

HOTEL SITE FOR SALE



Hotel Site 2.5 Acres On Foley Beach Express Wolf Creek Development

0 FOLEY BEACH EXPRESS, FOLEY, AL 36535

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PRESENTED BY

David Milstead, Senior Managing Director

Land For Sale

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SALE PRICE **\$1,200,000**

OFFERING SUMMARY

Lot Size: 2.50 Acres
 Price / Foot: \$11.02/sf
 Zoning PDD
 Market Baldwin County
 Utilities On Foley Beach Express

PROPERTY OVERVIEW

A great location for Hotel development entitled for 80-90 rooms, fronting Foley Beach Express, located in the fastest growing area of Foley on the main thoroughfare to Orange Beach, AL. Part of the Wolf Creek Development, a +/-67 acres mixed use development zoned PDD (Planned Development District). to be built with multi-family, residential, and retail.

PROPERTY HIGHLIGHTS

- Ideal for Hotel 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

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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 with plenty of choices for shopping. The Foley area is a top tourist destination in the state of Alabama.

SITE DESCRIPTION

2.5 acre site on Foley Beach Express entitled for 80-90 room hotel. Part of the Wolf Creed Development 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. The Hotel site will have a direct entrance off of Foley Beach Express and a median cut. All utilities on Foley Beach Express.

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WOLF CREEK DEVELOPMENT | OVERALL CONCEPTUAL DEVELOPMENT PLAN

WOLF CREEK LAND AND DEVELOPMENT CO. FOLEY, ALABAMA | 2022-05-31 | LMC0210009

PRELIMINARY FINAL DESIGN AND
PROJECT LAYOUT MAY VARY

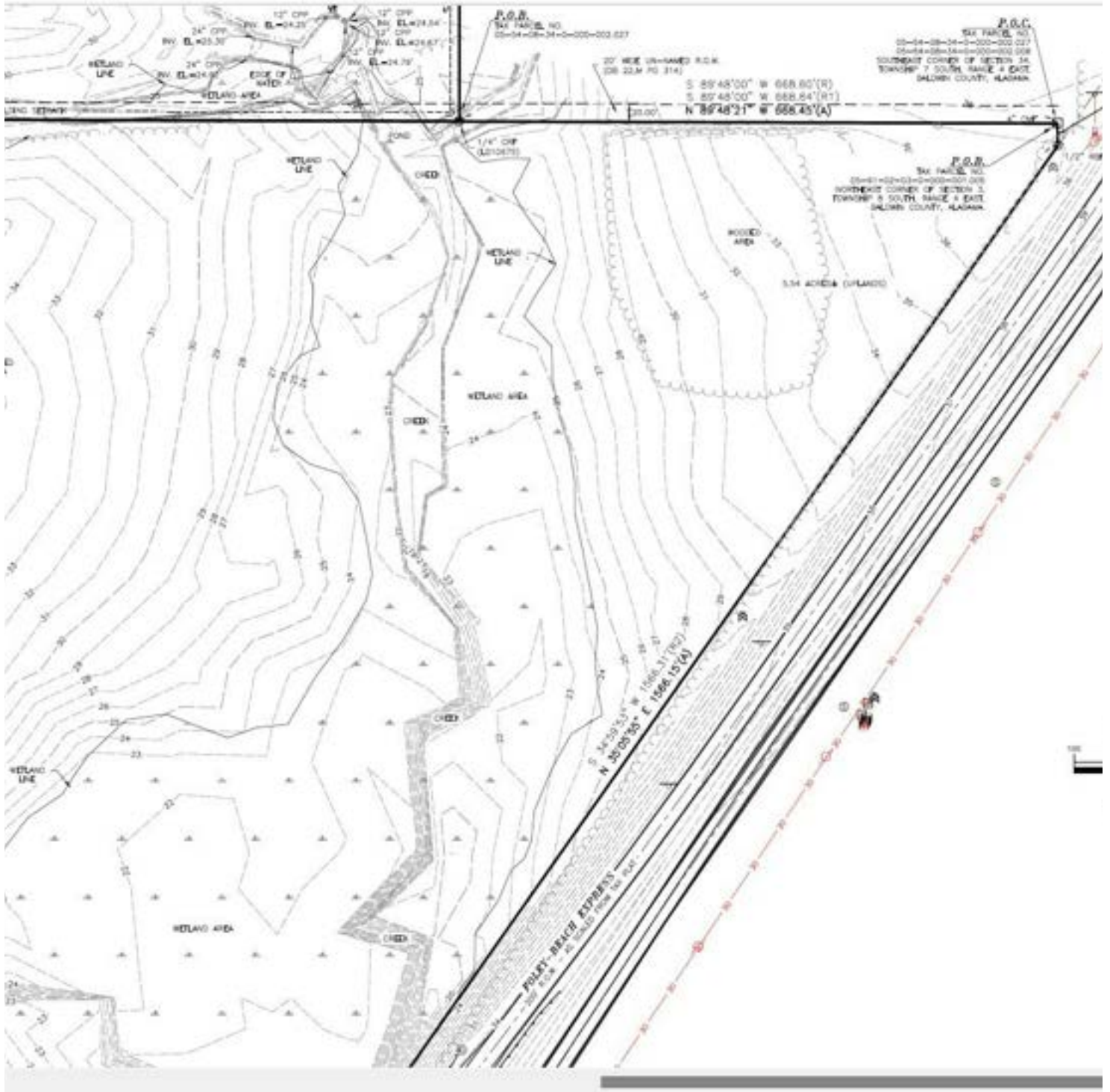
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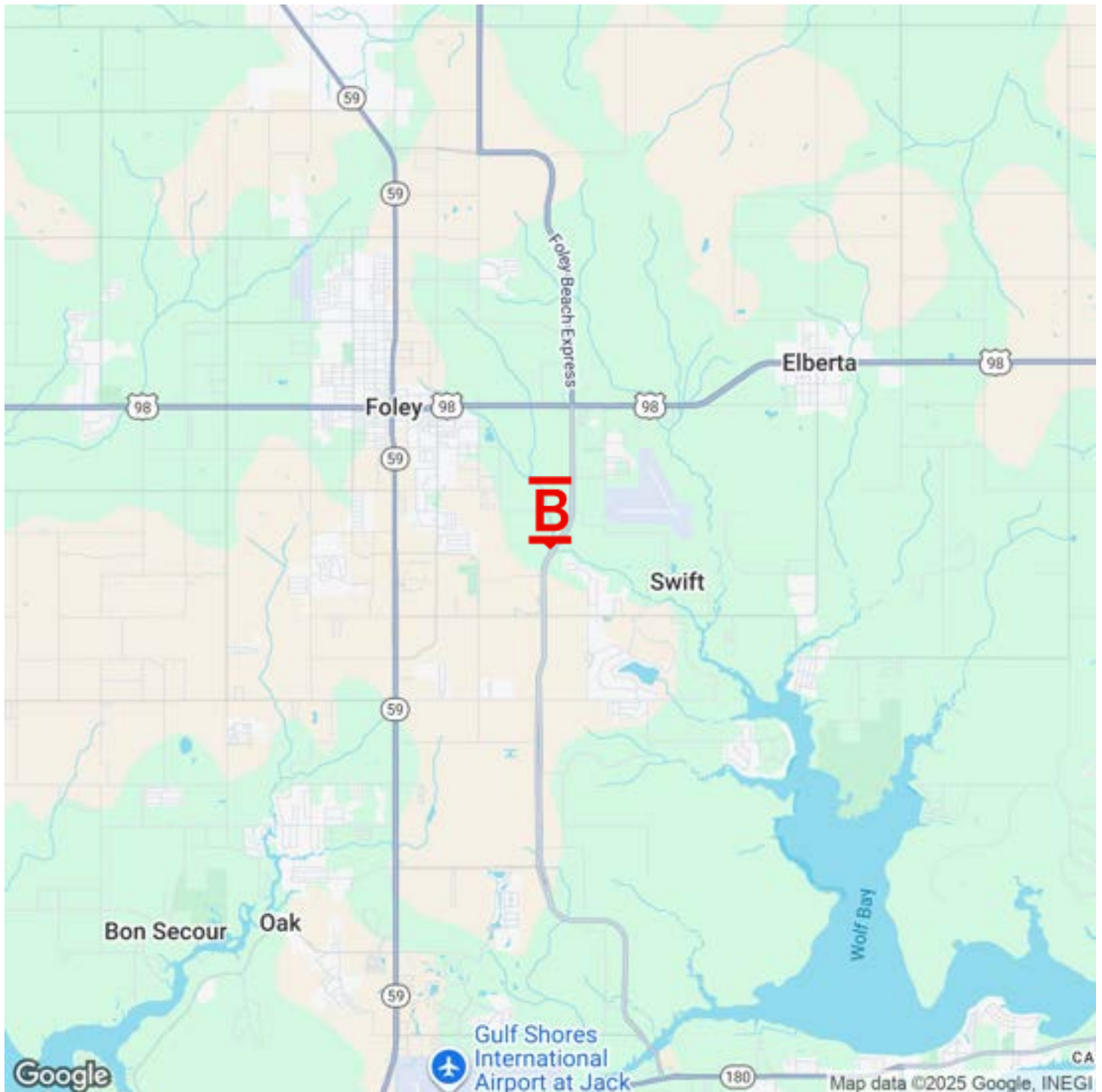


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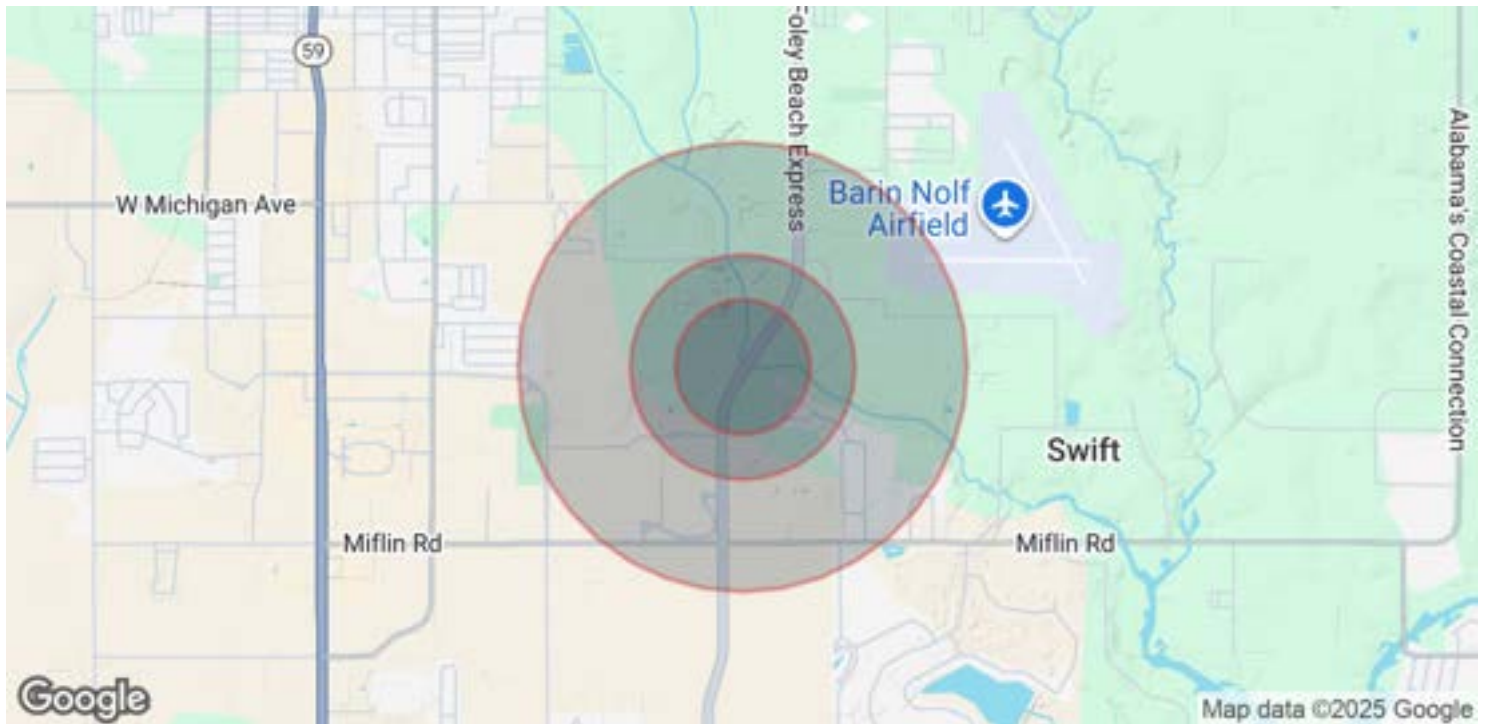


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**POPULATION**

	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

Demographics data derived from AlphaMap