

Redevelopment Opportunity

2.65 Acres in Affluent Coastal Community

4+ Years Remaining on Wells Fargo Lease

Wells Fargo

10000 Town Center Ave, Spanish Fort, AL 36527

Downtown Mobile, Alabama
9.5 Miles

Interstate 10 68,450 VPD

US Highway 90 15,110 VPD



Subject Property
WELLS FARGO

The Phoenix at Spanish Fort
Assisted Living Facility



Spanish Fort Plaza
Shopping Center

Aaron's



Saad
Healthcare

China Fun

Tyndall
FEDERAL CREDIT UNION

CORE
FITNESS • 24/7



DOLLAR
GENERAL

REGIONS

SUBWAY Parvin Animal Clinic

American
LUBE
FAST

MEDICAP
PHARMACY

CADENCE
Bank



PJ's
COFFEE
of new orleans



piggly wiggly

ACE
Hardware

Walgreens

ROUSES MARKETS

US Highway 90 15,110 VPD

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FARGO

Town Center Ave

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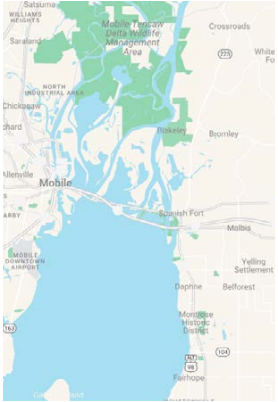
Building Highlights

- Signalized, Hard Corner Location on U.S. Highway 90
- Traffic Counts Exceed 15,110 VPD
- Affluent Trade Area - Average Household Income is \$111,000 within a one-mile radius
- #1 Fastest Growing County in Alabama
- 1.2 Miles to Interstate 10 (68,450 VPD), the primary transportation route in Mobile, AL MSA
- 3,980 square-foot, freestanding building that sits on 2.65 acres of land
- Attractive brick construction with a multi-lane drive-through

BPG

Burton
PROPERTY GROUP

Market Overview



The county as a whole draws upward of 8 million tourists per year – injecting billions into the local economy – with many visitors returning to purchase vacation homes or retire.

About one-fifth of the local population is age 65 or older. Contributing to this is the county’s quality of and access to health care, which regularly draw retirees. Shopping centers and boutiques complement the local tourism ecosystem. The Wharf in Orange Beach, for instance, typically hosts music festivals and stages the SPECTRA Laser Light Experience nightly, which is viewed by more than 115,000 visitors each year.

Retail trade constitutes the largest portion of the local employment base. Publix, a regional grocer, employs

more than 1,000 people in the county.

PCH Hotels – which operates the Grand Hotel Resort and Spa – as well as a number of other resorts and restaurants in the county, is the largest employer in the local tourism industry. USA Healthcare, Gulf Health Hospitals, Inc. and the Thomas Hospital Foundation represent three of the over 700 health services companies present in Baldwin County. Development is active here. Construction companies operate with more than 10,000 local roles.

Population

238K

(Proj. Growth 2023–2028: 9.9%)

Households

99K

(Proj. Growth 2023–2028: 10.5%)

Median Age

44

(U.S. Median: 38.7)

Highlight

Baldwin County has been among Alabama’s fastest-growing counties over the past 10 years, and projections indicate that this standing should hold for at least the next half-decade.



BPG

Burton
PROPERTY GROUP

Spanish Forth Center
Mixed-Use Shopping Center

CAVENDER'S LAZBOY
KOHL'S Bass Pro Shops URBAN AIR ADVENTURE PARK
Fairways Double D's Burgers BOOM'S THAI KITCHEN

Jubilee Mall
Shopping Center

TJ-maxx petco at&t
T Mobile Starbucks DOLLAR TREE
KAY JEWELERS Orangetheory
five BELOW FIVE GUYS BURGERS and FRIES FIREHOUSE SUBS FOUNDED BY FIREMEN

Downtown Mobile, Alabama
9.5 Miles

Mobile Bay

Interstate 10 68,450 VPD

US Highway 90 15,110 VPD



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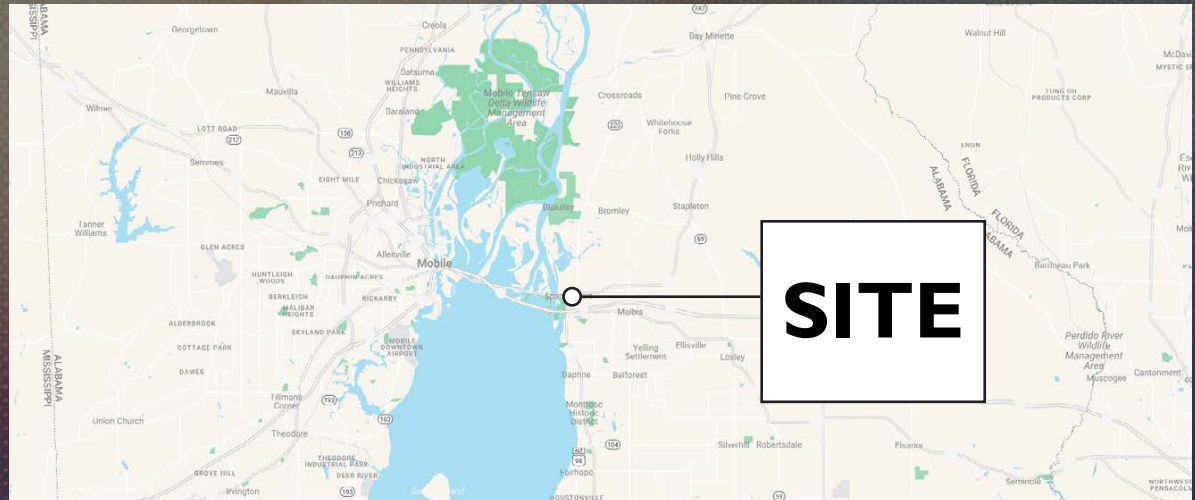


Demographic Overview

In 2023, the population in the Spanish Fort, AL area is 37,271. The population has changed by 24.32 percent since 2010. It is estimated that the population in the area will be 41,019 five years from now, which represents a change of 10.06 percent from the current year. The current population is 48.35 percent male and 51.65 percent female. The median age of the population in the area is 42.8, compare this to the Entire US average which is 38.7. The population density in the area is 474.82 people per square mile.

In 2023, the median household income for this area is \$83,569, compare this to the Entire U.S. average which is currently \$68,480. The median household income for the area has changed by 32.17 percent since 2010. It is estimated that the median household income in the area will be \$90,368 five years from now, which represents a change of 8.14 percent from the current year.

The highest level of 2023 educational attainment in the selected area is as follows: 15.37 percent percent graduate degree, 29.26 percent percent bachelor's degree, 10.15 percent percent associate degree, 20.90 percent percent some college, 19.93 percent percent high-school graduate, 2.98 percent percent some high school and 1.42 percent percent elementary. The U.S. averages are 12.66 percent percent graduate degree, 20.18 percent percent bachelor's degree, 8.49 percent percent associate degree, 20.09 percent percent some college, 26.88 percent percent high-school graduate, 6.67 percent percent some high school and 5.01 percent percent elementary. In 2010, there were 8,829 owner occupied housing units in the area and there were 3,516 renter occupied housing units in the area. In 2023, there are 16,313 employees in the selected area, this is also known as the daytime population. The 2010 Census revealed that 69.19 percent of employees are employed in white-collar occupations in this geography, and 14.51 percent are employed in blue-collar occupations. In 2023, unemployment in this area is 2.48 percent. In 2023, the average time traveled to work was 28.6 minutes.



Population	1 Mile	3 Mile	5 Mile
2000 Population	1,814	18,254	29,981
2010 Population	2,327	20,804	36,616
2022 Population	2,310	21,271	37,271
2027 Population	2,400	22,929	41,019
2022 Average HH Size	2.24	2.3674	2.3842
Daytime Population	3,803	16,512	33,909
2000 Households	845	7,559	12,345
2010 Households	916	8,388	14,826
2022 Households	948	8,840	15,866
2027 Households	991	9,600	17,598
Median HH Income	\$111,426	\$104,038	\$105,436
Per Capita Income	\$46,641	\$43,393	\$45,025
Average HH Income	\$111,426	\$104,038	\$105,436