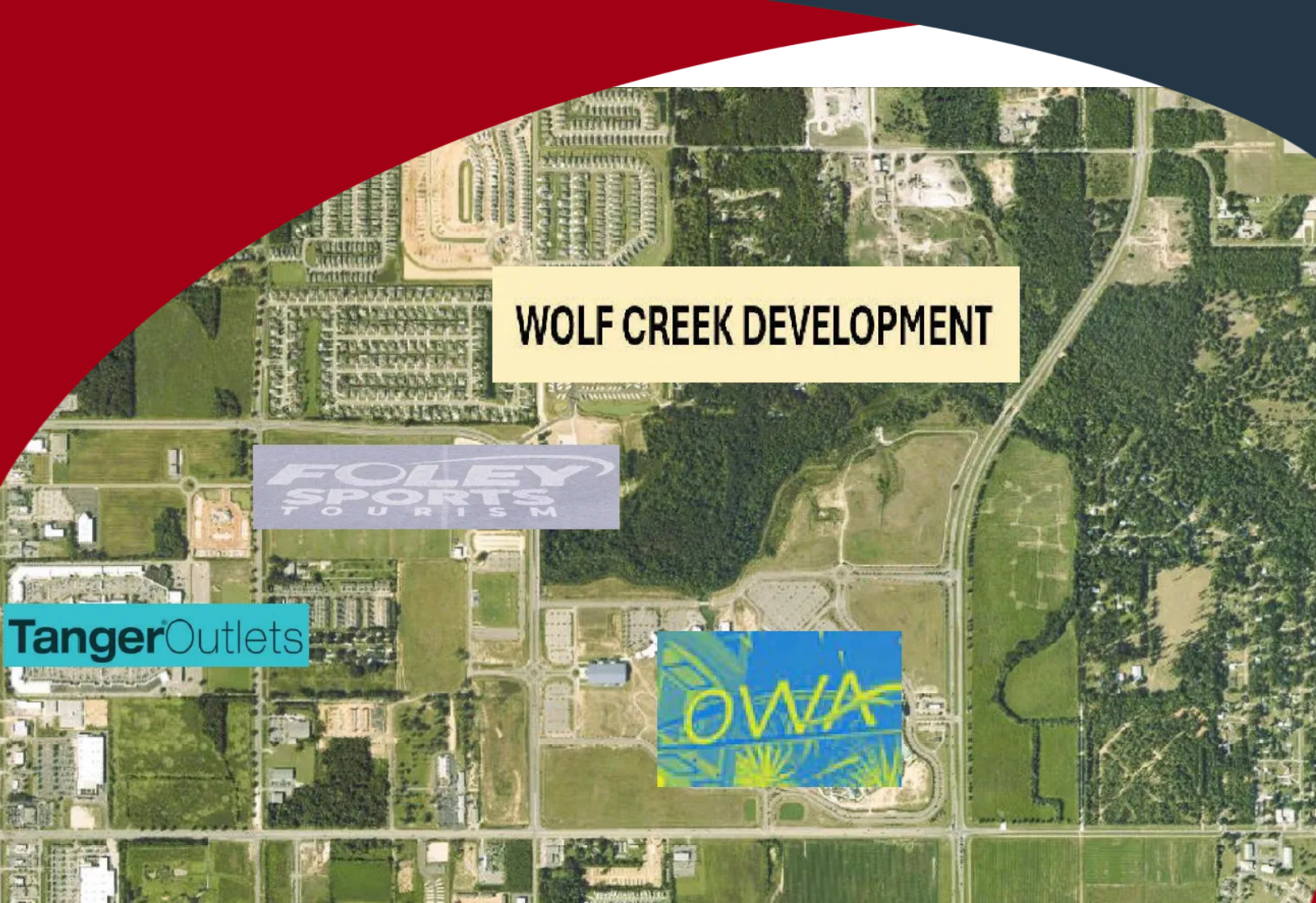


An aerial photograph of a large commercial development area. The image shows a mix of green fields, parking lots, and some existing buildings. Overlaid on the image are several logos: a yellow box with 'WOLF CREEK DEVELOPMENT' in black text, a grey box with 'FOLEY SPORTS TOURISM' in white text, a teal box with 'Tanger Outlets' in white text, and a blue box with 'OWA' in yellow text. The background image is partially framed by a red curved shape on the left and bottom.

WOLF CREEK DEVELOPMENT

Tanger Outlets

OWA

Wolf Creek Development

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535

DAVID MILSTEAD

Senior Managing Director
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BELLATOR COMMERCIAL

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PRESENTED BY

David Milstead, Senior Managing Director

Land For Sale

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535



SALE PRICE

\$5,500,000

PROPERTY OVERVIEW

A great location fronting Foley Beach Express just north of OWA located in the fastest growing area of Foley on the main thoroughfare to Orange Beach, AL. The Wolf Creek Development, a +/-67 acres mixed use development zoned PDD (Planned Development District). to be built with multi-family, residential, and retail.

OFFERING SUMMARY

Lot Size:	67 Acres
Price / Foot:	\$1.88
Zoning	PDD
Market	Baldwin County
Utilities	On Foley Beach Express

PROPERTY HIGHLIGHTS

- Ideal Mixed Use Development
- Prime location in Foley
- On Foley Beach Express
- Just north of OWA
- Close to Foley Sports Tourism (Soccer Park)
- Close to Tanger Outlets
- High Traffic Count - 26,980 vpd

Land For Sale

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535

**LOCATION DESCRIPTION**

This site is in the fastest growing area of Foley. The surrounding area offers access to a myriad of amenities and attractions with OWA, The Foley Tourism Sports Complex and Tanger Outlets are close by. OWA Parks & Resort features Tropic Falls with an indoor water park, outdoor wave pool and beach plus 23 theme-park attractions; adjacent is Downtown OWA, a dining, shopping & entertainment destination. The Foley Tourism Sports Complex hosts state and regional soccer tournaments and is 3 minutes away. The Foley Sports Tourism Complex includes 16 pristine sports fields, one full championship stadium and an Event Center. Tanger Outlets are 5 minutes away. Tanger Outlets in Foley has over 100 stores and 555,000 sf. A new Publix Shopping Center is just south of OWA along with the new Gulf Shores High School. The Foley area is a top tourist destination in the state of Alabama.

SITE DESCRIPTION

67 acre site on Foley Beach Express with an entitled PDD (Planned Development District) which is a mixed use development to be built with multi-family, residential, and retail. Just north of OWA and south of Doc McDuffie rd. fronting Foley Beach Express. There will be a direct entrance off of Foley Beach Express. All utilities on Foley Beach Express.

Land For Sale

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535

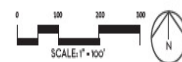


DEVELOPMENT SUMMARY (± 69 Acres)

- | | | | |
|---|--|--|--|
| 1. Neighborhood Amenity
(Pool, Playground, Leasing Center, etc.) | 7. ± 75 DU Multifamily @ 3 Levels
± 120 Parking Spaces
+ potential on-site storage units | 11. ± 3,200 GSF Commercial | 16. ± 10,000 GSF Commercial (shares parking with hotel) |
| 2. ± 80 DU Multifamily @ 3 Levels
± 90 Parking Spaces
+ on-site storage units | 8. ± 195 DU Multifamily @ 3 Levels
± 250 Parking Spaces
+ potential on-site storage units | 12. ± 22,500 GSF Commercial
± 118 Parking Spaces | 17. Service Road and Acceleration Lane w/ Planted Buffer
Connect to Reminant ROW to Doc McDuffie |
| ± 67 "Coastal Cottage" Lots (total) | 9. ± 110 DU Multifamily @ 3 Levels
± 125 Parking Spaces
+ potential on-site storage units | 13. Potential Trails Under Foley Beach Express | 18. Existing On-Site Wetland with
potential connected Trails and Pockets of Outdoor Amenity Areas |
| 3. ± 10 Medium Lots (35') | 10. ± 135 DU Multifamily @ 3 Levels
± 162 Parking Spaces
+ potential on-site storage units | 14. Potential Main Storm Retention Pond
Ancillary dry ponds on sites throughout | *on site amenities throughout TBD |
| 4. ± 15 Large Lots (50'-60') | | 15. ± 80-90 Key Lodging @ 4 Levels+
over Ground Floor Amenity
(Check-in, Lobby, Dining, Exercise Room, Portocochere, etc.) ± 150 Parking Spaces (shared w/ Retail) | **± 80-100 onstreet parking spaces adjacent to MF blocks; others as available |
| 5. ± 38 Medium Lots (35') | | | ± 662 Total Dwelling Units |
| 6. ± 4 Medium Lots (40') | | | |

WOLF CREEK DEVELOPMENT | OVERALL CONCEPTUAL DEVELOPMENT PLAN

WOLF CREEK LAND AND DEVELOPMENT CO., FOLEY, ALABAMA | 2022-05-31 | LMOB210009

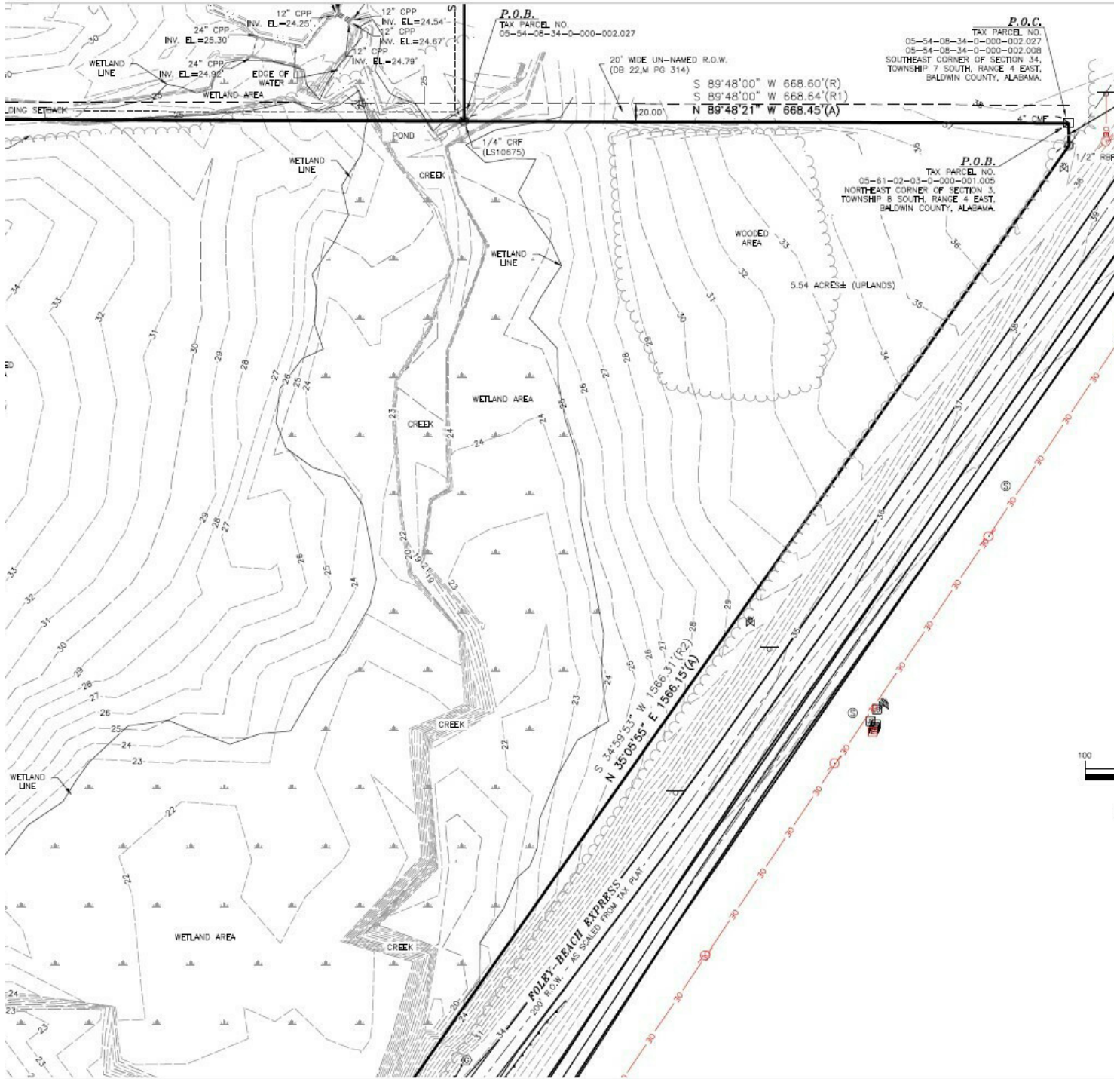
PRELIMINARY: FINAL DESIGN AND
PROJECT LAYOUT MAY VARY

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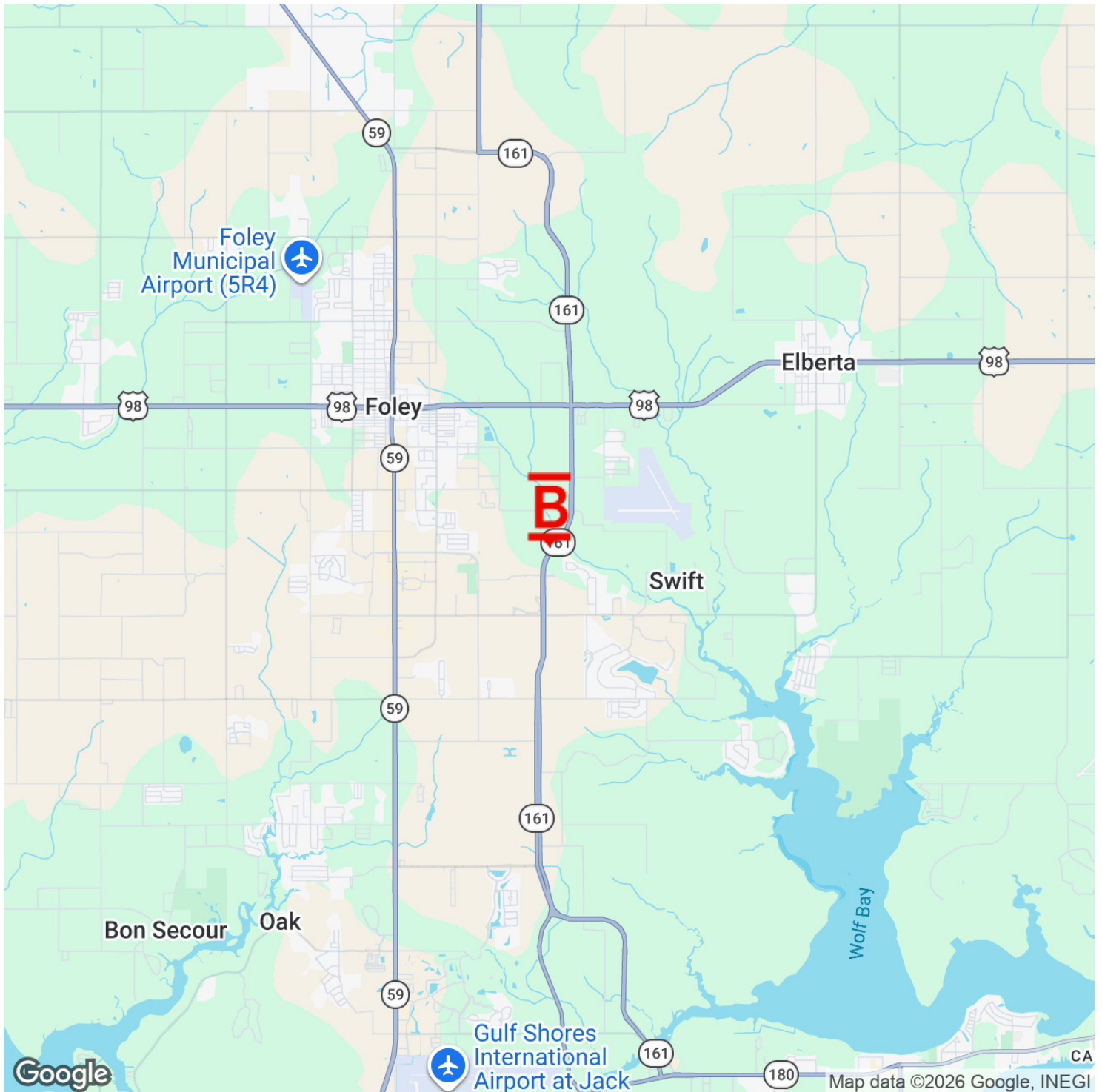
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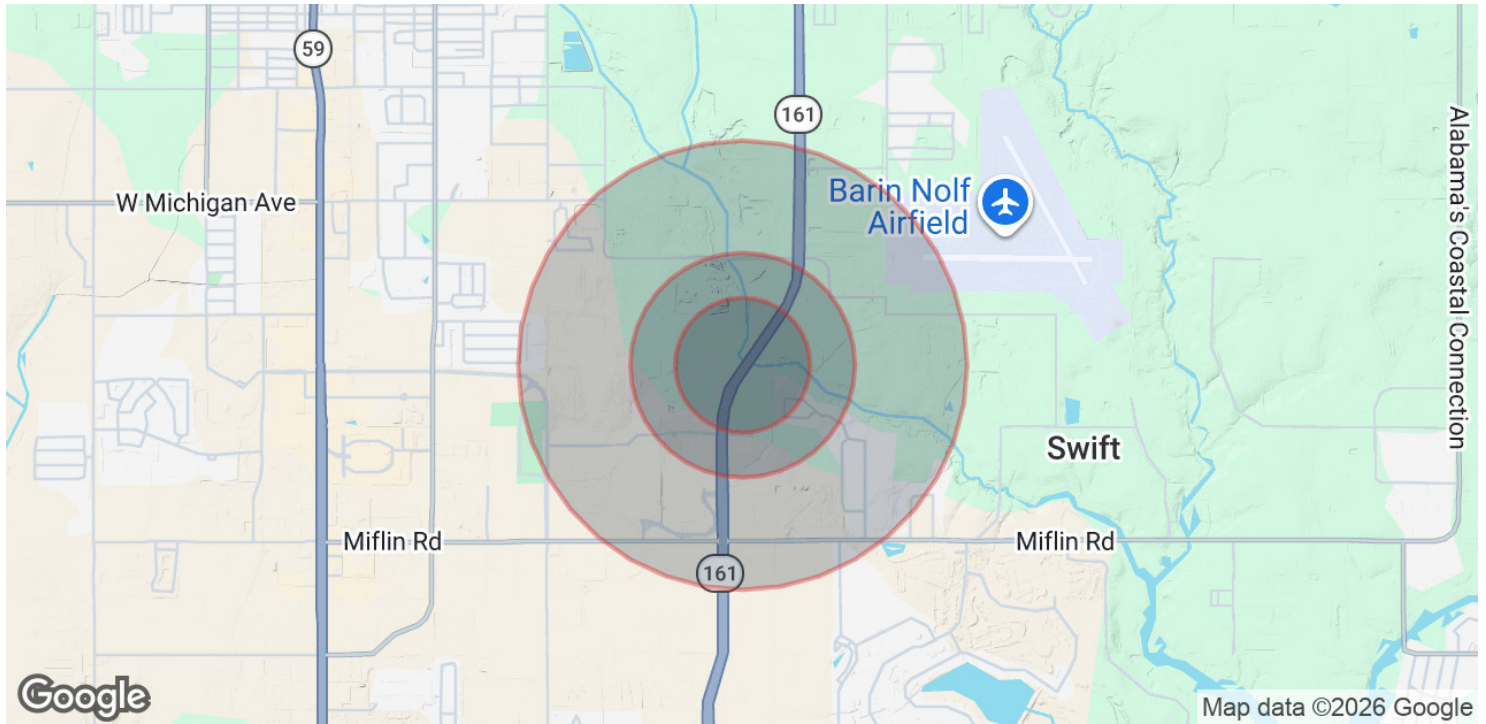


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Land For Sale

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535

**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	68	296	1,273
Average Age	53	53	51
Average Age (Male)	53	53	51
Average Age (Female)	53	53	51

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	130	548
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$85,913	\$85,376	\$81,090
Average House Value	\$359,051	\$356,378	\$334,357

2020 American Community Survey (ACS)