

## FOR SALE

### PROPERTY SUMMARY

Prime development site along the high-growth corridor in Foley, Alabama. Located on the north side of County Road 20/Miflin Rd, the 8 ± AC parcel is positioned between US Highway 59 and the Foley Beach Express. Surrounding developments consist of the 500+ acre entertainment venue OWA, Tanger Outlet Mall, City of Foley Sports Complex, Coastal Alabama Farmers & Fishermen's Market, new multi-family development, and multiple commercial projects.

National retailers and restaurants within the immediate market area include The Home Depot, Lowe's, Chick-fil-A, Krispy Kreme, Whataburger, Office Depot, Hobby Lobby, Paula Deen's Family Kitchen, H&M, Starbucks, Moe's Original Bar B Que, and Culver's.

The 8-acre parcel consists of 4, 2-acre lots, with combined frontage of approximately 592'. All or part is available for sale / 2-acre minimum.

The property is located in an OPPORTUNITY ZONE.

### LOT SIZE

- 8 ± Acres

### SALE PRICE

- \$2,787,840

### ZONING

- B-1A / City of Foley

### TRAFFIC COUNT (ADT 2018)

- On Highway 59, north of Miflin Road: 11,106

### 2020 DEMOGRAPHICS

	5 MI	10 MI	15 MI
Population	33,261	68,903	112,250
Avg. HH Income	\$58,685	\$61,316	\$65,505



