



FOR LEASE



Fern Medical Village

240 E FERN AVENUE, FOLEY, AL 36535

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Fern Medical Village

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Conveniently located on Fern Avenue just south of Baldwin Health, Fern Medical Village offers a unique opportunity for medical providers to serve the rapidly growing population in Baldwin County. Fern Avenue offers ease of access from both Hwy 59 and the Foley Beach Express making this site ideal for providers servicing the local and regional market. Additional access from E Berry Avenue gives the site multiple access points, further increasing connectivity. The development also offers providers the chance to take advantage of being located in an Opportunity Zone, which could offer significant tax advantages at this site.

FOR LEASE

\$38 / SF

**New Construction
Build-to-Suit Medical
Space**

Unique Partnership Advantages:

Opportunity Zone incentives

Tax-free exit potential

Invest in the real estate and explore lease-to-own options



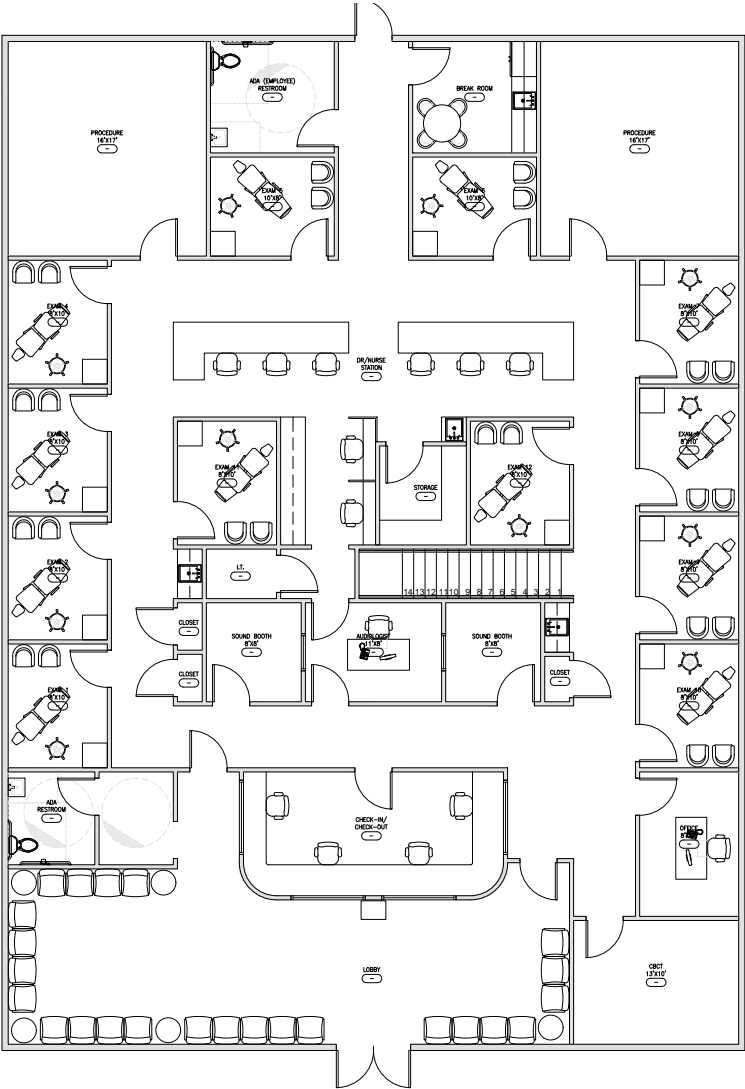
Property Details

Address	240 E Fern Ave
Location	Foley, Alabama
Site Area	12.18 AC
Building Size	3,500 - 20,000 SF
Total SF	72,820 SF GLA
Parking	412 Spaces - 5.66/1000
Other	The party offering this property for lease currently holds a contractual equitable interest under a purchase agreement and does not currently hold legal title



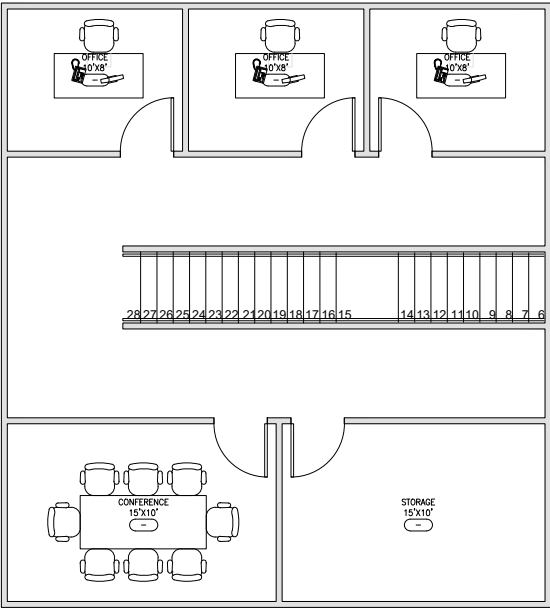
Floor Plan

FIRST FLOOR CONCEPT A



±4,920 SF Available

SECOND FLOOR CONCEPT A



±1,051 SF Available



Property Highlights

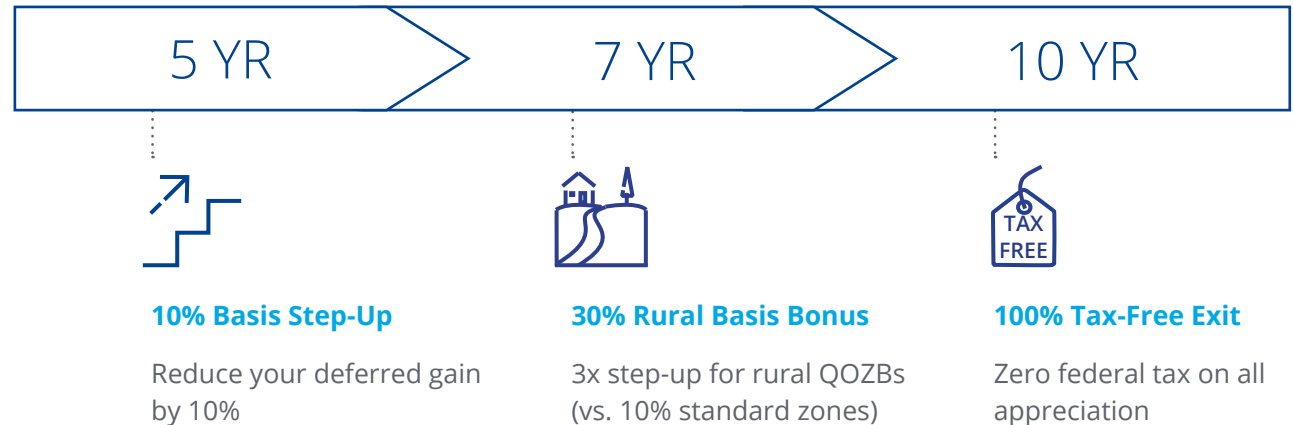
- ±19 Medical/Retail Freestanding Buildings
- Flexible floor plans starting at 3,500 SF
- Lease-to-own options available
- Close proximity to Baldwin Health just off Highway 59 on Fern Ave.
- Located in Baldwin County, which has experienced 51% growth since 2010, making it one of the fastest growing counties in Alabama
- Opportunity Zone benefits
- Major tax incentives
- Located in an underserved medical market with a high demand for healthcare services

Potential Opportunity Zone Benefits

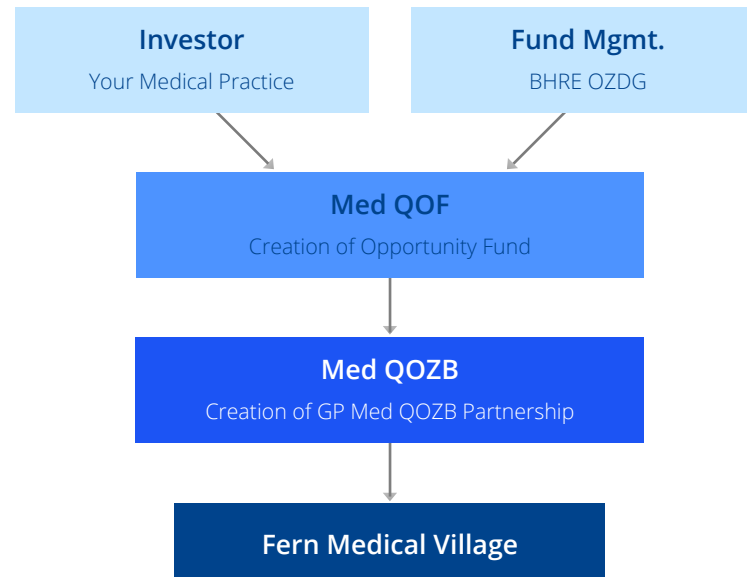
Opportunity Zone Consultant can present a benefits plan to qualified prospects that can include:

- **5-Year Deferral:** Reinvest capital gains into a QOF within 180 days and defer all federal tax for five years
- **30% Rural Basis Step-Up:** Fern Medical Village qualifies for triple the standard OZ step-up — reducing your recognized gain at year five
- **100% Tax-Free Exit:** Hold for 10 years and pay zero capital gains tax on all appreciation — the program’s most powerful benefit
- **No Depreciation Recapture:** Bonus-depreciated assets including medical equipment are exempt from recapture upon sale

OZ Tax Benefit Timeline



Opportunity Fund Structure



Location and Demographics



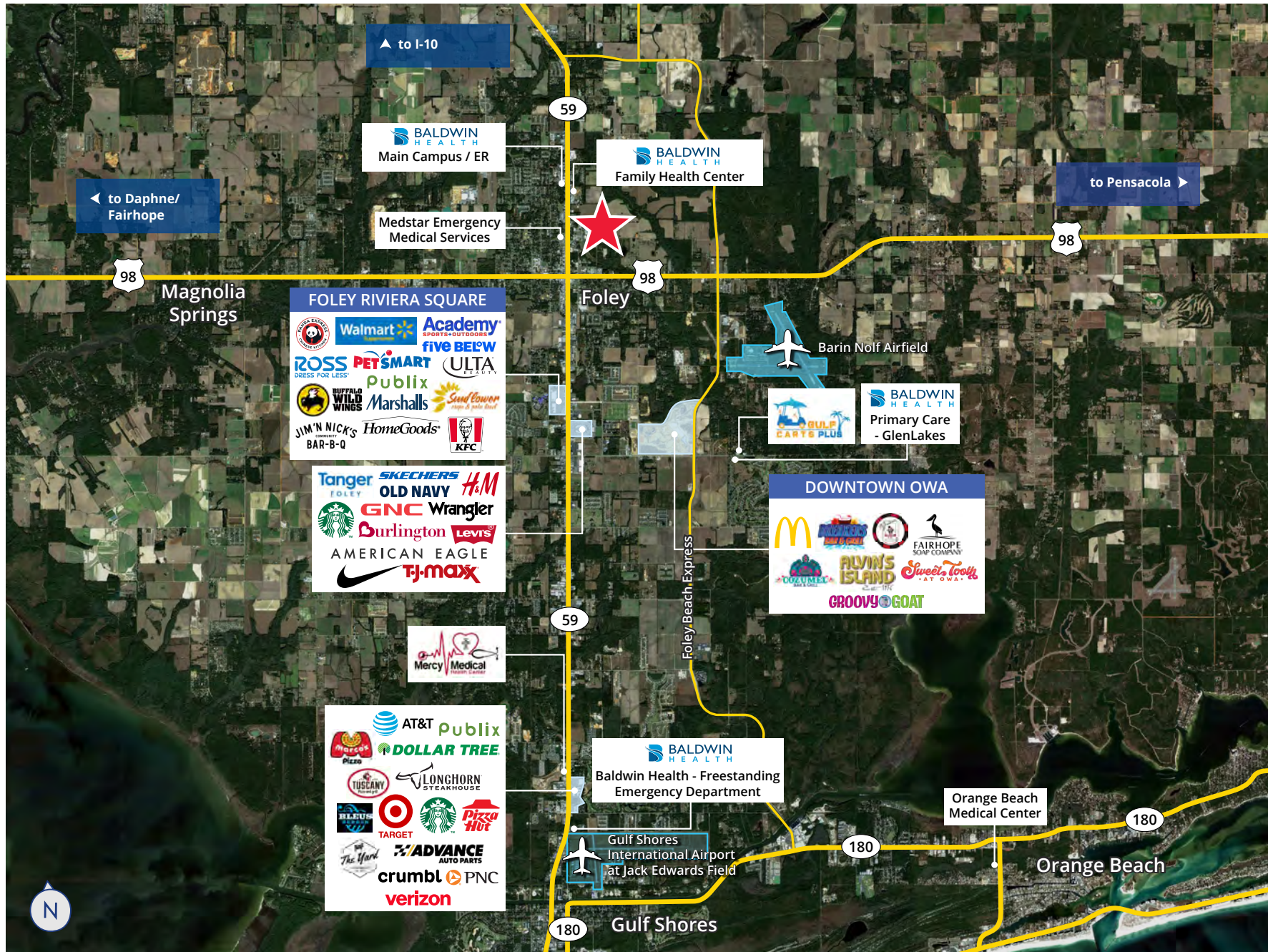
Population	10 Min	30 Min	60 Min
2025 Population	21,252	160,574	745,799
Age 65+	21.4%	24.3%	24.4%
Age 0-18	23.1%	22%	22.6%
2030 Projected Population	23,745	179,749	776,786
2025-2030 Annual Pop Change (CAGR)	2.24%	2.28%	0.82%

Daytime Population	10 Min	30 Min	60 Min
Total Daytime Population	27,480	150,359	807,454
Daytime Population: Workers	15,441	66,445	417,548
Daytime Population: Residents	12,039	83,914	389,906

Income	10 Min	30 Min	60 Min
2025 Average Household Income (AHHI)	\$79,200	\$102,260	\$94,936
2025 Median Household Income (MHHI)	\$64,471	\$75,295	\$69,878
2030 Projected Average Household Income (AHHI)	\$86,395	\$111,486	\$105,329

Households	10 Min	30 Min	60 Min
2025 Estimated Households	8,809	66,767	309,082
2030 Projected Households	10,031	76,131	327,861
2025 Median Home Value	\$278,526	\$338,873	\$299,325

Area Map



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