

OUT PARCEL on FOLEY BEACH EXPRESS

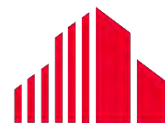
Across from OWA Resort | Foley Beach Express | Foley, AL



- New ±2 AC out parcel of the new ±60,000 SF Publix-anchored shopping center available
- Across from OWA Parks & Resort, that sees over 1 million visitors per year as of 2025
- Multiple access points including signalized access at the intersection of FBX & OWA
- Zoned PUD - Planned Unit Development
- Available for sale, inquire for price

Highly desirable commercial lot available across from OWA Resort in Foley, Alabama. Located directly on the Foley Beach Express, at the signalized intersection of County Rd 20 / Miflin Road, this out parcel of the new Publix-anchored development is an ideal location for retail, QSR, multi-family, hotel, and other uses. OWA Resort has approximately 1 Million visits per year, as of 2025, with visitors' average annual household income of \$62,000 (*per placer.ai*).

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.



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SUMMARY INFORMATION

Address:	Located at signalized SWC of Foley Beach Express & County Rd 20 / Miflin Rd
Lot Size:	±87,111 SF / ±2 AC
Curb Cuts:	4 on Highway 59 2 on side streets
Zoning:	PUD - Planned Unit Development
Traffic Counts:	14,329 AADT as of 2024 on County Rd 20 / Miflin Rd 24,312 AADT as of 2024 on Foley Beach Express
Real Estate Taxes:	\$3.30 annually* <i>*Subject to Change</i>
Terms:	For Sale, inquire for price

FOLEY MARKET OVERVIEW

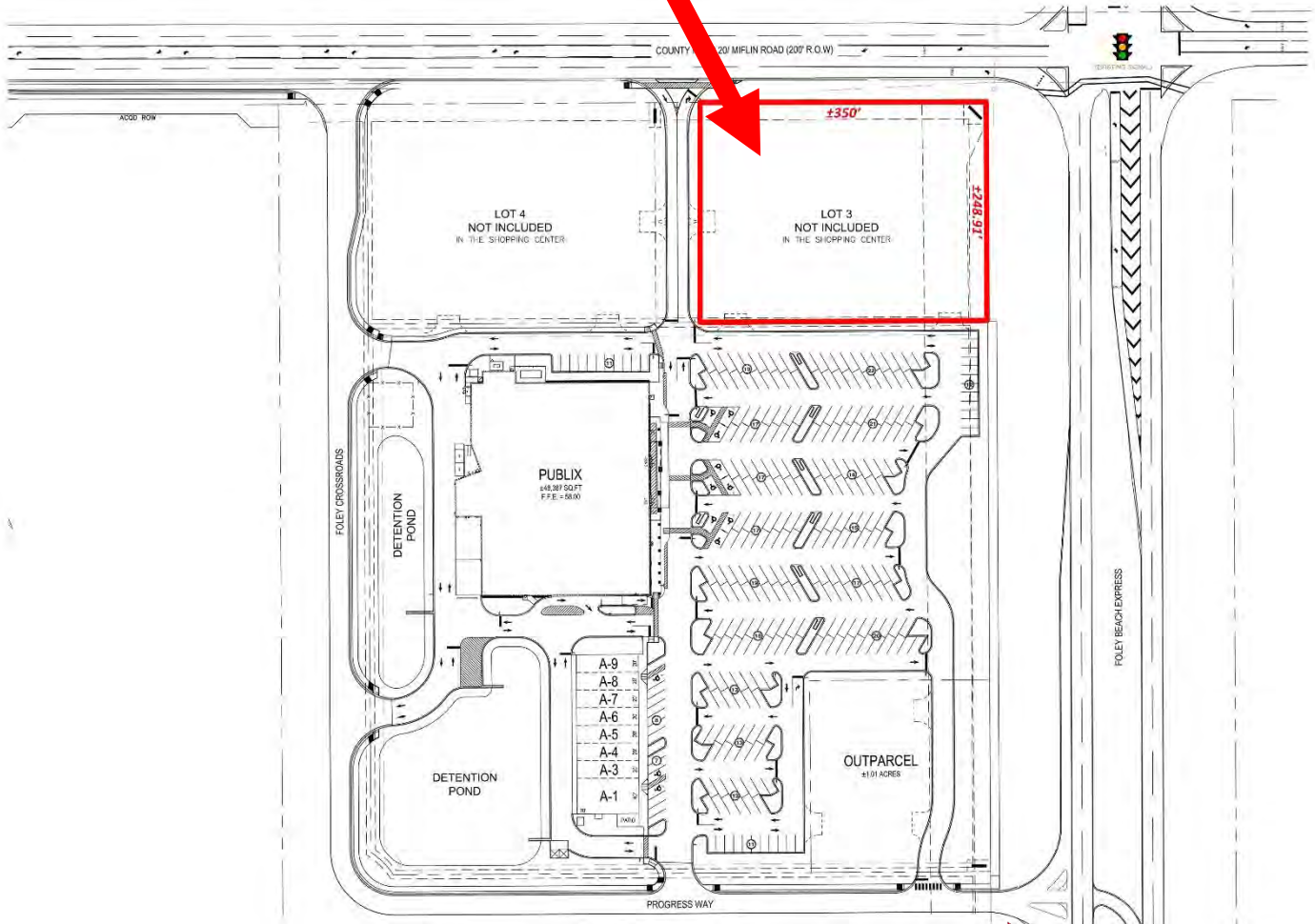
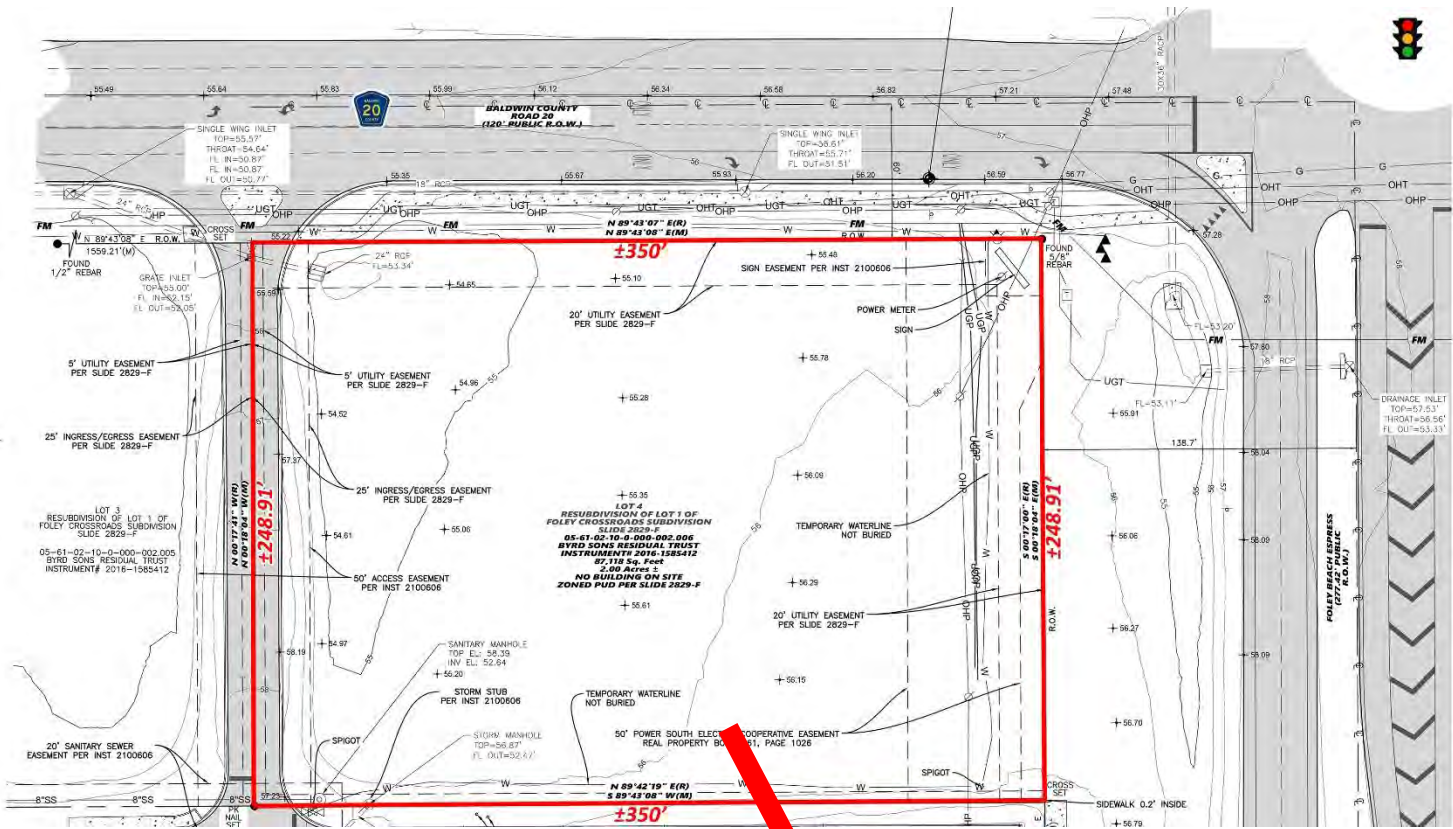
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3 of Alabama’s tourism revenue. However, it is an even better place to live and work, with a regional 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

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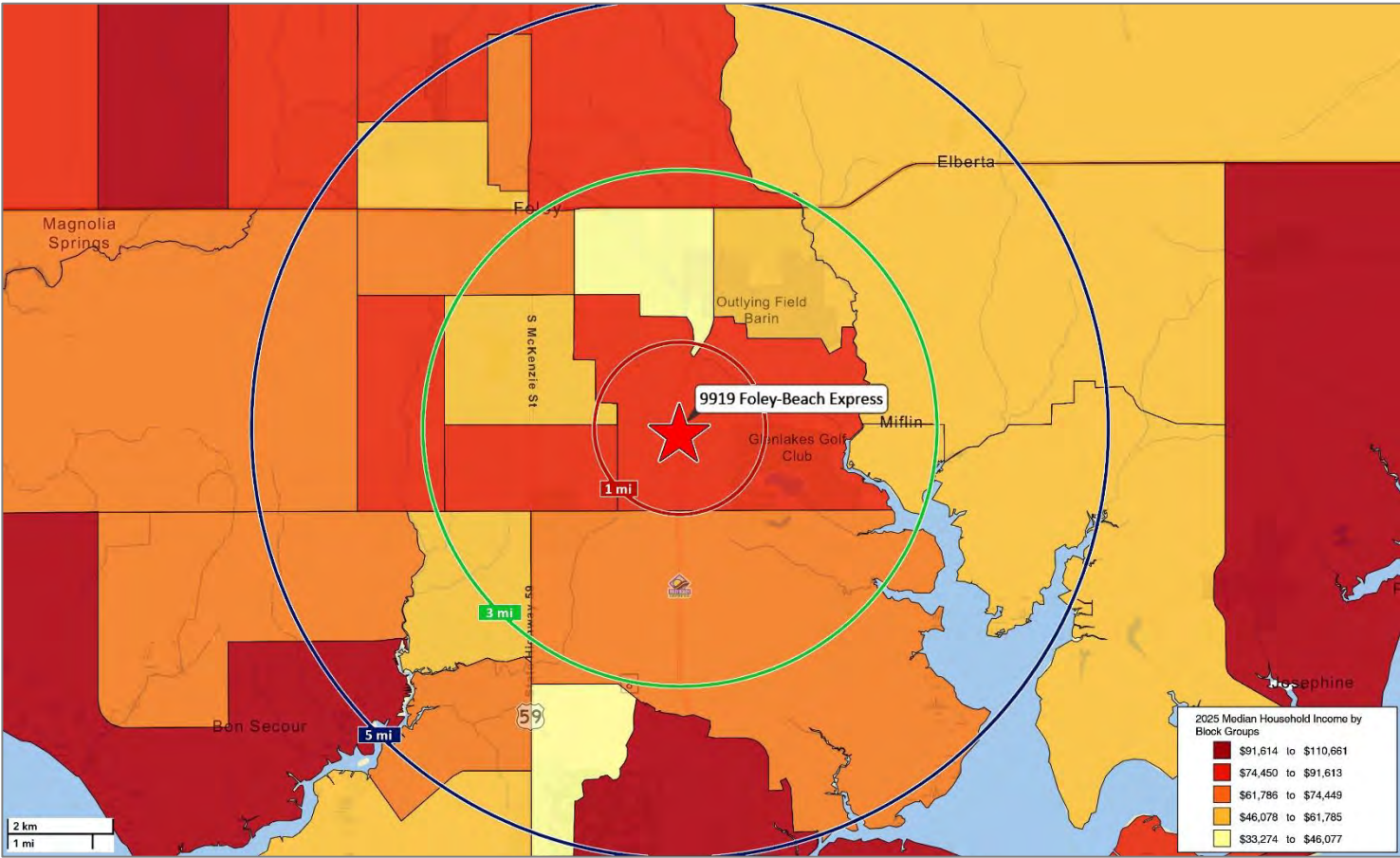
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Median Household Income Map, Location Map, and Demographics

OUT PARCEL AVAILABLE | ACROSS FROM OWA RESORT | FOLEY, AL 36535



2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,914	17,787	41,871
Median Age	58.1	46.0	45.3
Largest Median Age Group	65-74	65-74	65-74
Annual Population Growth Projection for 2025-2030	3.32%	2.95%	2.57%
Daytime Population	1,444	18,601	42,541

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	874	8,203	18,459
Average Household Size	2.18	2.17	2.25
Average Household Income	\$104,965	\$82,923	\$85,594

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	67.1%	53.1%	55.6%
Renter Occupied Houses	9.5%	29.6%	28.1%
Average House Value	\$335,092	\$318,390	\$339,585

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