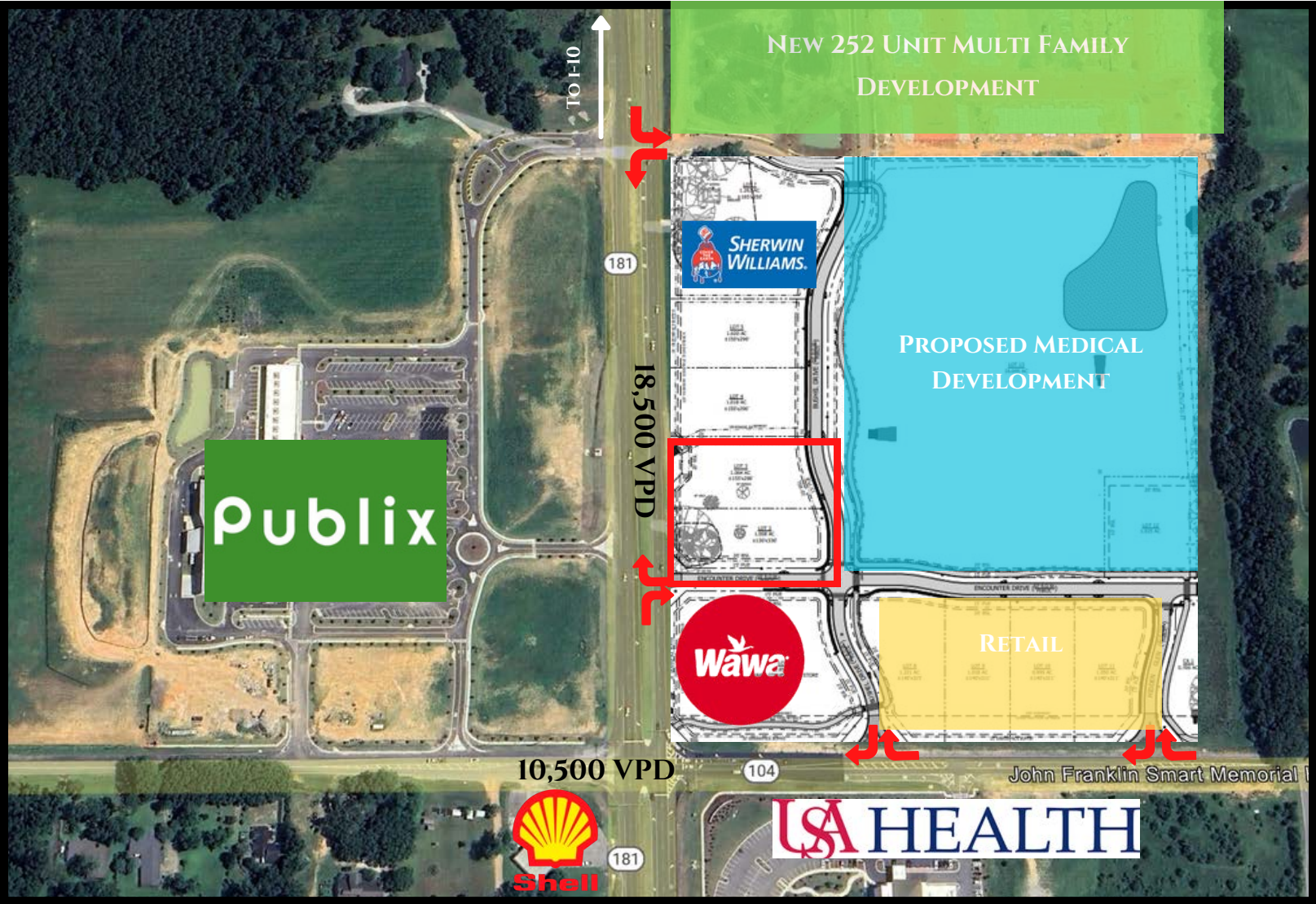


# FAIRHOPE, AL

GL OR BTS

RETAIL FRONTAGE ON HWY 181 (18,500 VPD)

2 ACRES



## PROPERTY HIGHLIGHTS

- 2 ACRES (CAN BE DIVIDED)
- DIRECTLY ACROSS FROM BRAND NEW PUBLIX DEVELOPMENT
- MASTER DEVELOPMENT STARTED SEPTEMBER 2023
- HWY 181 RECENTLY EXPANDED FROM 2 TO 4 LANES IN FRONT OF SITE
- DIRECT ACCESS BACK TO I-10

## DEMOGRAPHICS

|         |            | MEDIAN    |           |
|---------|------------|-----------|-----------|
|         | POPULATION | HH INCOME | EMPLOYEES |
| 1 MILE  | 1,579      | \$90,192  | 231       |
| 3 MILES | 22,080     | \$94,846  | 5,675     |
| 5 MILES | 49,424     | \$88,014  | 13,935    |



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Although information has been obtained from sources deemed reliable, Owner, D&G Development Group, and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

# FAIRHOPE, AL

## SIGNIFICANT RESIDENTIAL AND COMMERCIAL GROWTH

★ **Subject Property:** 34 +/- Acres located on the northeast corner of State Highway 181 and State Highway 104 directly across from a new Publix Supermarket, the new USA Health Campus and adjoining to a 250-unit multifamily subdivision. Given the extraordinary development in this area, the property is arguably the most desirable corner in all of Baldwin County. The subject property will have 6-8 retail outparcels, a 55+ multifamily community on back-east side of the parcel and one of Wawa's (<https://www.wawa.com/>) first locations in the state of Alabama on the corner parcel.

### 2021-2022 New Construction Map Key

- A. New Construction Publix Supermarket ([Publix](#)) – 6-8 retail outparcels
- B. New Construction USA Health Mapp Family Campus ([USA Health Campus](#))
- C. New 252-unit multifamily subdivision – 6-8 retail outparcels
- D. Harvest Green Subdivision – 375 homes ([Harvest Green](#))
- E. New St. Michael Catholic High School ([St. Michael](#))
- F. North Hills Residential Development – 112 custom designed homes ([North Hills](#))
- G. The Verandas – 112 lot village subdivision ([The Verandas](#))
- H. Fairhope Motorcoach Resort – 57-Units ([Fairhope Motorcoach Resort](#))
- I. Fairhope Landing – 75 Luxury RV/Tiny Home Development ([Fairhope Landing](#))
- J. Fairhope Falls Residential Development – 318 lots ([Fairhope Falls](#))
- K. The Reserve – 169 units luxury senior living ([The Reserve](#))
- L. Gayfer Village – 16 commercial lots, 232 multi family units and 77 single family lots ([Gayfer Village](#))
- M. New Construction Aldi ([Aldi](#))
- N. Boardwalk Village - High-end retail development with hotel, restaurants, and residential condos ([Fairhope East](#))
- O. Overland Development – 61-lot residential subdivision and 16 townhome apartments ([Overland](#))
- P. Summer Lane – 15 Lot high-end subdivision ([Summer Lane](#))
- Q. Polo Crossing Retail Center – 5 Spaces ([Polo Crossing](#))
- R. Longbranch Subdivision – 28 lots ([Longbranch](#))
- S. Carmel Park Flats Apartments – 242 units ([Carmel Park Flats](#))
- T. Live Oaks Estates – 76 lot major subdivision

Information Subject to Change

Downtown Fairhope



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