



+ - 1.9 Acre Outparcel - \$1,700,000
Intersection of Highway 181 and Rockwell Blvd
22148 State Hwy 181, Fairhope, AL 36532
Parcel PIN: 627496

Disclaimer

Although Herrington Realty, Inc. has obtained information in this Offering Memorandum and any attachments to this Offering Memorandum regarding the property from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements or age are approximate only. The recipient bears the sole responsibility for the verification of the accuracy of any information in this document or attachments and bears all the risk of such inaccuracies. Herrington Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from the reliance by any party on the information in this Offering Memorandum or any attachments. One or more of the listing brokers associated with Herrington Realty are part owners in this development and are licensed real estate agents in the state of Alabama.

Investment Sales Contacts

Tim Herrington

(251) 510-2277

Tim@herringtonrealty.net

Parker Herrington

(251) 459-3208

Parker@herringtonrealty.net

Colby Herrington

(251) 490-6995

Colby@herringtonrealty.net



INVESTMENT OVERVIEW

- **Pricing:** \$1,700,000
- **Size:** +/- 1.9 Acres
- **Highway 181:** 18,000+ VPD (Recently Expanded to 4-lane) **Highway 104:** 11,800 VPD
- **Located in One of the Fastest Growing Counties in the State of Alabama**
- **Shares Busy Intersection With New Construction Projects: Publix Supermarket and Brand-New USA Medical Campus, Wawa, Foo, Sherwin-Williams, Pelc Tire, Waffle House, Culver's, Express Oil, AutoZone, Murphy Oil and 7 Brew**

The subject property is a ± 1.9 -acre pad site at the intersection of Highway 181 and Rockwell Blvd in Fairhope, Alabama, directly across from a new-construction Publix Supermarket and the new USA Medical Health Campus. Highway 181 was recently widened to four lanes, improving access, visibility, and frontage along the corridor. The intersection is already validated by national and franchise tenants. Surrounding outparcels have sold to Wawa, Foosackly's, Sherwin-Williams, Pelc Tire, and Waffle House, with Culver's, Express Oil Change, AutoZone, and 7 Brew under construction across the street. The site is adjacent to a new 230-unit multifamily development and surrounded by new single-family subdivisions. Fairhope's population has grown more than 55% since 2010, and Baldwin County remains the fastest-growing county in Alabama.

For a QSR, retail, medical, or service user, the site offers a shovel-ready site on a widened highway corridor fronting both grocery-anchored traffic and a fast-growing residential base.



Property Photos

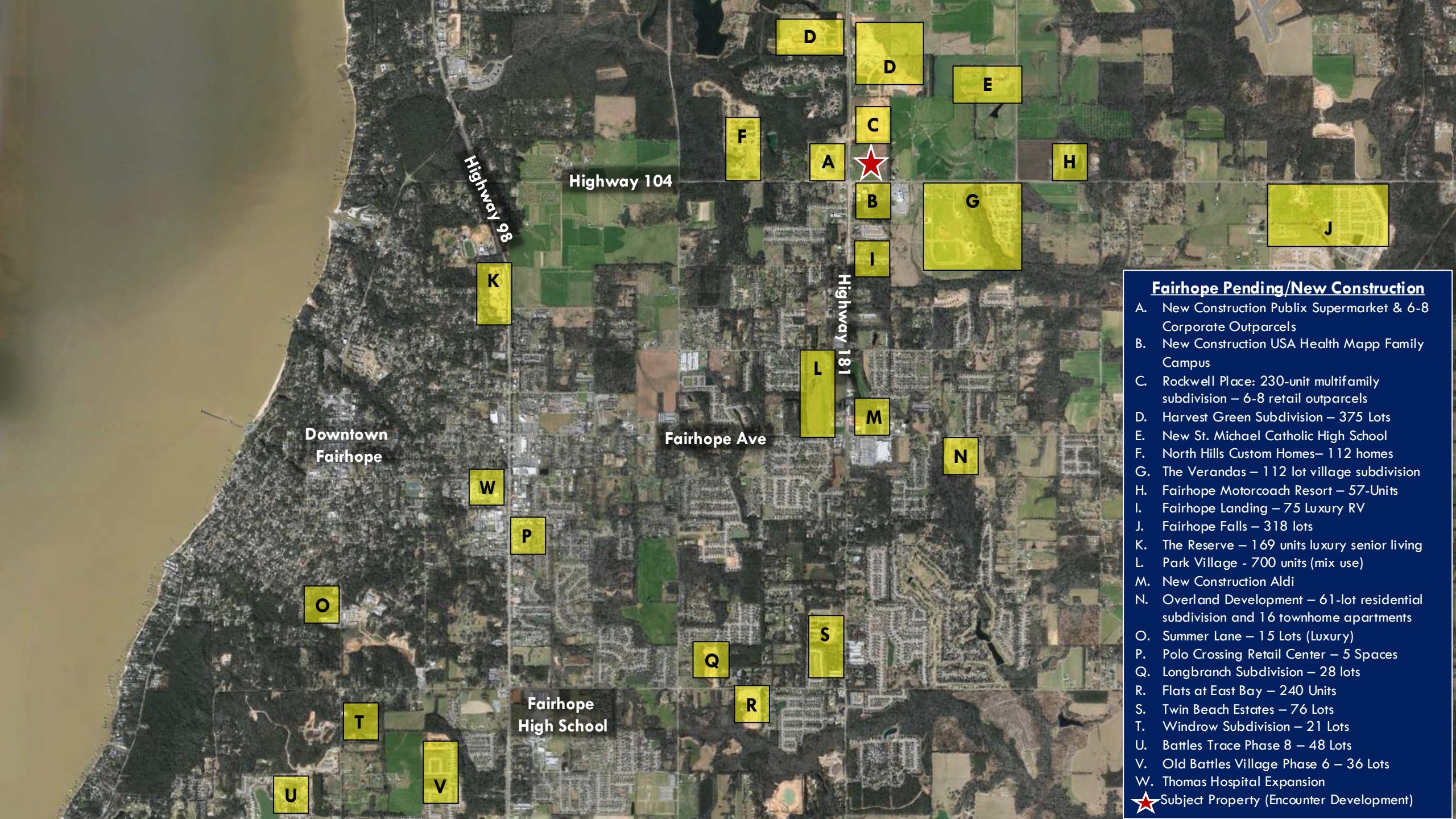


Property Photos



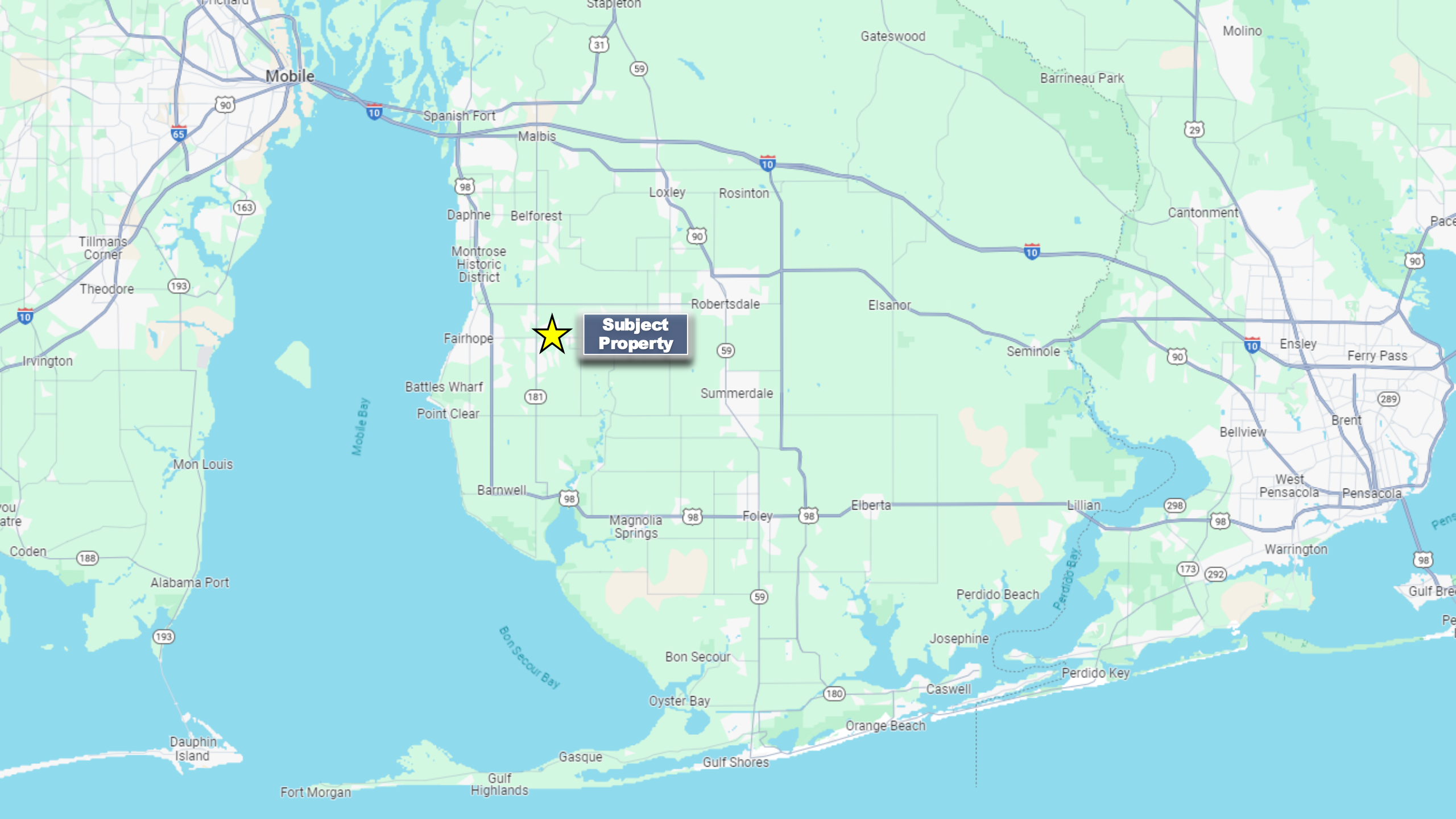
Property Photos





Fairhope Pending/New Construction

- A. New Construction Publix Supermarket & 6-8 Corporate Outparcels
- B. New Construction USA Health Mapp Family Campus
- C. Rockwell Place: 230-unit multifamily subdivision – 6-8 retail outparcels
- D. Harvest Green Subdivision – 375 Lots
- E. New St. Michael Catholic High School
- F. North Hills Custom Homes– 112 homes
- G. The Verandas – 112 lot village subdivision
- H. Fairhope Motorcoach Resort – 57-Units
- I. Fairhope Landing – 75 Luxury RV
- J. Fairhope Falls – 318 lots
- K. The Reserve – 169 units luxury senior living
- L. Park Village - 700 units (mix use)
- M. New Construction Aldi
- N. Overland Development – 61-lot residential subdivision and 16 townhome apartments
- O. Summer Lane – 15 Lots (Luxury)
- P. Polo Crossing Retail Center – 5 Spaces
- Q. Longbranch Subdivision – 28 lots
- R. Flats at East Bay – 240 Units
- S. Twin Beach Estates – 76 Lots
- T. Windrow Subdivision – 21 Lots
- U. Battles Trace Phase 8 – 48 Lots
- V. Old Battles Village Phase 6 – 36 Lots
- W. Thomas Hospital Expansion
-  Subject Property (Encounter Development)



**Subject
Property**

Fairhope, Alabama

Fairhope is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county, Fairhope stands in a league of its own. Fairhope has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast. Fairhope has reported population growth of over 55% since 2010, resulting in a population of over 24,000 people.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama's 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as "Outstanding Alabama Water" by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the "highest environmental status" in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Demographics

POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

NOTEWORTHY

- ★ Baldwin County is home to 4 of Alabama's **TOP 10 FASTEST GROWING CITIES** with over 10,000 residents. Source: U.S. Census Bureau
- ★ In 2018, Baldwin County became **ALABAMA'S 5TH LARGEST COUNTY** and is projected to become the state's **4TH LARGEST COUNTY BY 2020**. Source: U.S. Census Bureau
- ★ 8 of Baldwin County's 14 municipalities have **GROWN MORE THAN 11%** over the last 5 years. Source: U.S. Census Bureau

LARGEST COUNTIES IN ALABAMA

Rank	County	2018 Total Population
1	Jefferson	659,300
2	Mobile	413,757
3	Madison	366,519
4	Montgomery	225,763
5	Baldwin	218,022
6	Shelby	215,707
7	Tuscaloosa	208,911
8	Lee	163,941
9	Morgan	119,089
10	Calhoun	114,277

Source: U.S. Census Bureau

Baldwin County's 22,580 net new residents since 2012 are equivalent to **37% OF ALABAMA'S TOTAL NET POPULATION GROWTH.**

Source: U.S. Census Bureau