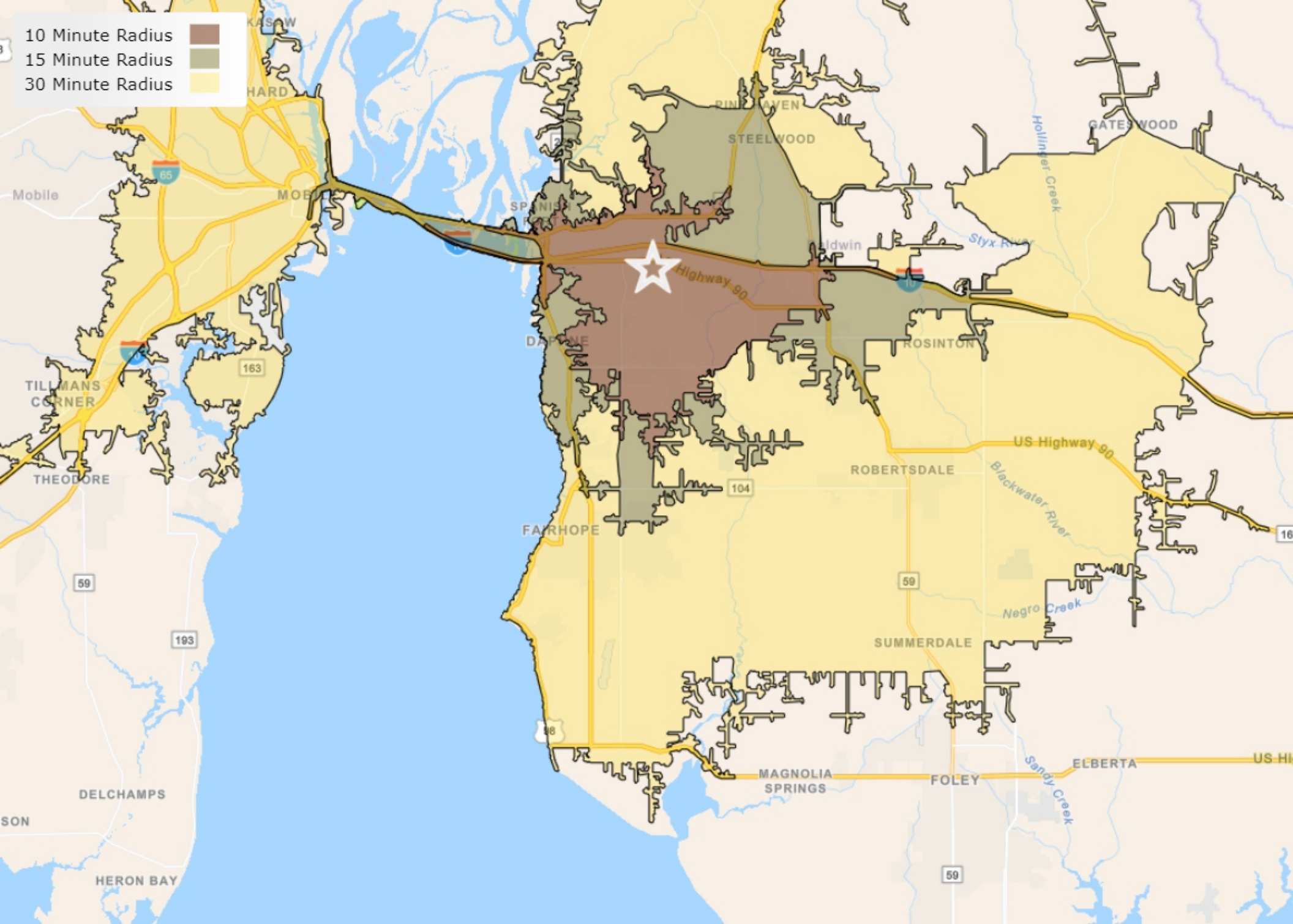
Major Industries by Business Count



Major Industries by Sales Amount



10 Minute Radius
15 Minute Radius
30 Minute Radius



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02 Demographics

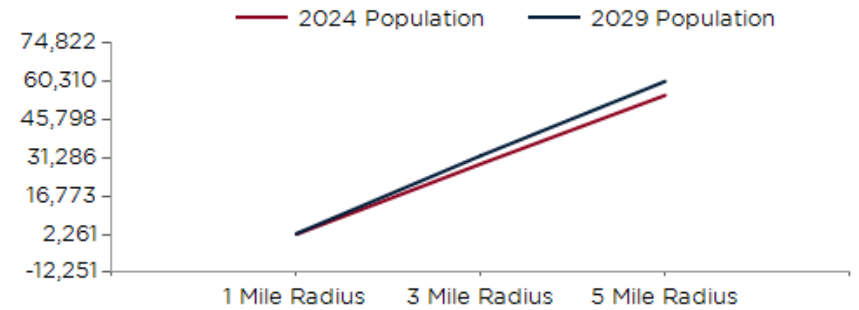
Demographics

02

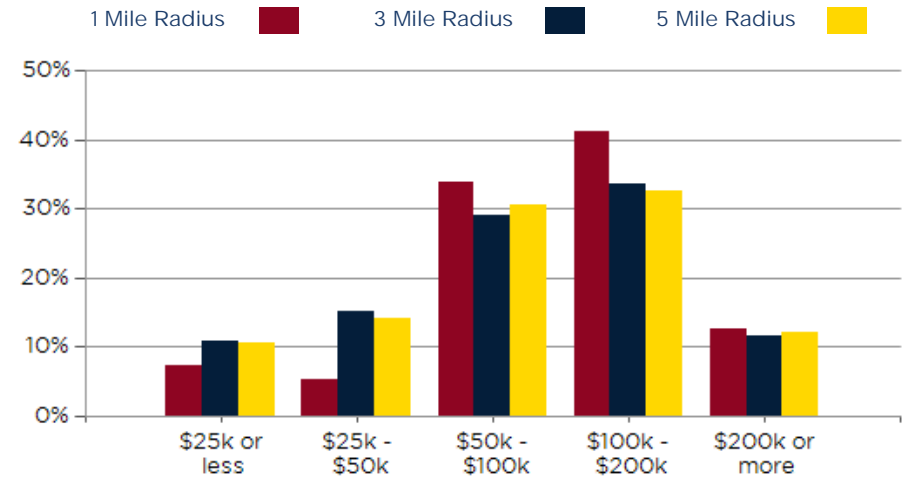
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	537	10,626	27,267
2010 Population	1,063	17,439	37,664
2024 Population	2,261	28,980	55,035
2029 Population	2,524	32,109	60,310
2024-2029: Population: Growth Rate	11.15%	10.35%	9.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8	378	890
\$15,000-\$24,999	53	795	1,373
\$25,000-\$34,999	16	516	1,014
\$35,000-\$49,999	27	1,125	2,059
\$50,000-\$74,999	113	1,411	3,221
\$75,000-\$99,999	170	1,767	3,374
\$100,000-\$149,999	272	2,591	4,989
\$150,000-\$199,999	71	1,082	2,055
\$200,000 or greater	105	1,269	2,616
Median HH Income	\$103,107	\$90,936	\$89,877
Average HH Income	\$124,938	\$113,979	\$115,684

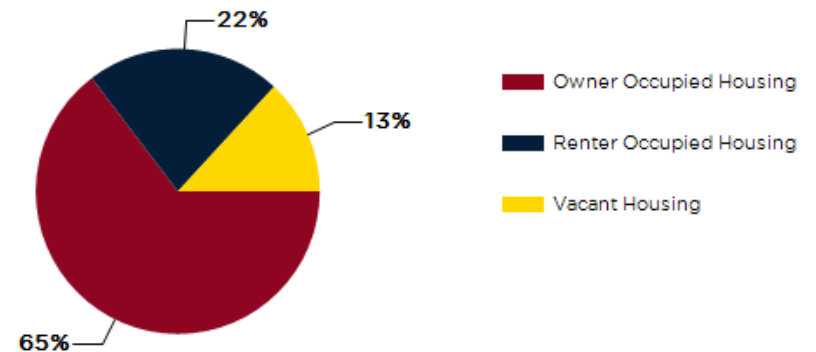
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	202	4,294	11,483
2010 Total Households	382	6,555	14,855
2024 Total Households	833	10,933	21,592
2029 Total Households	942	12,258	23,917
2024 Average Household Size	2.71	2.63	2.51
2024-2029: Households: Growth Rate	12.45%	11.55%	10.35%



2024 Household Income

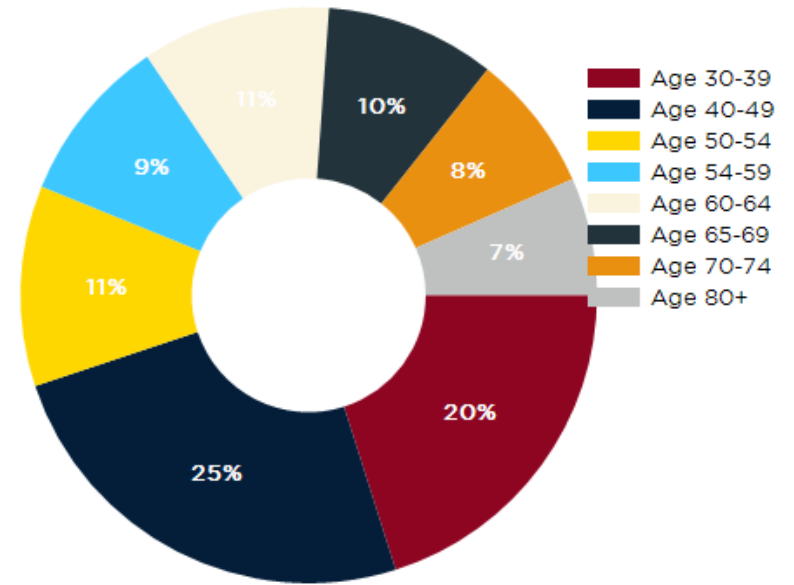


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	108	1,747	3,400
2024 Population Age 35-39	160	2,025	3,735
2024 Population Age 40-44	176	2,097	3,924
2024 Population Age 45-49	154	1,856	3,484
2024 Population Age 50-54	150	1,893	3,585
2024 Population Age 55-59	125	1,688	3,262
2024 Population Age 60-64	141	1,723	3,384
2024 Population Age 65-69	127	1,538	3,111
2024 Population Age 70-74	103	1,323	2,690
2024 Population Age 75-79	88	1,089	2,269
2024 Population Age 80-84	50	658	1,369
2024 Population Age 85+	30	506	1,072
2024 Population Age 18+	1,691	22,047	42,675
2024 Median Age	40	40	41
2029 Median Age	41	40	42



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,518	\$85,221	\$84,401
Average Household Income 25-34	\$116,927	\$103,014	\$103,871
Median Household Income 35-44	\$111,262	\$109,338	\$108,624
Average Household Income 35-44	\$135,976	\$133,217	\$134,495
Median Household Income 45-54	\$112,580	\$109,536	\$109,095
Average Household Income 45-54	\$136,898	\$134,523	\$137,021
Median Household Income 55-64	\$104,287	\$98,917	\$98,972
Average Household Income 55-64	\$133,384	\$125,718	\$129,065
Median Household Income 65-74	\$95,791	\$77,577	\$78,870
Average Household Income 65-74	\$119,800	\$101,833	\$105,305
Average Household Income 75+	\$90,057	\$72,799	\$76,832

