

WHITE-SPUNNER
REALTY

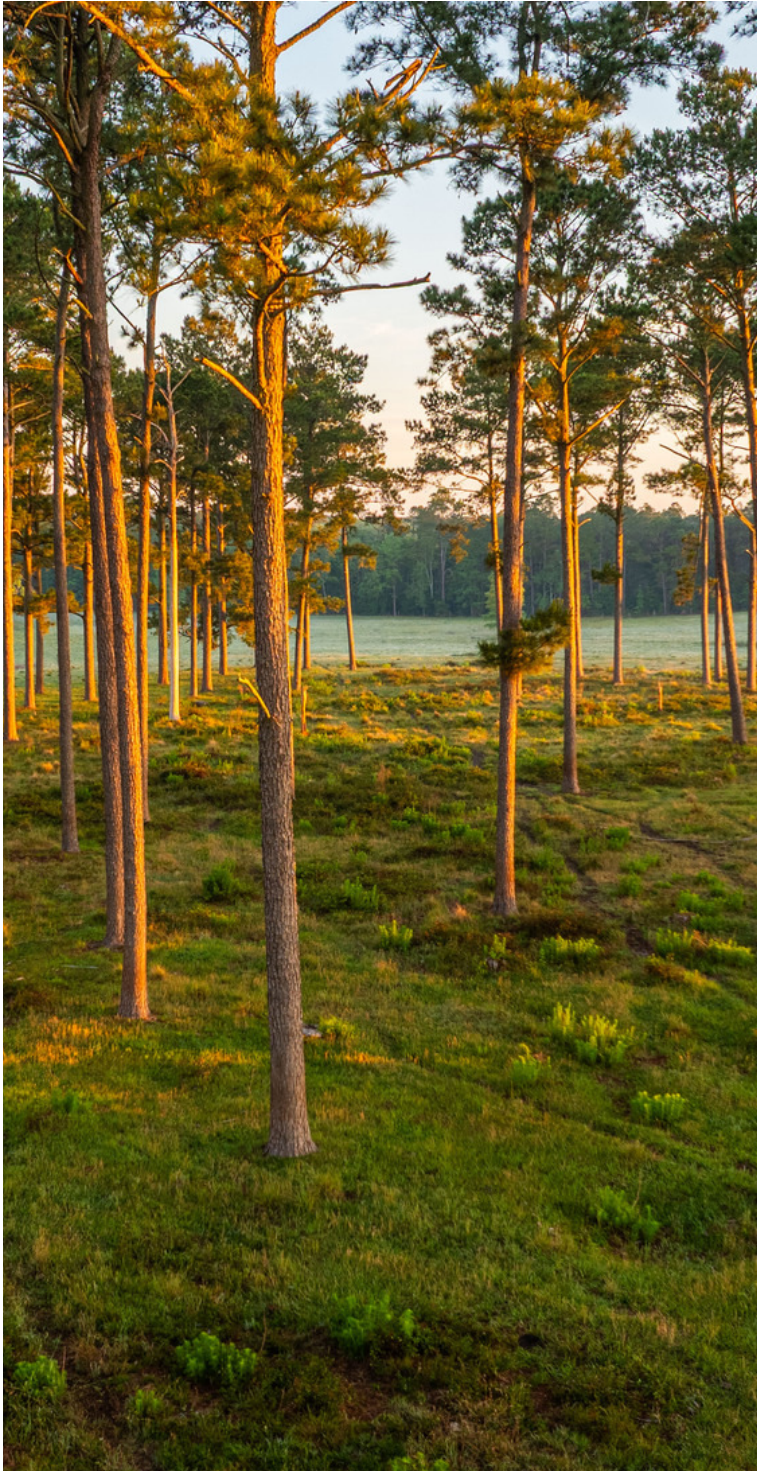
+/-140 ACRES FOR SALE

24795 COUNTY ROAD 32, ELBERTA, AL 36530



Tracy Gatewood
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24795 County Road 32 Elberta, AL 36530



PROPERTY DESCRIPTION

This 140 acre tract in Baldwin County, located in Elberta along County Road 32, sits in one of the fastest growing corridors on the Gulf Coast. The property is just minutes from the Baldwin Beach Express, the primary connector between Alabama's Gulf Coast beaches and Interstate 10.

The expressway was recently approved for extension to Interstate 65, a major infrastructure upgrade that will significantly enhance north-south mobility. By improving access to the coast and streamlining travel between major interstates, this extension is expected to accelerate investment, development, and long term growth throughout the region.

Baldwin County's strategic position-between Mobile, Alabama, and Pensacola, Florida-makes this tract especially well situated for residential, commercial, or mixed use opportunities. The area continues to attract new residents and businesses due to its strong transportation network, coastal proximity, and expanding economic base.

Desirably un-zoned, this multi-use development site is mostly cleared. Current use is farming. Its gentle rolling terrain encourages sound drainage with pleasing topographic qualities for most any development use.

See Parcel PIN: 115695

The adjacent family-owned parcel of 160 acres (also available - ask broker for contact) allows for a combined total 1372' of paved road frontage directly on CR 32. This parcel features a creek on the southeast boundary. Approximately 25 acres of the 160 have been identified as wetland.

See Parcel PIN: 30312, 103097

Total of both parcels: 300 Acres

Availability of Water / Sewer / Electric have been confirmed to support a high-density development. A traffic impact study has been conducted that confirms sufficient infrastructure to support density. Three schools are located within four miles or less of this site.

SALE PRICE:

\$4,200,000

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	328	7,242	55,403
Average Age	34.9	40.4	45.3
Average Age (Male)	37.3	41.4	44.6
Average Age (Female)	32.3	39.2	45.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	99	2,581	23,025
# of Persons per HH	3.3	2.8	2.4
Average HH Income	\$79,237	\$84,235	\$85,034
Average House Value	\$202,470	\$244,749	\$258,419

2023 American Community Survey (ACS)

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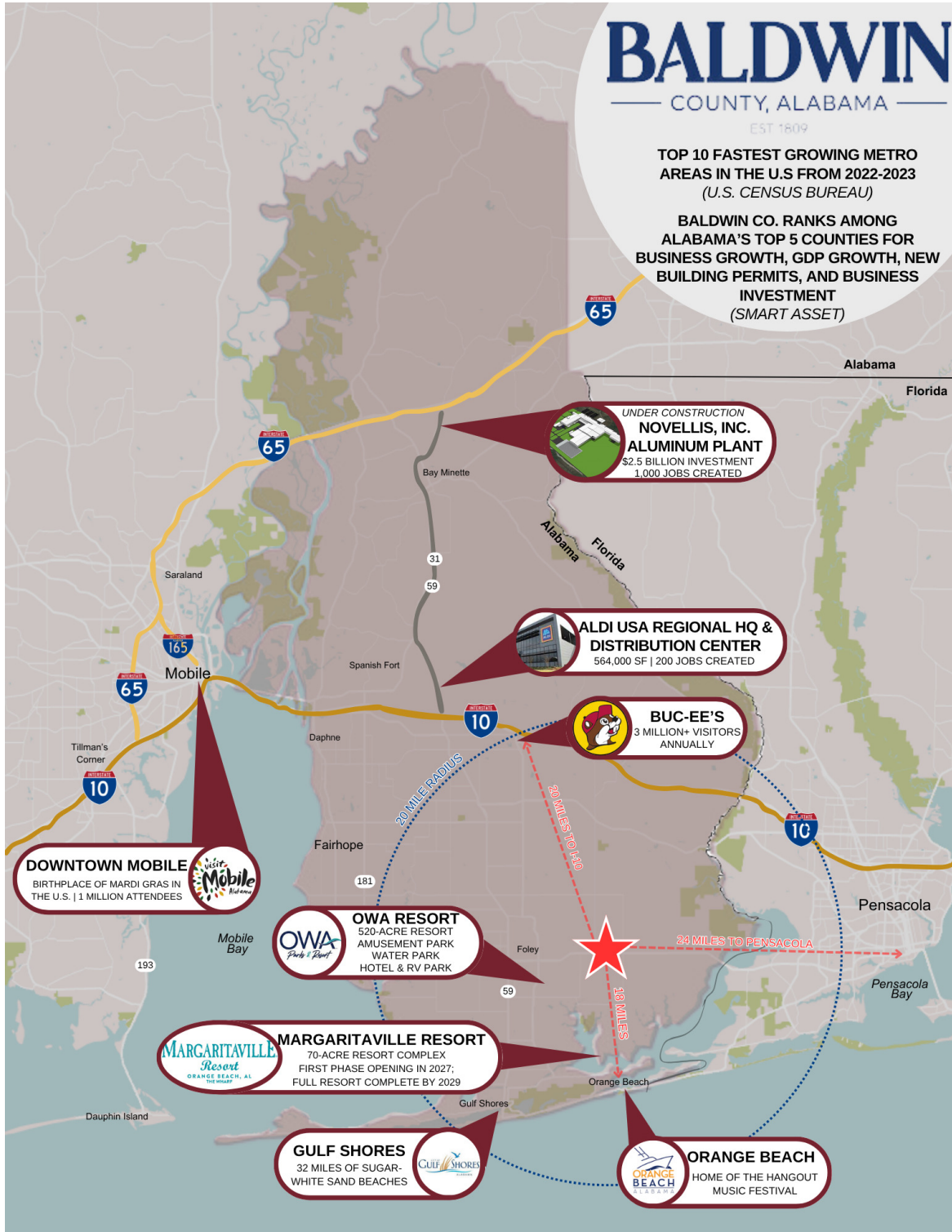
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