



Highway 98- 36,000+ VPD

Johnson Road

2.56 +/- Acres of Land For Sale - \$1,975,000
Southwest Corner of Highway 98/Johnson Road, Daphne, Alabama
Parcel Number: 05-43-09-29-2-000-009.001, PIN: 391559

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.

Investment Sales Contacts

Tim Herrington
(251) 510-2277
Tim@herringtonrealty.net

Parker Herrington
(251) 459-3208
Parker@herringtonrealty.net



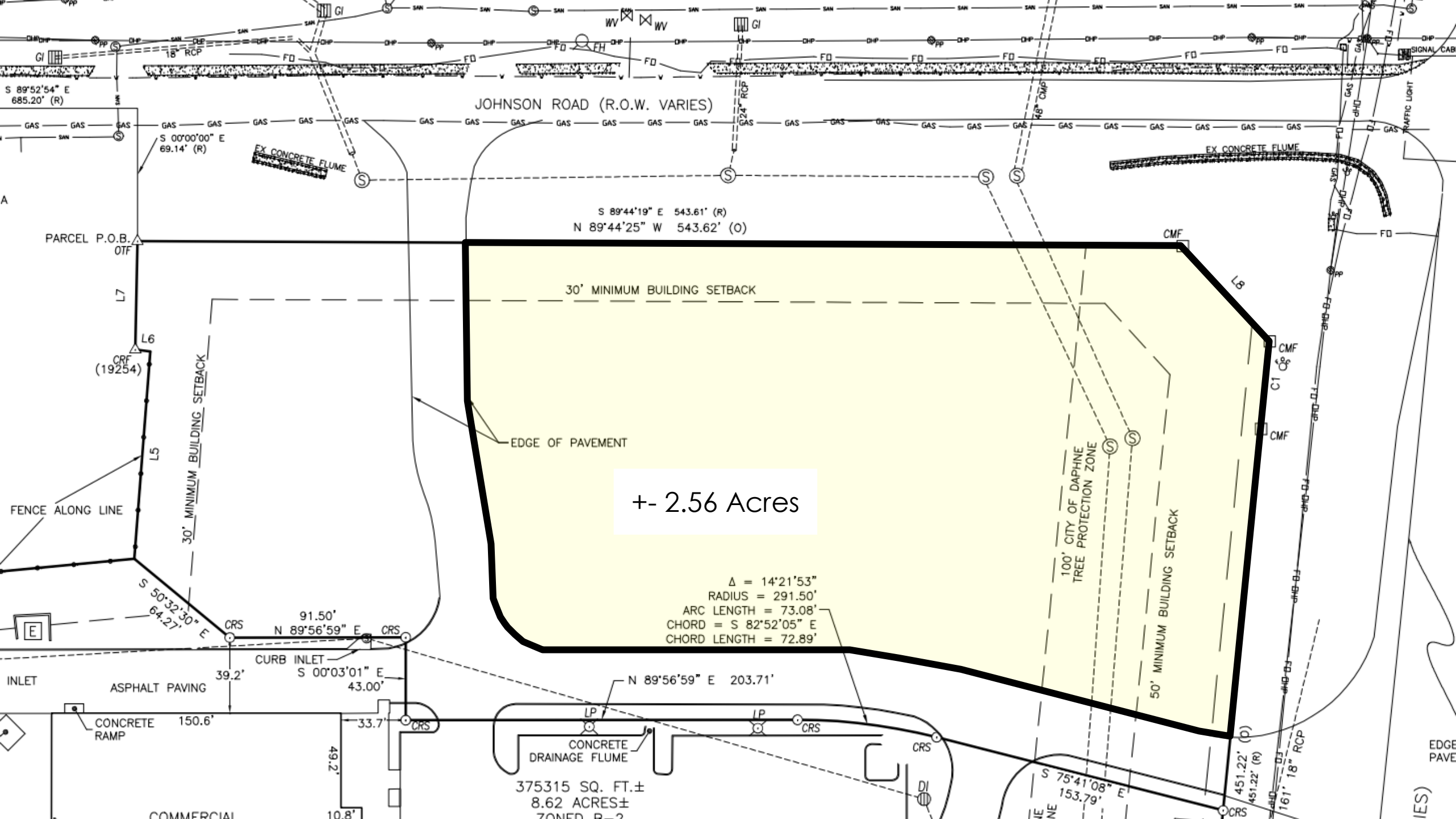
PROPERTY OVERVIEW

- Pricing: \$1,975,000
- Total Land Area: 2.56 +/- Acres
- Ownership Type: Fee Simple
- New Construction Tractor Supply Outparcel
- Commercial Frontage on the Busy Highway 98 Which Sees Over 36,000 Vehicles Per Day
- Located in Alabama's Fastest Growing County by Population Growth
- Baldwin County is the #1 County in Alabama for "Incoming Business Development" for the 4th year in a row

Herrington Realty is pleased to present an exclusive opportunity to purchase 2.56 +/- acres of land in Daphne, Alabama. The property is an outparcel to a new construction Tractor Supply with commercial frontage on Highway 98, which sees over 36,000 vehicles per day. The 2.56-acre parcel is surrounded by national retailers including Target, Harbor Freight, Chick Fil A, Popeyes, Staples, and many more.

The subject property is in Daphne, Alabama, situated along the eastern shore of Mobile Bay which provides easy access to major highways and the major city of Mobile. Baldwin County, home to Daphne, is one of the fastest-growing counties in Alabama with a thriving economy and increasing population. This growth, coupled with the Daphne's high quality of life and supportive business environment ensures a strong customer base and promising potential for commercial success.





Property Photos



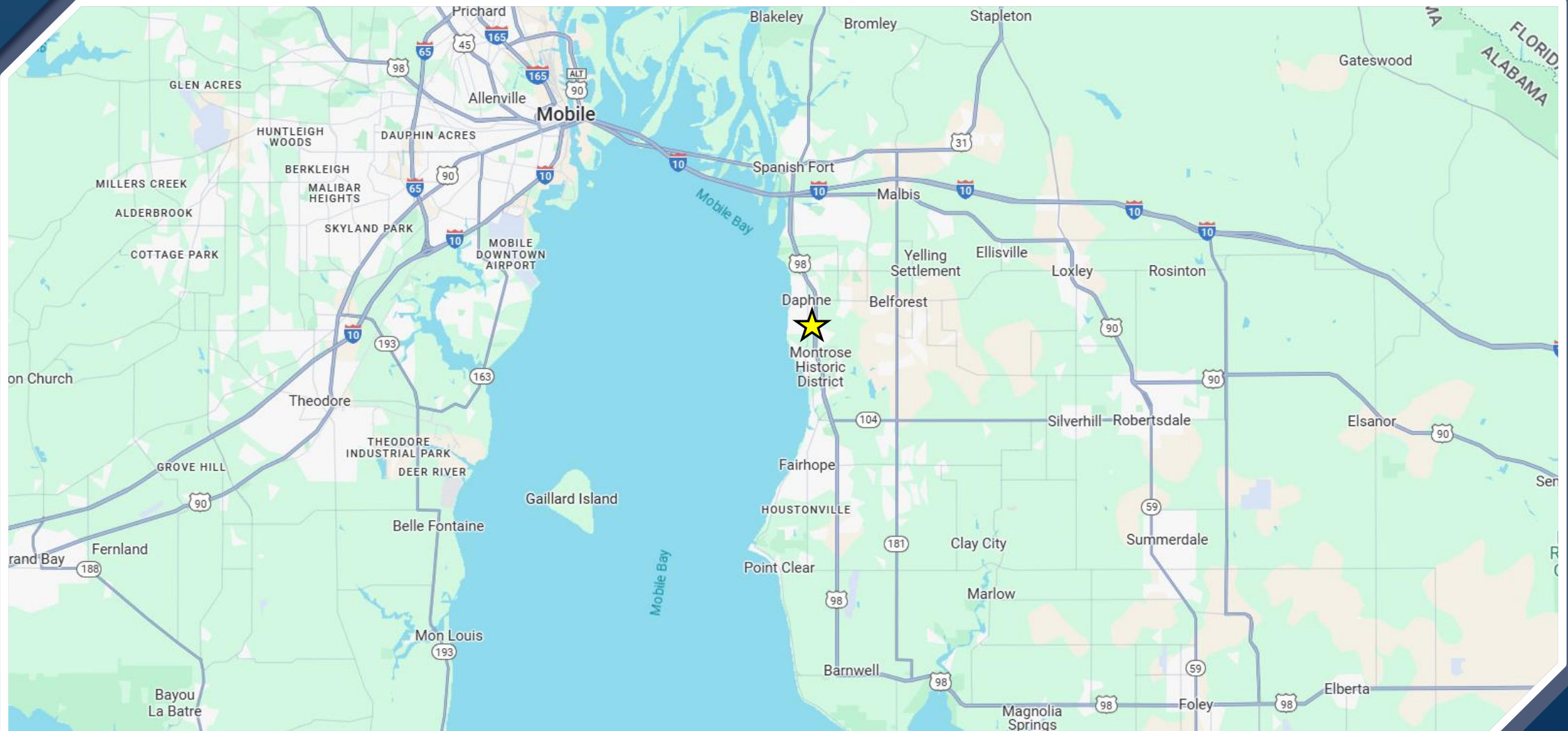
Property Photos



Retail Map – Daphne, Alabama



Property Location



DEMOGRAPHIC SUMMARY

851 US Highway 98, Daphne, Alabama, 36526

Ring of 5 miles

KEY FACTS

50,925

Population



20,370

Households

42.1

Median Age

\$68,730

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



21.1%

High School Graduate



27.7%

Some College/
Associate's Degree



48.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$86,904

Median Household Income



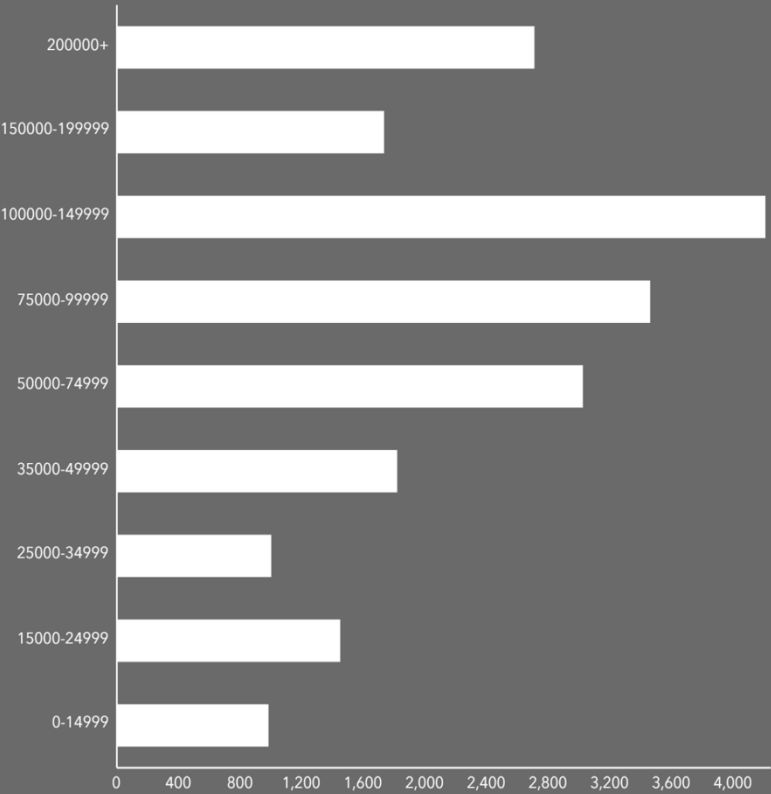
\$47,047

Per Capita Income

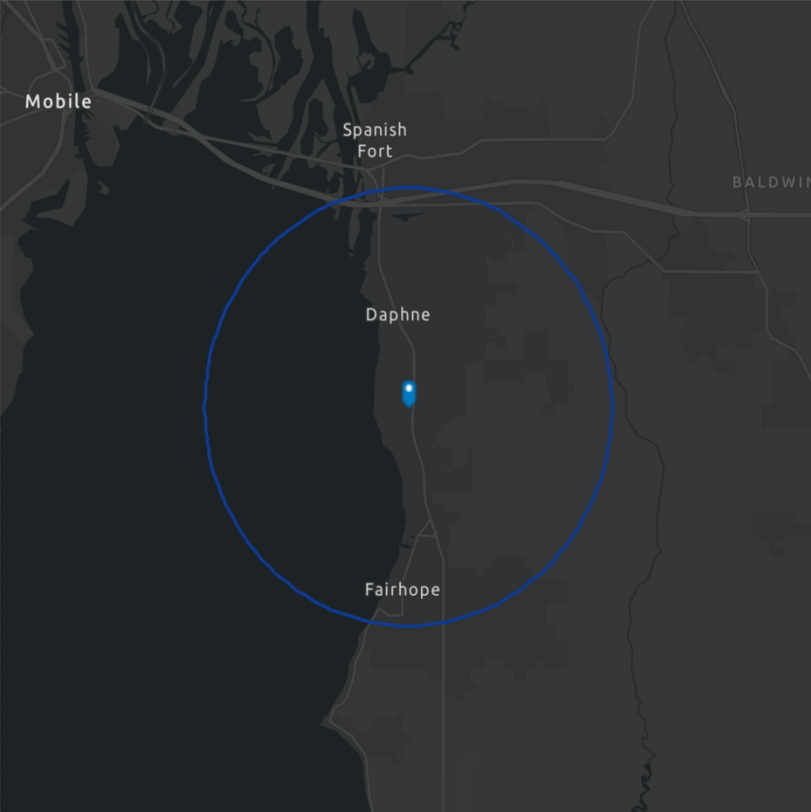


\$325,805

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



70.4%

White Collar



18.4%

Blue Collar



12.4%

Services

1.9%

Unemployment Rate

Daphne, Alabama

Nestled on the eastern shore of Mobile Bay, Daphne, often referred to as the "Jubilee City," offers a vibrant community atmosphere with a prime location for commercial ventures. With its convenient access to Interstate 10 and proximity to major cities like Mobile and Pensacola, Daphne is an attractive hub for retail, hospitality, and industrial projects. The city's blend of scenic beauty and business-friendly environment, complemented by competitively priced commercial real estate, makes it a desirable destination for investors. The supportive local government actively promotes growth through various incentives, creating a welcoming atmosphere for businesses looking to expand.

Daphne, a jewel of Baldwin County, is renowned for its beautiful waterfront and outdoor recreational opportunities. As part of the rapidly growing Eastern Shore region, Daphne has seen significant population growth and development, attracting new residents with its quality of life and community spirit. According to the 2019 Census, Baldwin County, where Daphne is located, boasts a population exceeding 223,000 people, making it the largest county in Alabama by area. The pristine waters of Mobile Bay and the city's well-maintained parks and trails continue to draw both residents and tourists alike. Designated areas of Baldwin County have received the "Outstanding Alabama Water" recognition from the Alabama Environmental Management Commission, highlighting the exceptional environmental quality of the region. As Daphne continues to grow, its commitment to preserving natural beauty while fostering economic development ensures it remains a top destination for years to come.