

FOLEY PROFESSIONAL PARK

Across From South Baldwin Regional Medical Center | Just off Highway 59



- ±7.59 AC professional park located across from South Baldwin Regional Medical Center
- Property has access just off Highway 59
- Future connectivity to Fern Ave extension
- Lots are designed to far exceed the City of Foley's minimum parking requirements
- Property is ideally located in the newly created Foley Medical Overlay District

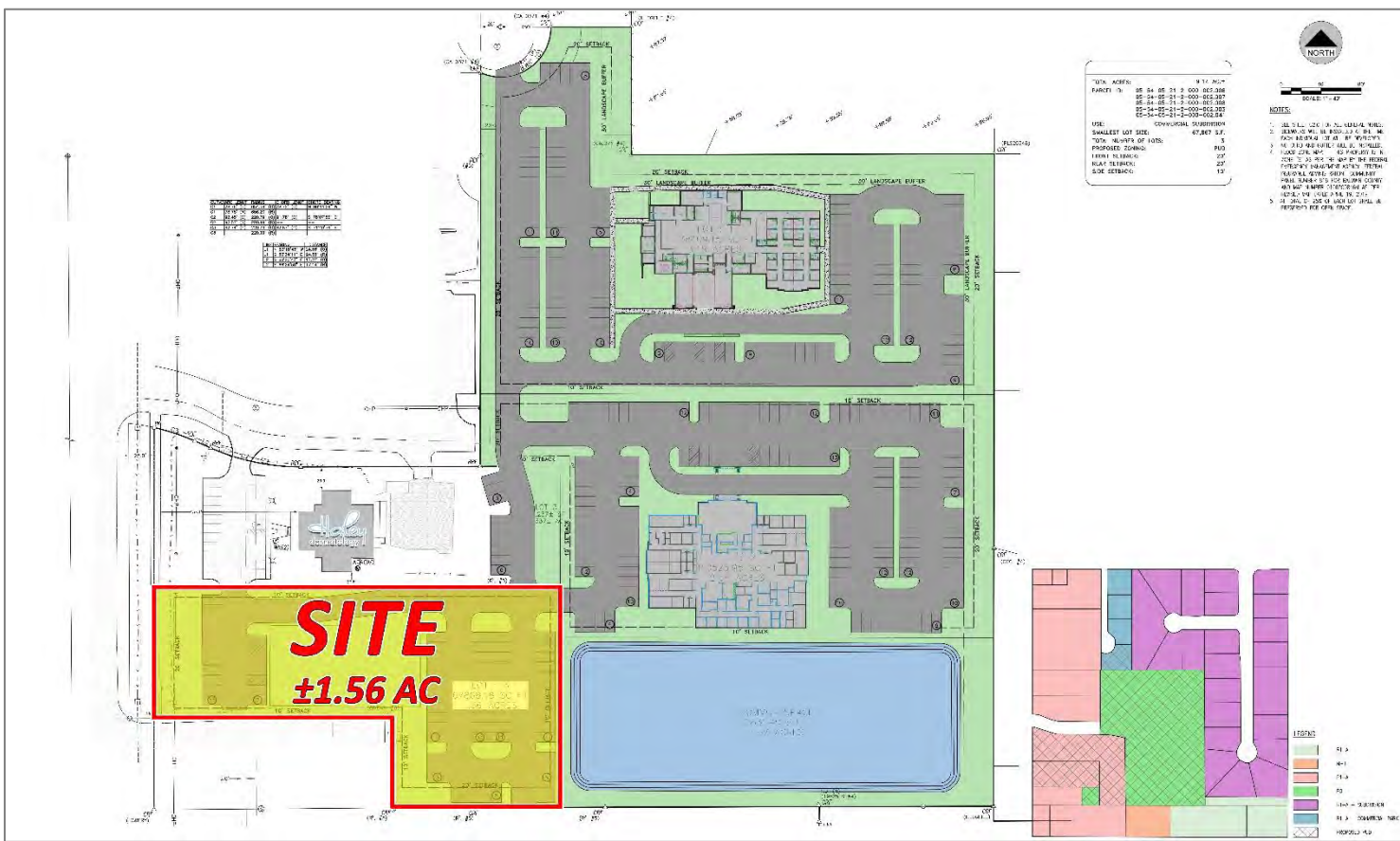
*Vallas Realty, Inc., in conjunction with Haley Development, is pleased to present **Foley Professional Park** - Foley's newest professional medical development. Located in the heart of the Foley Medical Overlay district, **Foley Professional Park** is located across Highway 59 (McKenzie Street) from South Baldwin Regional Medical Center. The lots have been designed to exceed the minimum parking requirements. Only one ±1.56 AC lot remains available with frontage on Highway 59. **Asking price: \$699,000.***

**VALLAS
REALTY, INC.**

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

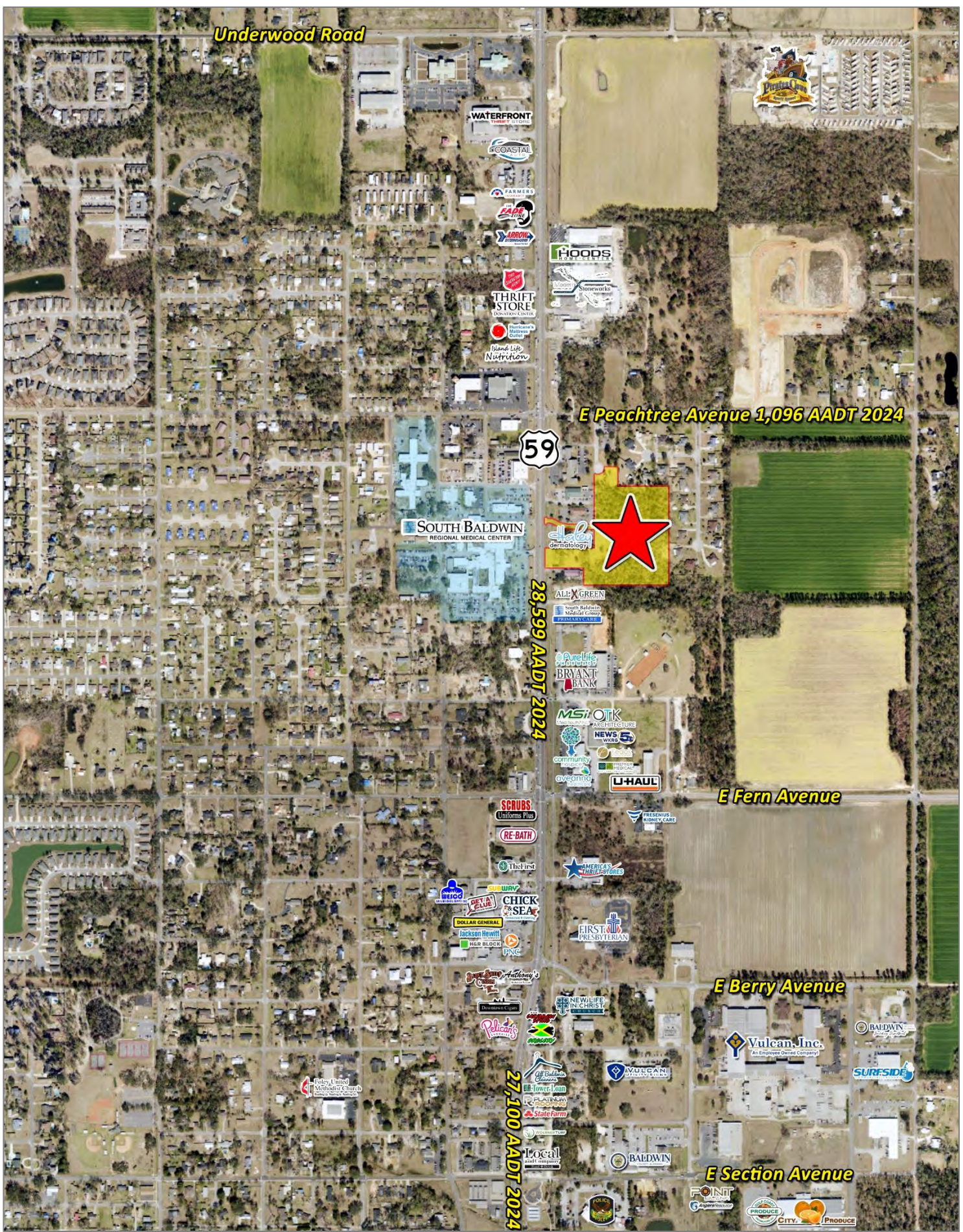
Foley Professional Park Proposed Renderings & Site Plan

LOT FOR SALE | FOLEY PROFESSIONAL PARK | FOLEY, ALABAMA 36535



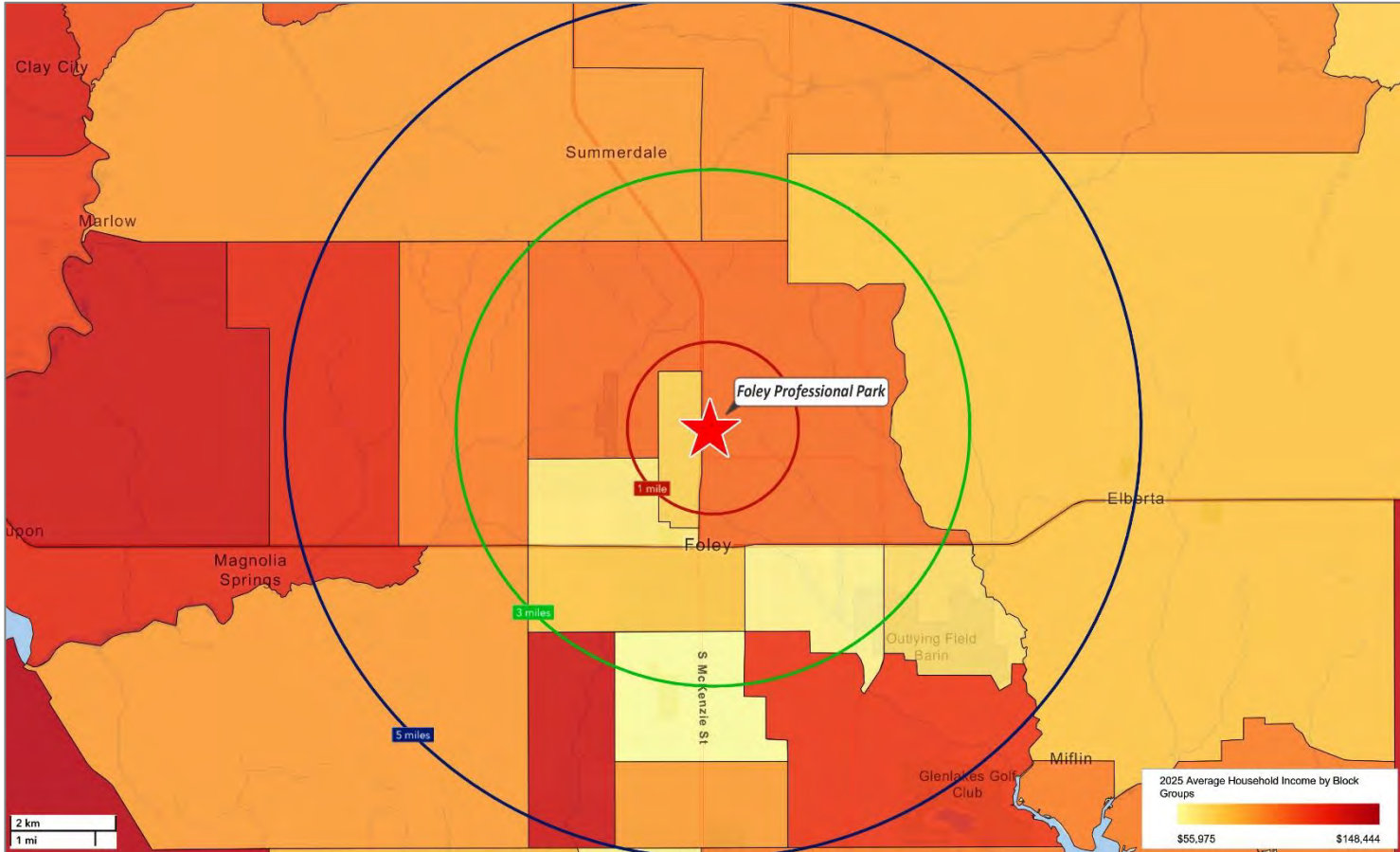
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Median Household Income Heat Map and Demographics

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2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,537	16,097	31,789
Median Age	47.5	43.7	44.7
Largest Median Age Group	35-44	65-74	65-74
Annual Population Growth Projection for 2025-2030	1.88%	2.16%	2.53%
Daytime Population	6,375	19,614	33,943

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,413	6,674	13,428
Average Household Size	2.34	2.37	2.35
Average Household Income	\$80,906	\$77,696	\$68,626

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	68.7%	68.0%	70.0%
Renter Occupied Houses	31.3%	32.0%	30.0%
Average Home Value	\$257,930	\$273,283	\$300,743

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region accounts for over 1/3 of Alabama's tourism revenue alone. Baldwin County is the 6th fastest-growing county in the nation and is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).



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