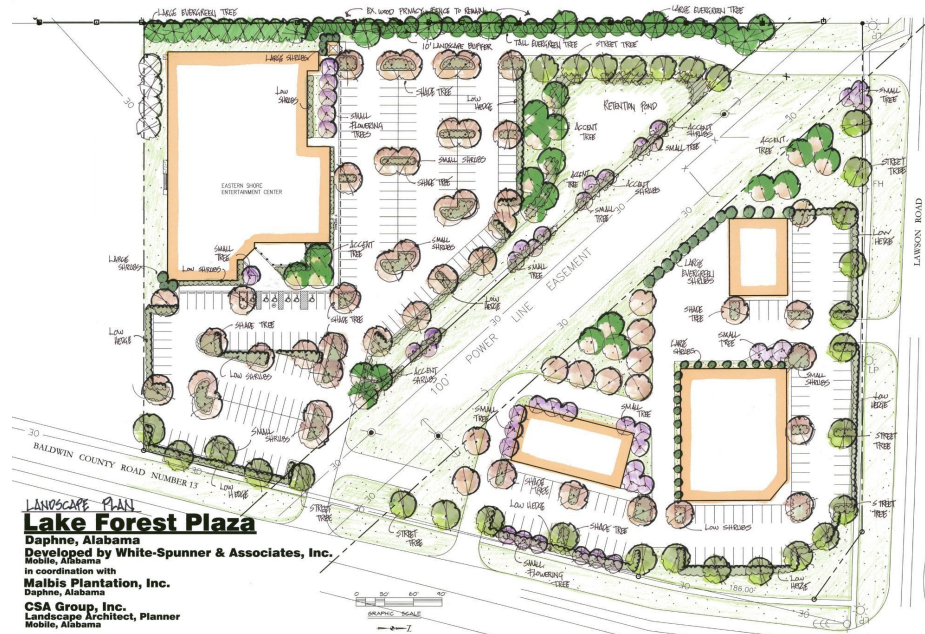


EXECUTIVE SUMMARY

Lake Forest Plaza | SWC County Road 13 & Lawson Road. Daphne, AL 36526



OFFERING SUMMARY

Sale Price: \$3.00 - 4.00 / SF

Lot Size: 1 - 8.5 Acres

Lease Rate: \$10,500 (Monthly)
\$0.72 PSF (Annual)

Lot Size: 4.80 Acres

Zoning: B-1 Local Business

PROPERTY OVERVIEW

Great location near the intersection of CR 13 and Lawson Road across from Daphne High School. Approximately 8.5 acres south of the power line fronting CR 13 and zoned B-1 Local Business. Property can potentially be subdivided into smaller parcels with city approval. Asking \$3.00-4.00 psf. Property north of the power line contains approximately 4.8 acres and is available for lease at \$150,000 per year and owner will also consider a build to suit. Attached are conceptual plans.

PROPERTY HIGHLIGHTS

-

Lake Forest Plaza | SWC County Road 13 & Lawson Road. Daphne, AL 36526

DONALD F. COLDAN - N.J. REG. 942

BOUNDARY SURVEY							
SOUTHWEST CORNER, LAWSON ROAD & BALDWIN CO. RD. #1							
BALDWIN COUNTY ALABAMA							
RESTER AND COLEMAN ENGINEERS, INC.							
66 MOTON PARK WEST MOBILE, ALABAMA 36606-4748							
TELEPHONE NO. (251)-479-4518							
FAX NO. (251)-479-4522							
DWG. BY:	REVISIONS						SCALE:
O.K.	A/P/H/A/R	BY:	DATE:	BY:	DATE:	BY:	1" = 50'
CHECKED BY:	DATE:						FILE NO.
							S-77

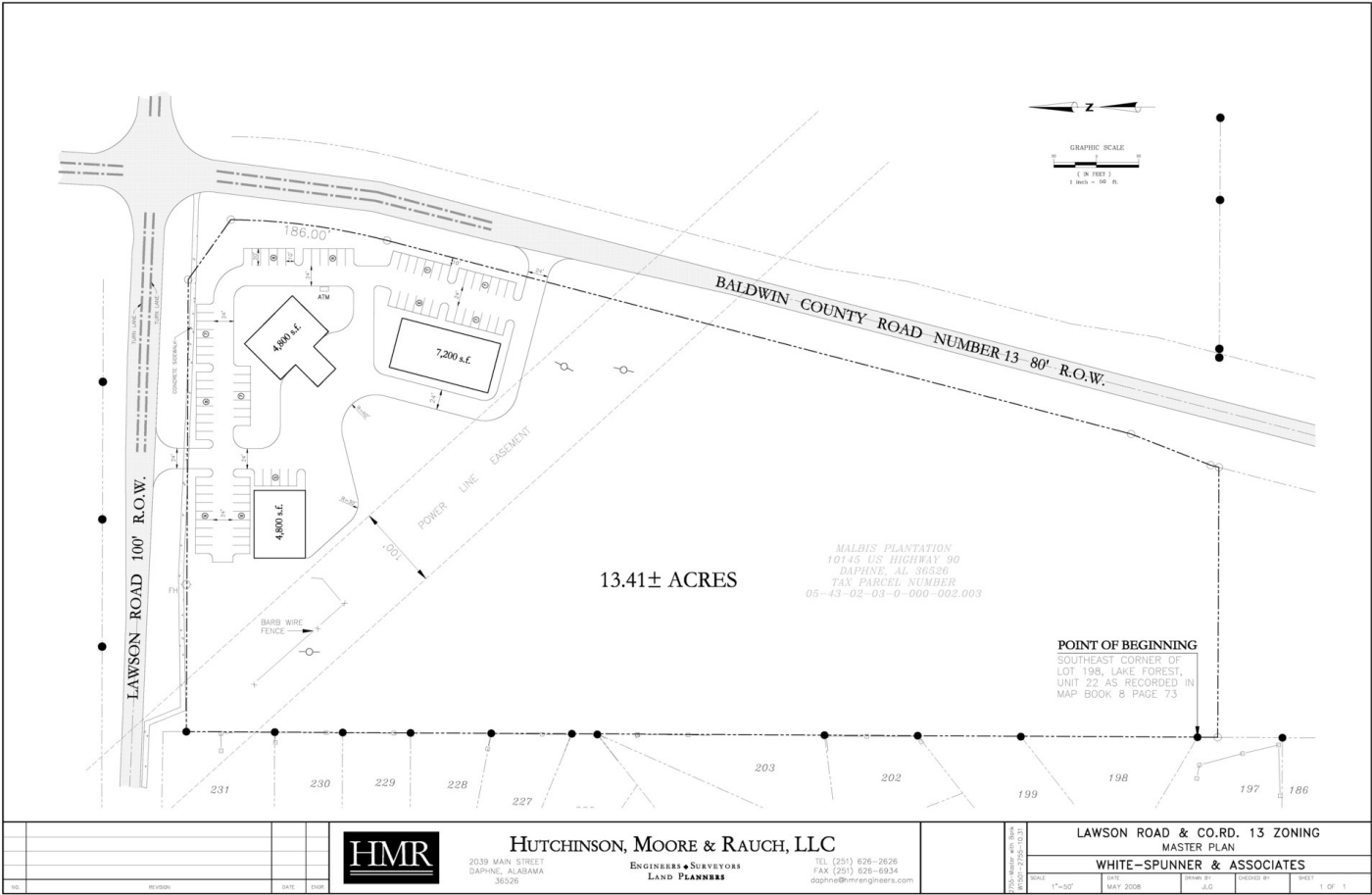
Lake Forest Plaza | SWC County Road 13 & Lawson Road. Daphne, AL 36526



SHARON R. WRIGHT, CCIM
251.510.1822
sharon@white-spunnersrealty.com

CONCEPTUAL

Lake Forest Plaza | SWC County Road 13 & Lawson Road. Daphne, AL 36526



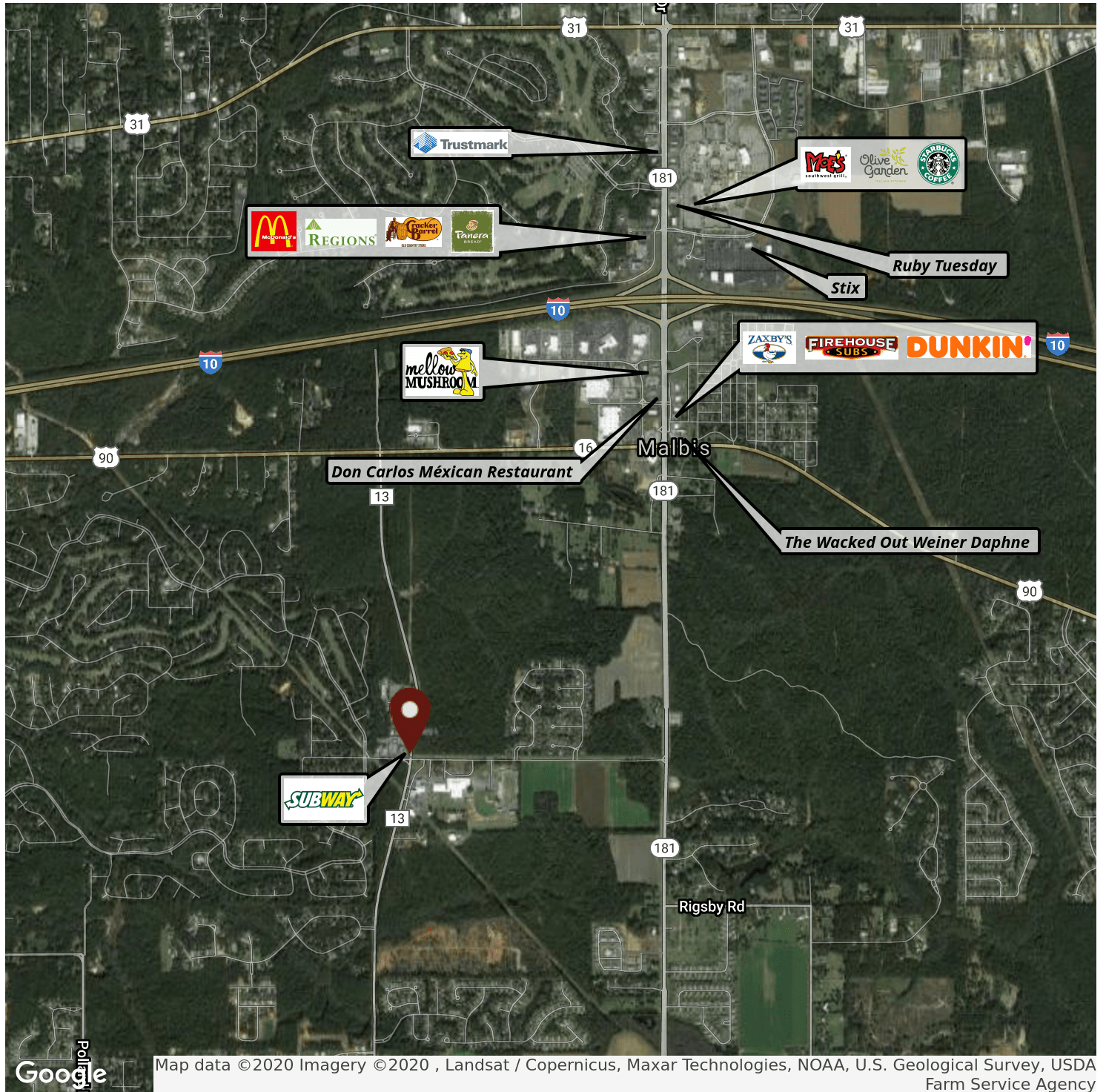
White-Spunner Realty | 251.471.1000 | 3201 Dauphin Street, Suite A | Mobile, AL 36606

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LOCATION MAPS

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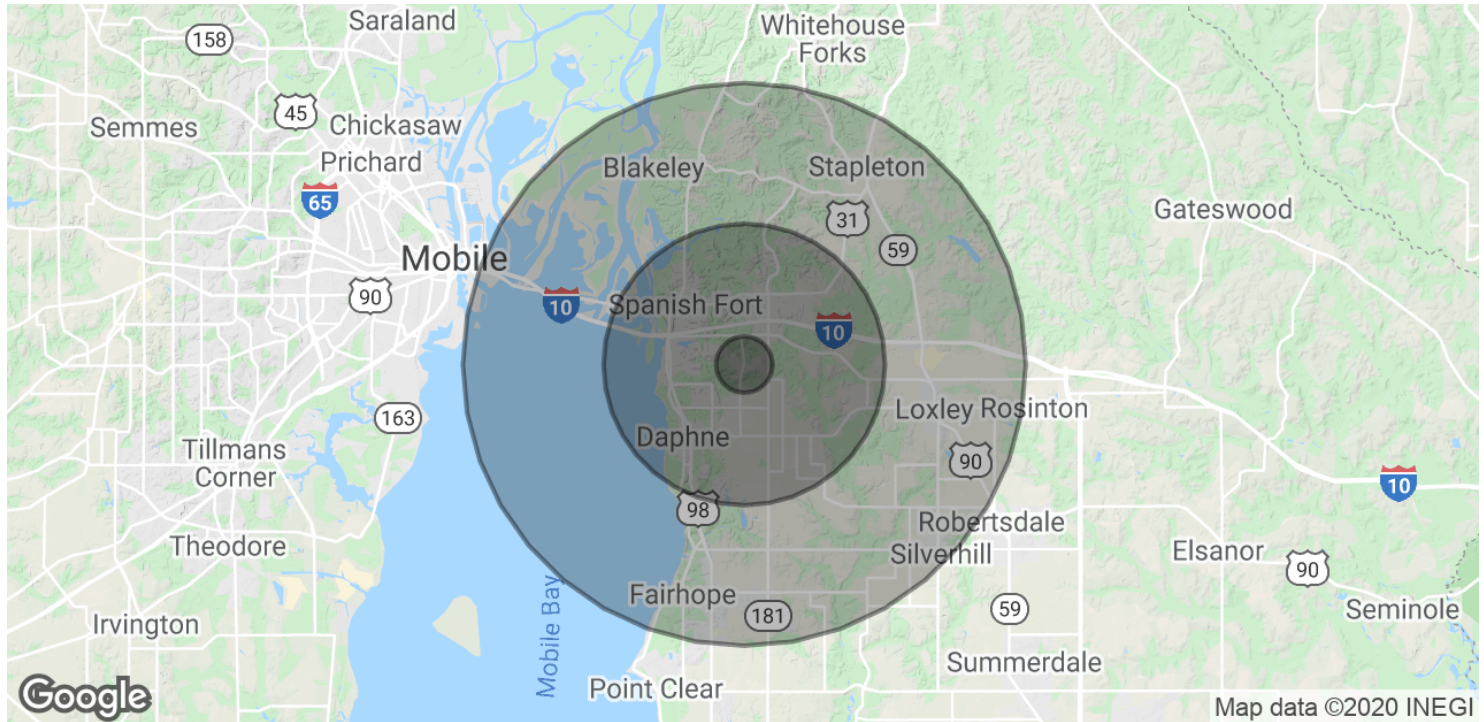
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DEMOGRAPHICS MAP & REPORT

Lake Forest Plaza | SWC County Road 13 & Lawson Road. Daphne, AL 36526



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,620	26,383	65,590
Median age	40.0	38.1	39.5
Median age (Male)	40.6	37.5	38.6
Median age (Female)	39.6	38.8	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,020	10,254	25,713
# of persons per HH	2.6	2.6	2.6
Average HH income	\$83,869	\$79,308	\$75,584
Average house value	\$199,235	\$248,348	\$259,310

* Demographic data derived from 2010 US Census

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