



Waterway W blvd

0 Waterway W blvd, Gulf Shores, AL 36542



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Waterway W blvd

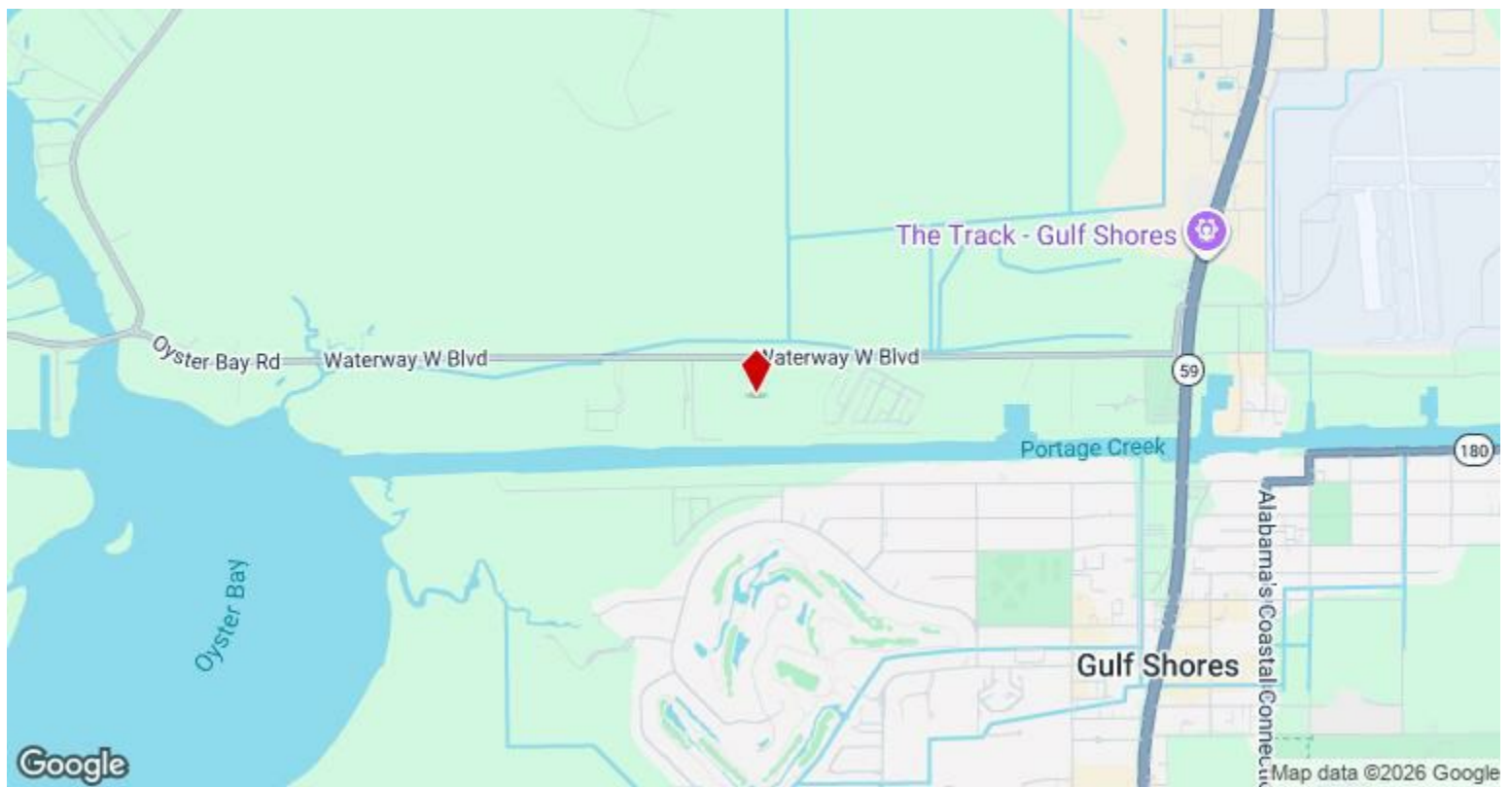
\$10,000,000

A rare development opportunity along the Intracoastal Waterway in Gulf Shores. This waterfront property consists of four contiguous parcels (PPIN: 29387, 345107, 345108 and, 345116), The only large-acre properties in the area zoned R-4, High-Density Multifamily. Allowing up to 20 units per acre, with direct frontage on Waterway West Blvd., along with good elevation and minimal wetlands (only .6 acre, mainly within the setback of Waterway West Blvd), this unique site provides entitlements that are difficult to find within the Gulf Shores market. An exceptional chance to acquire one of the very few remaining high-density, waterfront-oriented development sites in a rapidly growing coastal destination. Buyer/s to verify all pertinent information Buyer to verify all information during...

- Entitled zoning for high density multi-family.
- Waterfront.
- 20 acres .
- Access to the beach, international airport, restaurants, businesses and more within minutes.
- Top 10 fastest growing counties in the nation



Price:	\$10,000,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Mixed Use
Sale Type:	Investment or Owner User
Total Lot Size:	20.00 AC
No. Lots:	1
Zoning Description:	R-4
APN / Parcel ID:	05-66-03-07-1-000-001.000



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Property Photos



Property Photos



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Property Photos



8-0 West canal Dr 8



9-0 West canal Dr 9

Property Photos



10-0 West canal Dr 10



11-0 West canal Dr 11

Property Photos



Property Photos



Property Photos



Property Photos

