

BELLCORE

COMMERCIAL



MULTIFAMILY DEVELOPMENT OPPORTUNITY

S JUNIPER ST & E PRIDE BLVD, FOLEY , AL 36535

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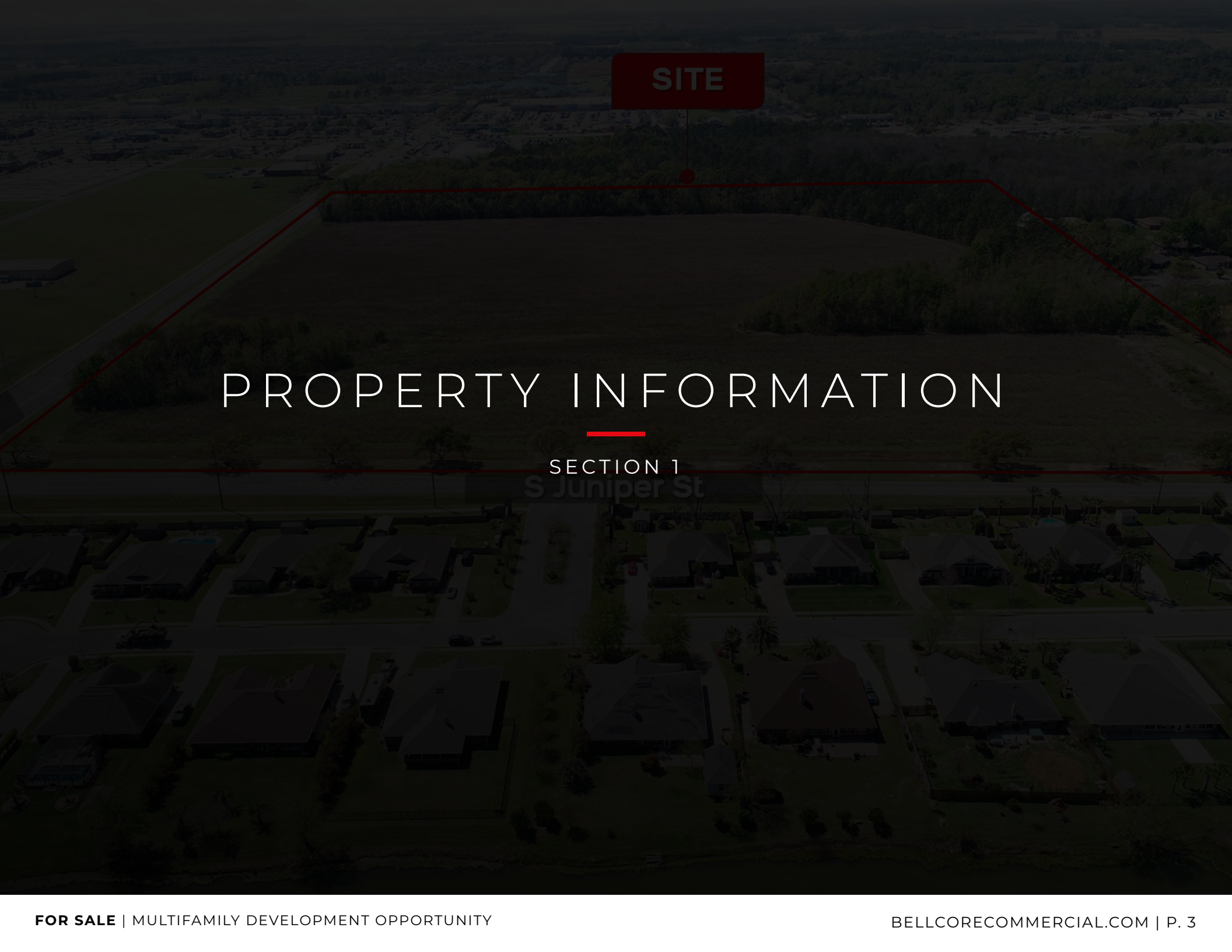
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Source: <https://alabama.travel/places-to-go/cities-and-towns/foley>

An aerial photograph of a large, undeveloped plot of land, outlined in red. A red dot on the top edge of the plot is connected by a thin red line to a dark red rectangular box containing the word 'SITE' in white capital letters. The background shows a mix of trees, some buildings, and a road.

SITE

PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Prime +/- 38 acre residential, multi-family, and commercial land development site available in the heart of Foley, Alabama. The site is centrally located in the rapidly growing Foley MSA and is the ideal location for a residential, multi-family, and commercial development. The property has +/-28 Acres zoned GPH-1 (Residential Garden Patio Homes) and +/-10 acres zoned B-1A (Commercial Extended Business District). The property is located along E Pride Blvd (3,465 VPD) and has easy access to Foley Beach Express, just west of the site. Foley Beach Express (35,350 VPD) serves as a major arterial in the Baldwin County market. The new projects and infrastructure improvements within the community have drawn private development in the city, creating new jobs and a booming economy. With the strong tourism market, low state taxes, highly-rated Baldwin County School systems, and beautiful beaches, Foley has become a highly sought after community to reside and tourist destination.

PROPERTY HIGHLIGHTS

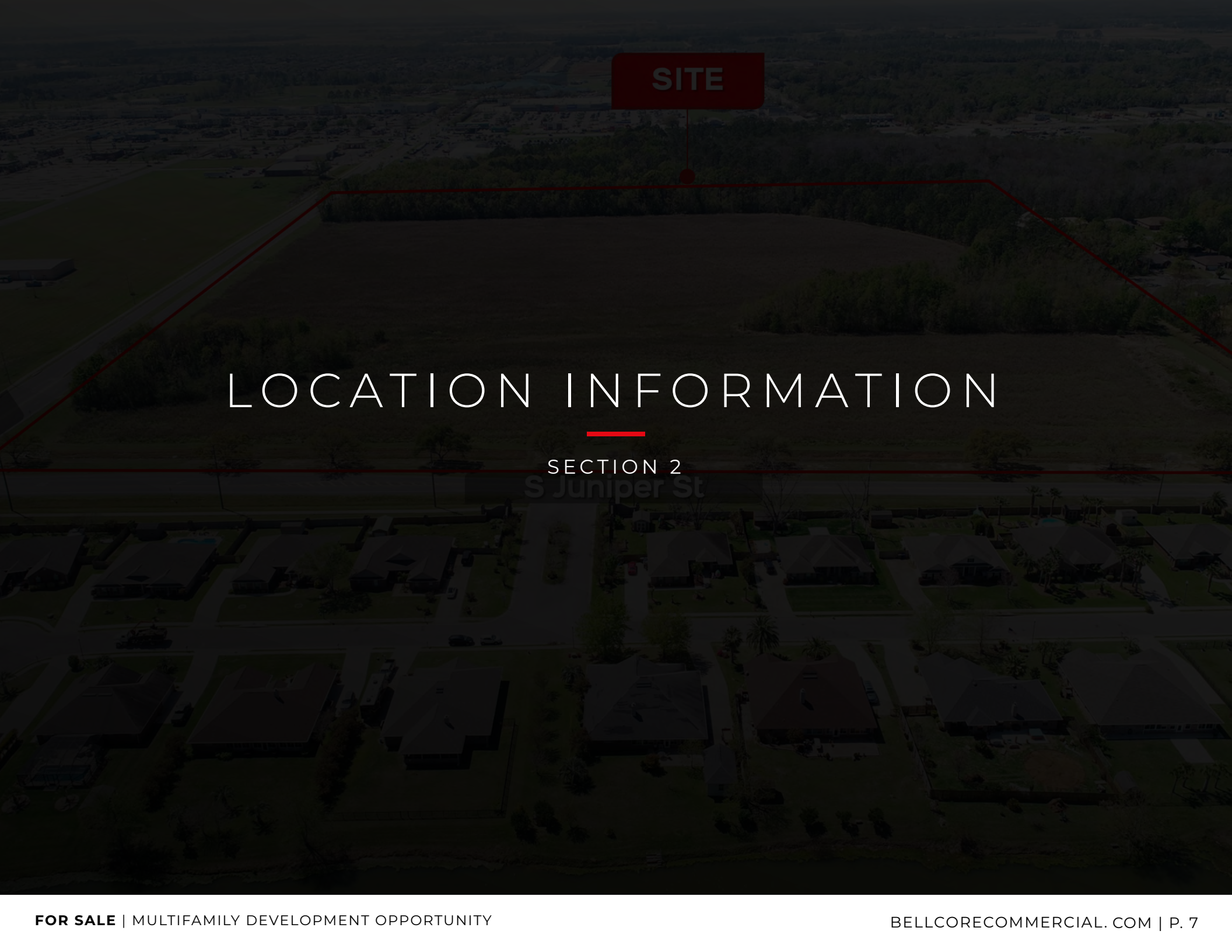
- Excellent residential, multifamily, and commercial land development site in Foley, Alabama
- Approximately 231,767 permanent residents in Baldwin County
- Adjacent to the \$210 million dollar development - OWA Amusement Park
- Alabama's Gulf Coast has 6 Million annual visitors and spend \$6 Billion tourism dollars in the area

OFFERING SUMMARY

Sale Price	\$3,100,000
Lot Size	+/-38 Acres
APN	61-02-04-2-001-001.000
County	Baldwin
Zoning	B-1A (Commercial Extended Business District) & GPH-1 (Residential Garden Patio Homes)
Property Type	Residential, Multifamily, and Commercial Land
Traffic Count	3,465
Market	Foley







SITE

LOCATION INFORMATION

SECTION 2



LOCATION OVERVIEW

Located just 8 miles north of the Gulf of Mexico, Foley serves as a commerce hub in the S Baldwin trade area and is home to Alabama's sugar-white sand beaches. Baldwin County is Alabama's fastest-growing county in population since the 2010 US Census and ranks 2nd in Alabama for five-year GDP growth. The Foley market has experienced explosive growth in recent years due to the high population growth and strong tourism industry. Foley's leisure and hospitality industry is nearly twice as concentrated here as it is in the nation. The rapid growth in Foley has spiked with the OWA Amusement Park, Sports Tourism Complex, Tanger Outlets, golf courses, hotels, restaurants, retail, and other private developments. The newest economic development in Foley will be a Class "A" AdvantageSite Business Park encompassing nearly 300 acres just off the Foley Beach Express. In addition, Foley owns the former Peavey Electronics building, more than 94,000 square feet in size. This space will be made available expressly for companies looking to locate to the area. Significant employers in the area include UTC Aerospace Systems, South Baldwin Regional Medical Center, Vulcan Inc., Ascend Materials, and Riviera Utilities. The area also benefits from low property taxes, the highly-rated Baldwin County School System, and a mild subtropical climate.

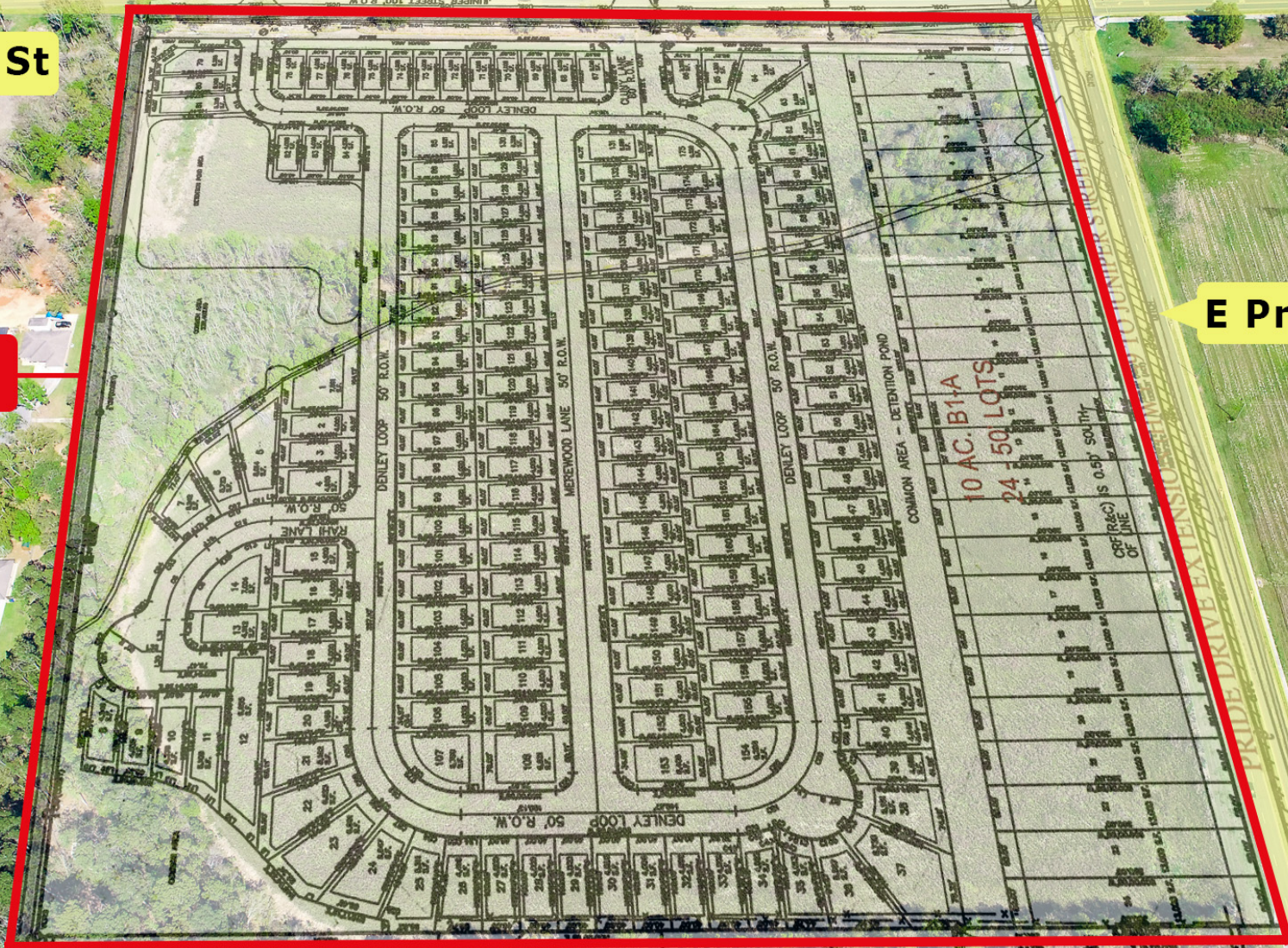


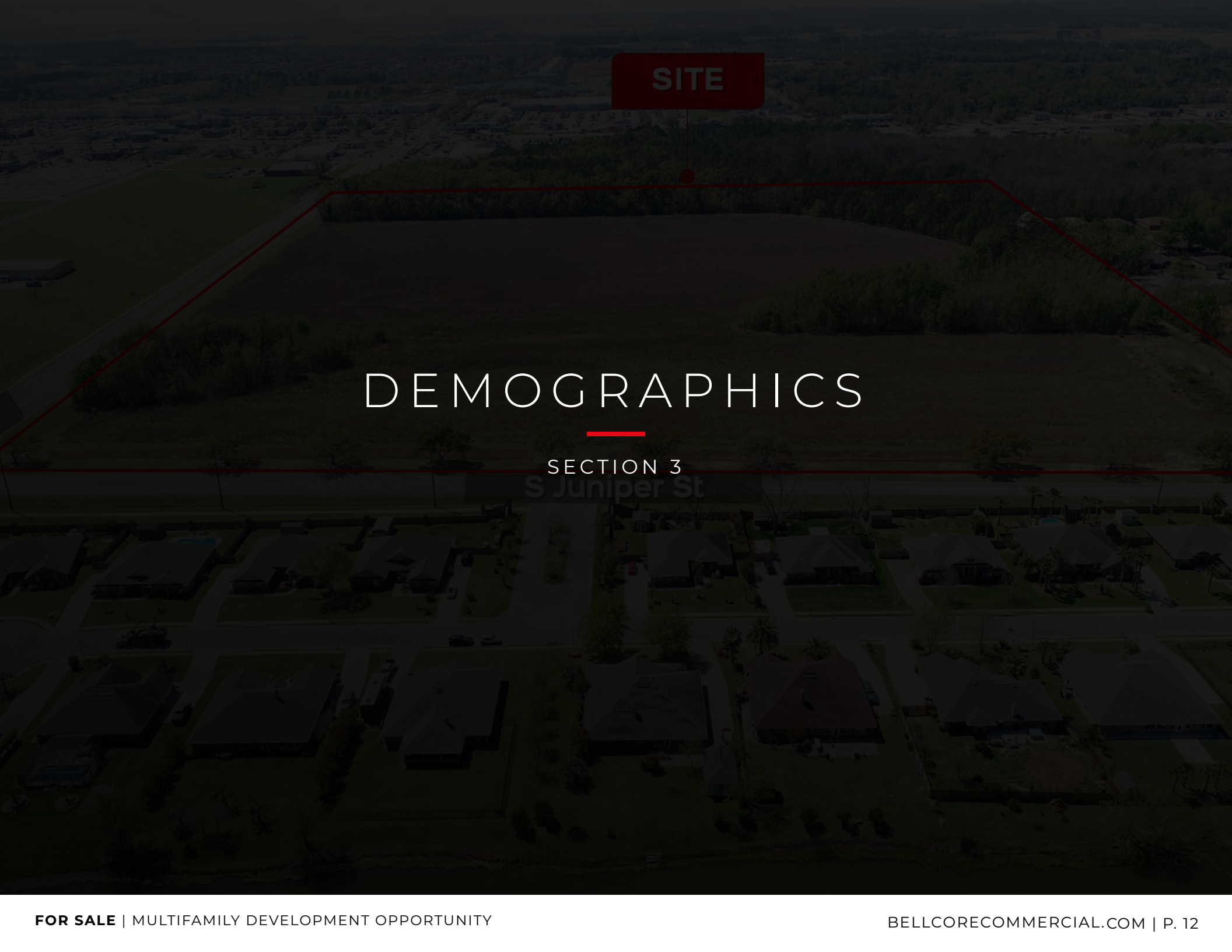


S Juniper St

E Pride Blvd

SITE



An aerial photograph of a large, undeveloped plot of land. A red line outlines the property boundaries. A red dot on the top boundary is connected by a thin red line to a dark red rectangular box containing the word 'SITE' in white capital letters. The background shows a mix of trees, some buildings, and a road.

SITE

DEMOGRAPHICS

SECTION 3

Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

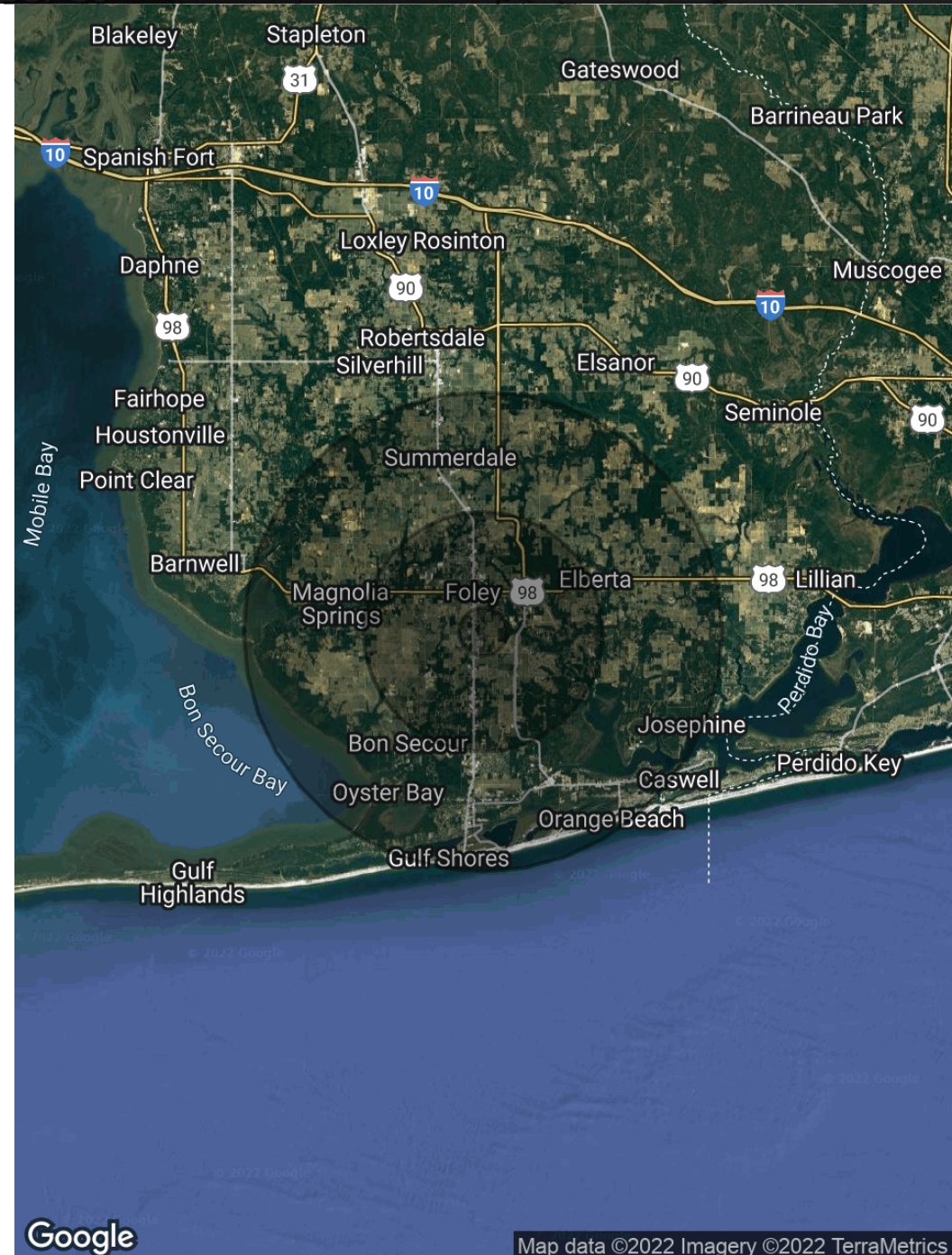
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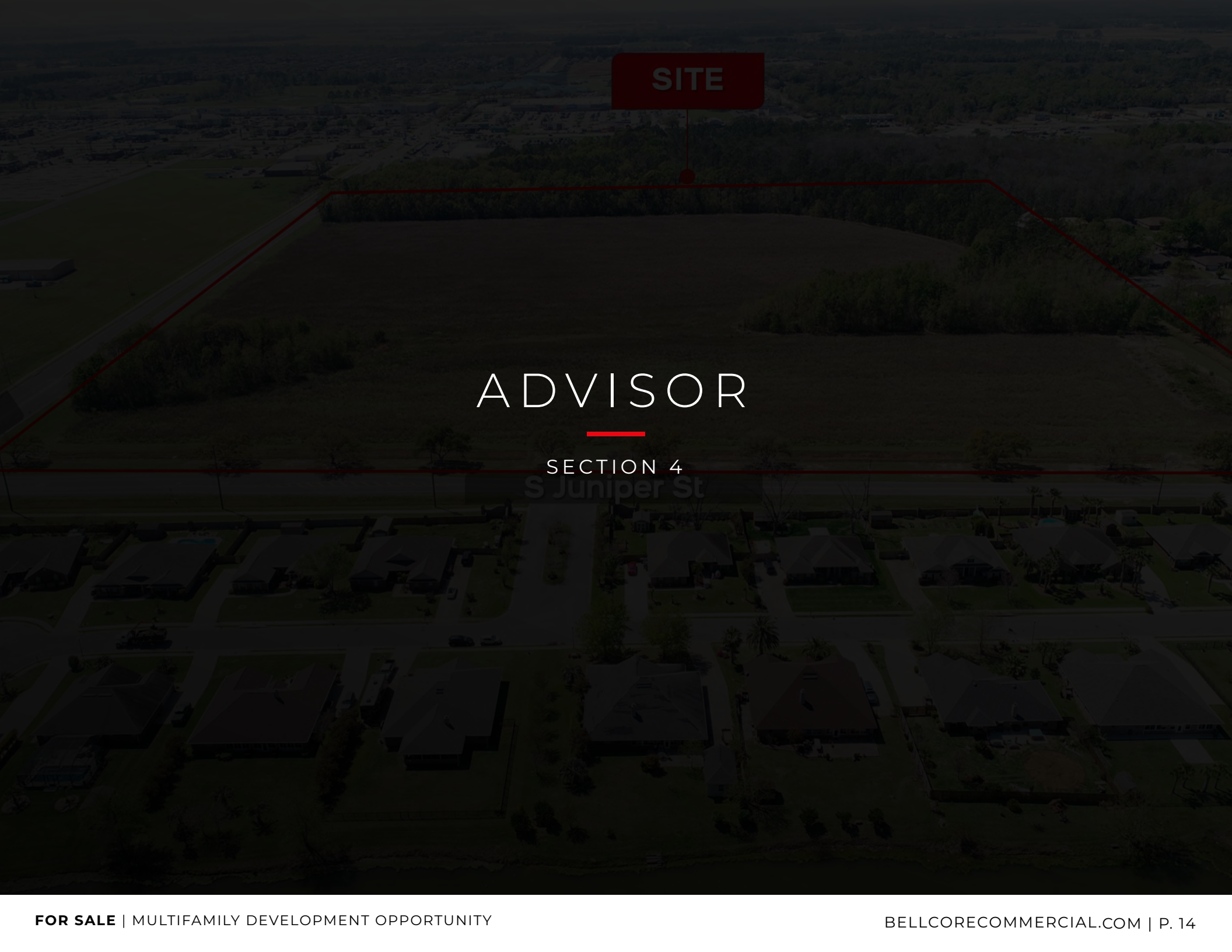
S Juniper St & E Pride Blvd, Foley, AL 36535

	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	2,907	19,076	39,250
2026 Projected Population	3,299	21,570	44,452
2020 Census Population	2,556	19,029	37,755
2010 Census Population	1,923	13,851	27,844
Projected Annual Growth 2021 to 2026	2.7%	2.6%	2.7%
Historical Annual Growth 2010 to 2021	4.7%	3.4%	3.7%
2021 Median Age	40.7	41.8	42.6
Households			
2021 Estimated Households	1,205	7,932	16,353
2026 Projected Households	1,299	8,535	17,619
2020 Census Households	1,048	7,826	15,632
2010 Census Households	785	5,679	11,484
Projected Annual Growth 2021 to 2026	1.6%	1.5%	1.5%
Historical Annual Growth 2010 to 2021	4.9%	3.6%	3.9%
Race and Ethnicity			
2021 Estimated White	67.7%	71.3%	76.4%
2021 Estimated Black or African American	14.5%	11.7%	8.5%
2021 Estimated Asian or Pacific Islander	1.3%	1.2%	0.9%
2021 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
2021 Estimated Other Races	15.8%	15.1%	13.4%
2021 Estimated Hispanic	13.8%	13.6%	11.6%
Income			
2021 Estimated Average Household Income	\$53,074	\$51,245	\$58,503
2021 Estimated Median Household Income	\$50,499	\$47,976	\$50,581
2021 Estimated Per Capita Income	\$22,012	\$21,374	\$24,457
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.0%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	14.3%	10.7%	8.0%
2021 Estimated High School Graduate	27.7%	31.5%	31.1%
2021 Estimated Some College	23.1%	23.0%	23.4%
2021 Estimated Associates Degree Only	10.7%	10.8%	9.9%
2021 Estimated Bachelors Degree Only	15.2%	14.9%	17.9%
2021 Estimated Graduate Degree	6.8%	7.1%	7.9%
Business			
2021 Estimated Total Businesses	266	1,048	1,609
2021 Estimated Total Employees	2,919	9,483	14,413
2021 Estimated Employee Population per Business	11.0	9.0	9.0
2021 Estimated Residential Population per Business	10.9	18.2	24.4

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RSI
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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SITE

ADVISOR

SECTION 4



HARRY BELL JR.

Managing Broker

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FL #BK3026917

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
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