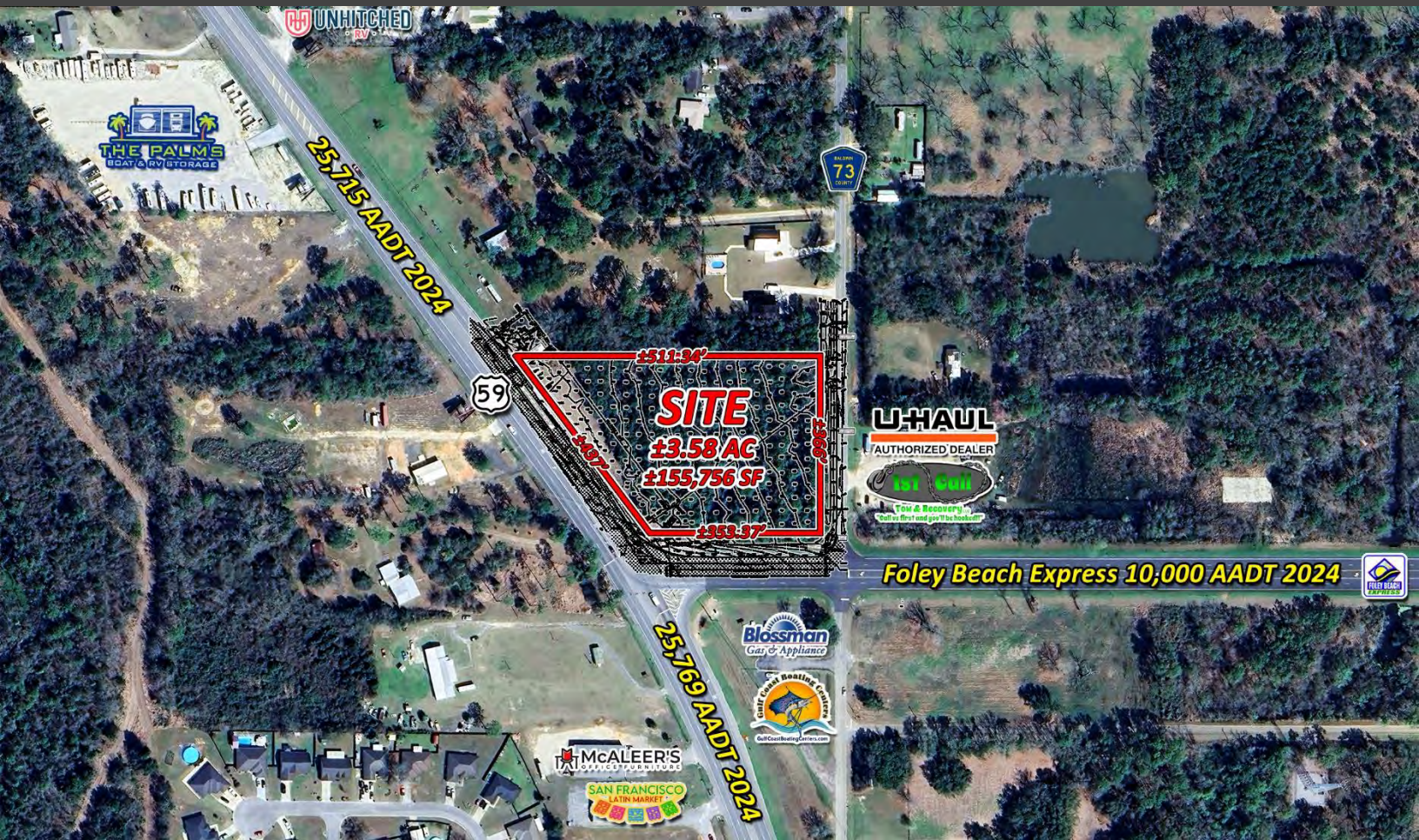


LOT on HIGHWAY 59 at FOLEY BEACH EXPRESS

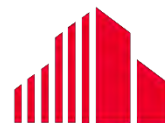
±3.5 AC For Sale | Frontage on Three Sides | Foley, Alabama



- Commercial lot for sale on US Highway 59 at Foley Beach Express & County Rd 73
- Traffic counts on US Hwy 59 are 25,715 AADT and FBX are 10,000 AADT as of 2024
- Lot is ±155,756 SF / ±3.575 AC
- Site has ±437' on US Hwy 59, ±353.37' on Foley Beach Express, and ±366 on CR 73
- Available for sale, inquire for price & details

Highly desirable commercial lot available with frontage on three thoroughfares in Foley, Alabama. Located at the intersection of US Highway 59 & Foley Beach Express, with additional frontage on County Rd 73. Property is ±3.575 AC, and available for sale. Please inquire with broker for price and terms.

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.



**CUSHMAN &
WAKEFIELD**

**VALLAS
REALTY, INC.**

Cushman & Wakefield | 7700 Forsyth Boulevard, Suite 1210. Saint Louis, MO 63105 | 314.391.2757

Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | 251.344.1444



SUMMARY INFORMATION

Address:	Located at intersection of Foley Beach Express & US Highway 59 in Foley, Alabama
Lot Size:	±155,756 SF / ±3.575 AC
Frontage:	±437' on Highway 59 ±353.37' on FBX ±366' on County Rd 73
Traffic Counts:	25,715 AADT Highway 59 10,000 AADT on FBX Both per ALDOT as of 2024
Terms:	For Sale

FOLEY MARKET OVERVIEW

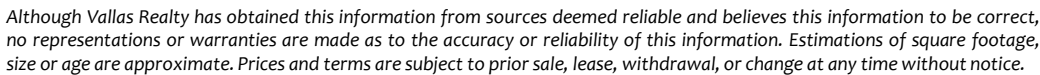
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3 of Alabama’s tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 58% since 2000.

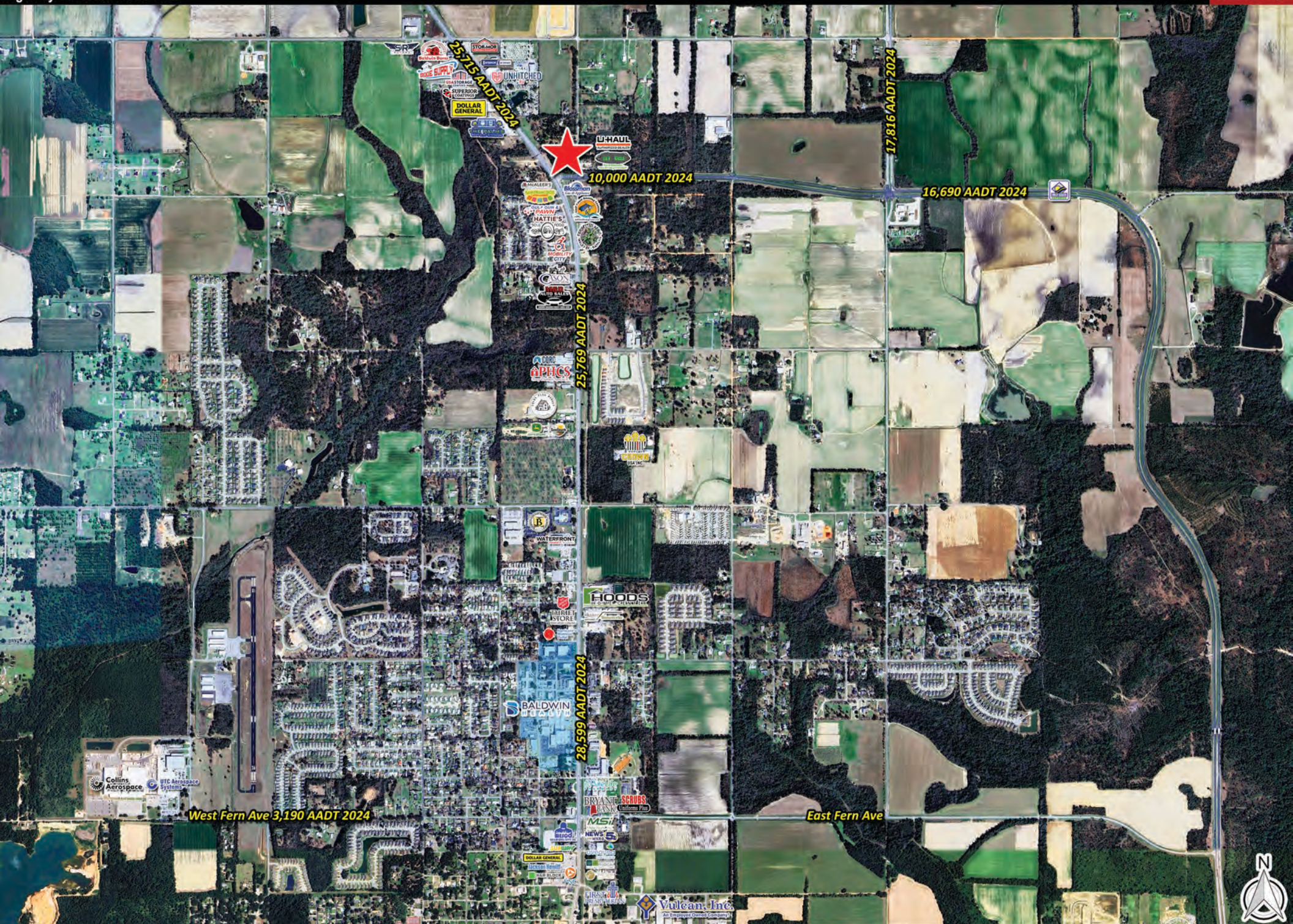
In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is the fastest growing county in the State, expected to see a substantial growth of 65.1% from 2010-2040. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5). Also in 2021, Baldwin County surpassed Montgomery County as the State’s fourth most-populous state. Baldwin County ranks among Alabama’s top 5 Counties for business growth, GDP growth, new building permits and business investment.

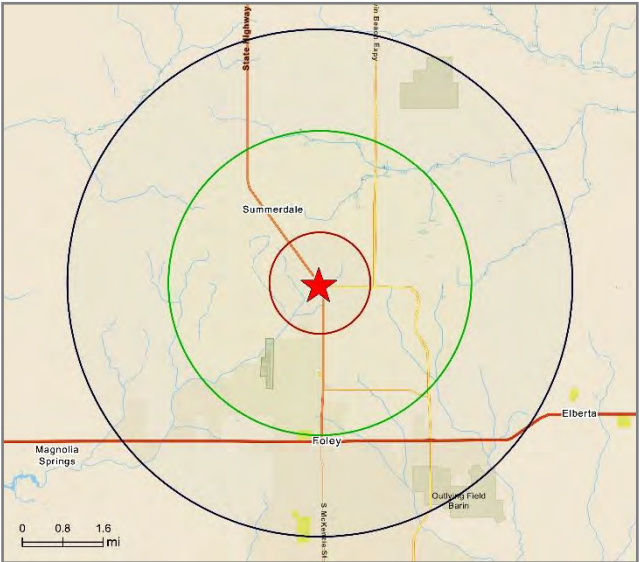
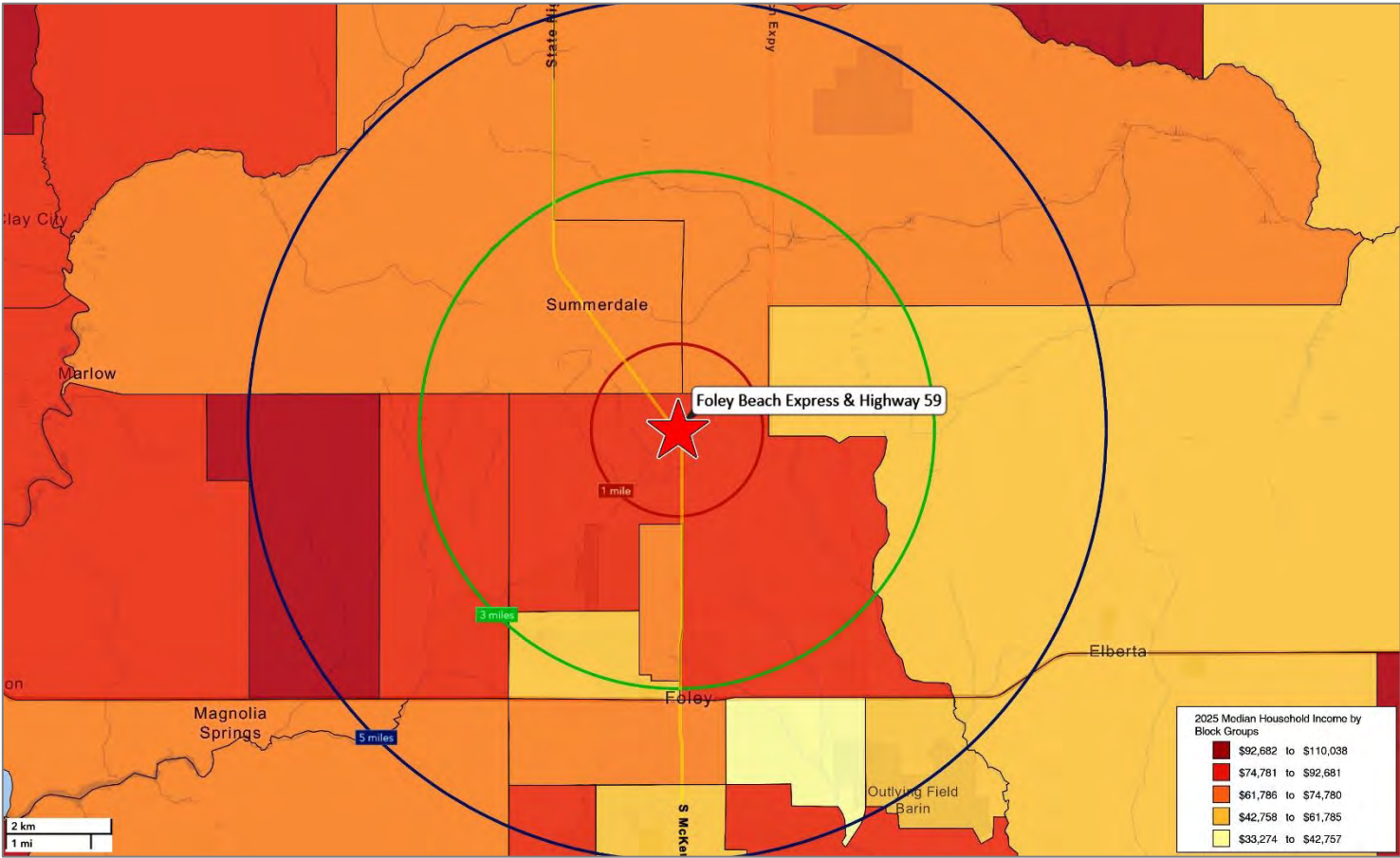
Foley / Gulf Shores tourists report an Average Household Income of \$93,000 per year & enjoy a longer length of stay. Located only 7 mi North of Gulf Shores & Orange Beach, Alabama. Foley is the 4th safest city in Alabama, according to backgroundchecks.org (2019). Foley has seen a 46% increase in tourism to 6.8 million visitors annually since 2010

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.









2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	991	8,686	24,486
Median Age	47.6	46.3	43.4
Largest Median Age Group	65-74	65-74	65-74
Annual Population Growth Projection for 2025-2030	2.53%	2.22%	2.28%
Daytime Population	859	11,930	26,416

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	430	3,587	10,074
Average Household Size	2.30	2.35	2.40
Average Household Income	\$99,578	\$90,758	\$90,048

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	74.4%	68.7%	64.6%
Renter Occupied Houses	17.3%	22.6%	253.3%
Average House Value	\$292,664	\$287,910	\$301,677

Broker Contacts:

John P. Vallas, Jr.
Vallas Realty, Inc.
2600 Dauphin Street
Mobile, Alabama 36606
O: 251.344.1444
C: 251.751.7223
john@vallasrealty.com
www.VallasRealty.com

David F. Neubauer
Vallas Realty, Inc.
2600 Dauphin Street
Mobile, Alabama 36606
O: 251.344.1444
C: 251.753.0556
david@vallasrealty.com
www.VallasRealty.com

James Lewis
Cushman & Wakefield
7700 Forsyth Blvd.
Saint Louis, MO 63105
O: 314.862.7100
C: 314.391.2757
james.lewis@cushwake.com
www.CushWake.com

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.

