



COMMERCIAL LAND AVAILABLE

12630 County Road 87, Elberta, AL 36530



PROPERTY SUMMARY

12630 County Road 87, Elberta



Discover an exceptional opportunity with this expansive 39-acre property, strategically zoned as M1 for light industrial use. Ideally suited for a variety of industrial and commercial applications, this property is equipped with two robust metal shops and a versatile modular office, providing immediate functionality for your business operations.

The land is thoughtfully divided into five distinct lots, offering flexibility for development or investment. Each lot can be tailored to meet specific business needs, whether for manufacturing, warehousing, distribution, or other light industrial activities. The seller is open to discussing the sale of individual lots at competitive pricing, presenting a unique opportunity to customize your investment.

This property not only promises ample space for expansion but also strategic advantages in terms of location and infrastructure. Explore the potential of this prime industrial site, perfect for both established enterprises and innovative startups seeking a dynamic new home.



PLAT MAP

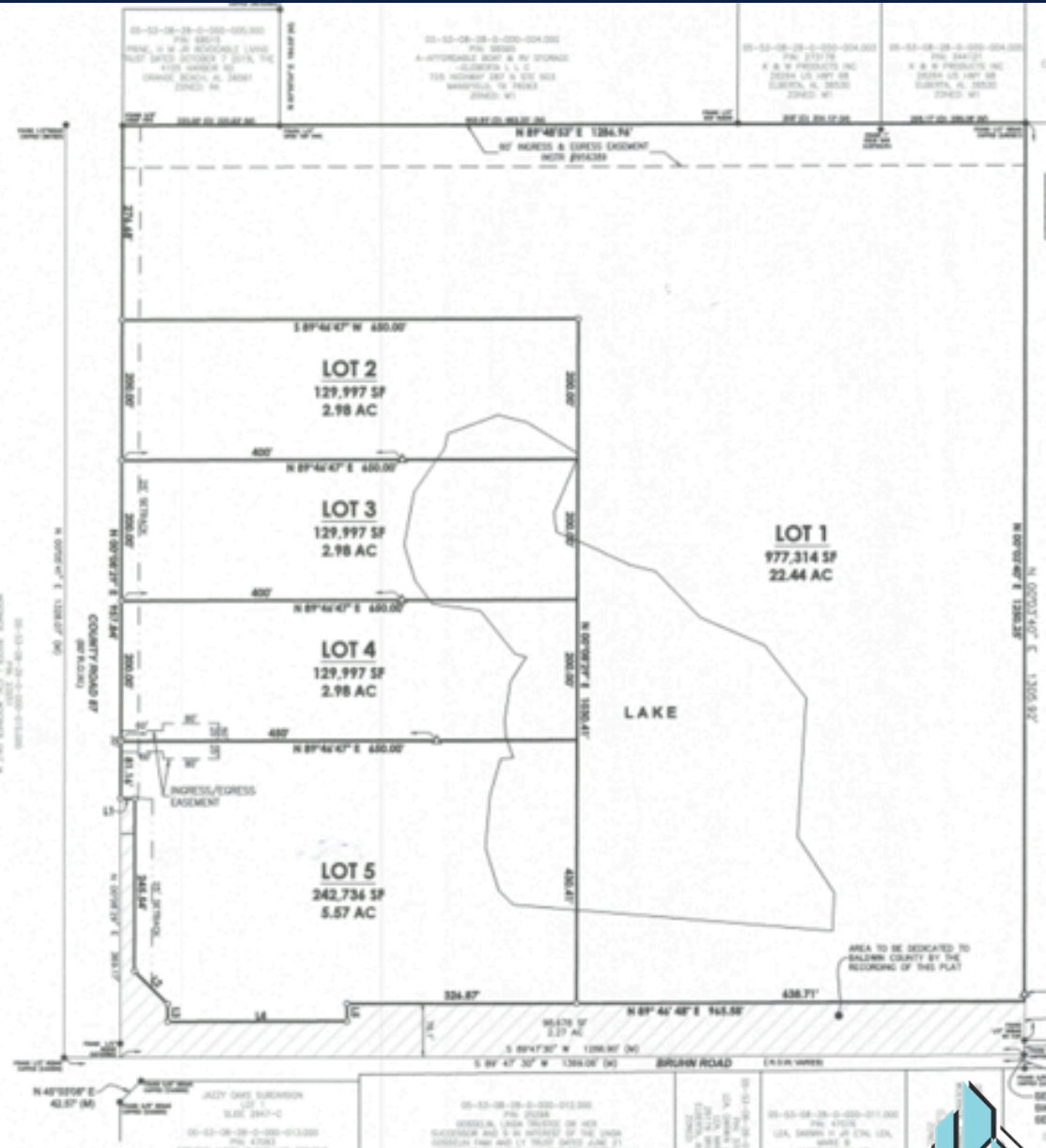
12630 County Road 87, Elberta



Portside Realty, LLC

Luxury Real Estate Sales & Management

LOT 1	22.44 ac
PRICE	\$495,000
LOT 2	2.98 ac
PRICE	\$219,000
LOT 3	2.98 ac
PRICE	\$195,000
LOT 4	2.98 ac
PRICE	\$229,000
LOT 5	5.57 ac
PRICE	\$1,375,000



LOTS 1-3

12630 County Road 87, Elberta



Details Lots 1-3

LOT 1

SIZE 22.4 acres

SEWER TAP Yes

CULVERT Yes

FRONTAGE 1 1250' Bruhn

FRONTAGE 2 278' Cr 87

ZONING M1

LOT 2

SIZE 200' x 650'

SEWER TAP Yes

CULVERT No

FRONTAGE 1 200' Cr 87

FRONTAGE 2 N/A

ZONING M1

LOT 3

SIZE 200' X 650'

SEWER TAP Yes

CULVERT Yes

FRONTAGE 1 200' Cr 87

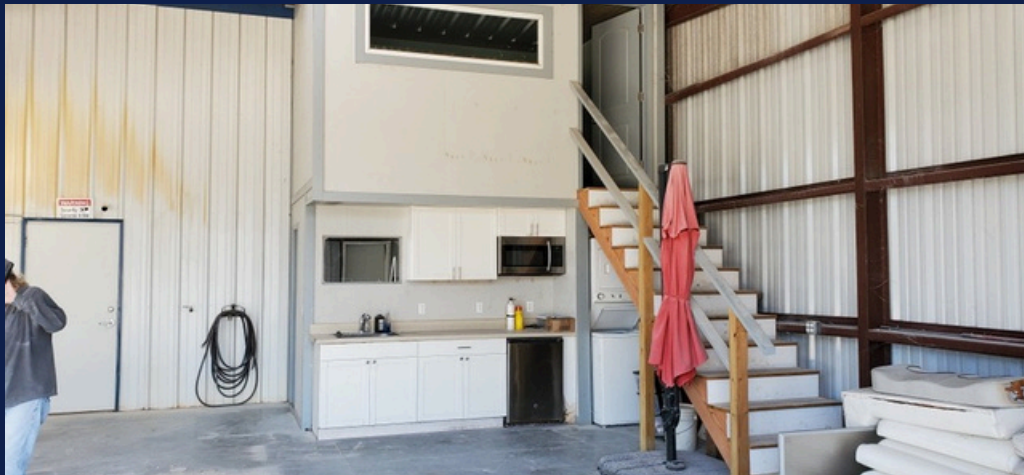
FRONTAGE 2 N/A

ZONING M1



LOTS 4-5

12630 County Road 87, Elberta



Details Lots 4-5

LOT 4

SIZE 200' X 650'

SEWER TAP Yes

CULVERT Yes

FRONTAGE 1 200' Cr 87

FRONTAGE 2 N/A

ZONING M1

*

LOT 5

SIZE 5.57 acres

SEWER TAP Yes

CULVERT Yes

FRONTAGE 1 326' Cr 87

FRONTAGE 2 326' Bruhn

ZONING M1

*2 metal buildings and a modular office is located on Lot 5



BUILDINGS

12630 County Road 87, Elberta



Descriptions

BUILDING 1

TOTAL SIZE 1440 sqft modular

HEAT/COOL 1440

ELECTRIC Yes

BATHROOM Yes

KITCHEN Yes

WASHER No

UPSTAIRS No

BUILDING 2

SIZE 5976 sqft total

HEAT/COOL 2880

ELECTRIC Yes

BATHROOM Yes (2)

KITCHEN Yes

WASHER Yes

UPSTAIRS Yes

BUILDING 3

SIZE 2850 Sqft

HEATED 450 sqft

ELECTRIC Yes

BATHROOM Yes

KITCHEN Yes

WASHER Yes

UPSTAIRS Yes



LOCATION

12630 County Road 87, Elberta





CYNTHIA  HUGHES

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“My goal is for my clients to feel like I’m always there for any questions, thoughts or ideas they may have. I want each of them to feel like my only client.”

Cynthia Hughes specializes in luxury vacation, investment and commercial real estate. She currently has \$5.5M in active commercial listings and is popular with out of state buyers seeking to move into the area. Clients choose to work with Cynthia based on her dedication, fiduciary responsibility, outgoing personality and organization while working with multiple clients.

Cynthia spends her downtime with her beloved Yorkshire Terriers or boating in the back waters of Orange Beach. She vacations in Costa Rica at least once a year, building on her surfing skills.

Cynthia runs her business from the heart and loves serving her clients with honesty, integrity and treating others as you would want your family to be treated.

In 2025 she joined Portside Realty, LLC and is currently a student to become a Certified Commercial Investment Member, CCIM which she hopes to achieve by Q4 2026.

