

FOR SALE

NE Corner of Foley Beach Express & Highway 59
Foley, AL 36535

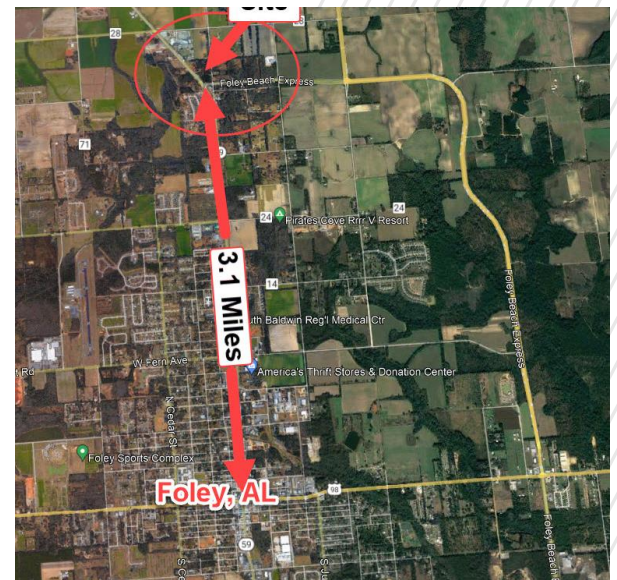


PROPERTY HIGHLIGHTS

3.63 Acres located on the NE Corner of Hwy 59 and the Foley Beach Expressway. Prime corner zoned C-3. 3.1 Miles north of Downtown Foley. 367' fronting on Hwy 59 and 336' fronting on Foley Beach Expressway.

BUILDING SF	N/A
LAND SF	158,122
YEAR BUILT	N/A
PARKING	TBD
TRAFFIC COUNTS	25,596 VPD

SIGNAGE TYPE	
3-MILE (POP.)	9,567
5-MILE (POP.)	22,390
MED. INCOME	\$50,678
SPACE USE	



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Broker
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3.63 Acres-Hwy 59 Foley, AL

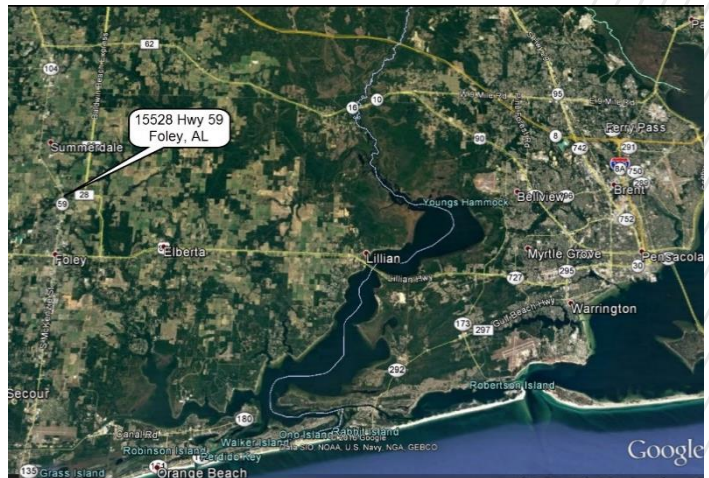
Signaled intersection. Located 3.1 miles north of Downtown Foley (Between Foley and Robertsdale). Mostly rural with growth coming from both directions (Foley and Robertsdale).

Site consists of 3 parcels.



LEGAL INFORMATION

TAX PARCEL ID	54-03-08-0-000-022.000
2022 RE TAXES	\$4,908.40
ZONING	C-3



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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