

For Sale  
+-25 Acres

# Development Opportunity

Hwy 181 & County Road 64 in Daphne, Alabama



**Herrington**  
**Realty, Inc.**  
Commercial / Land Sales  
**251-510-2277**





Highway 181

County Road 64



## DAPHNE, ALABAMA

**FASTEST GROWING COUNTY  
IN ALABAMA** in 2016

**LARGEST PROJECTED  
GROWTH** among all Alabama  
MSAs

**500,000+ RESIDENTS** in the  
Baldwin County labor shed

**4 OF THE TOP 5 FASTEST  
GROWING** Alabama cities are  
in Baldwin County

Daphne became one of the  
**20 LARGEST CITIES IN  
ALABAMA** in 2016

\*(Source Baldwin County  
Economic Development  
Alliance)



## PROPERTY HIGHLIGHTS

- Located on 181 & 64 in Daphne, AL

- All Utilities Available

- Within 10 minutes of Interstate and major retailers.

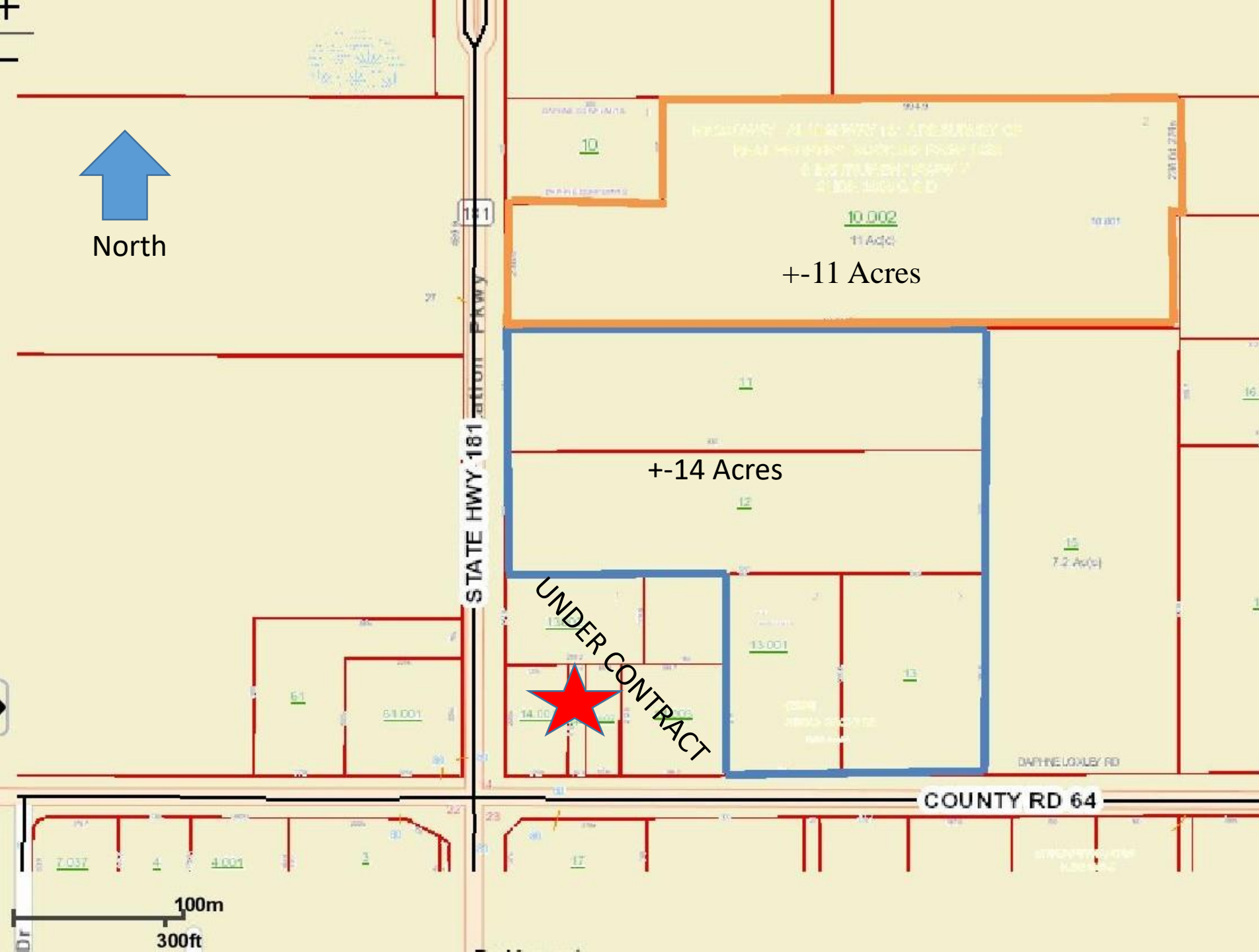
- Pricing Ranging from \$5.40 PSF - \$6.50 PSF for large parcels.

- Total of +-25 Acres Remaining

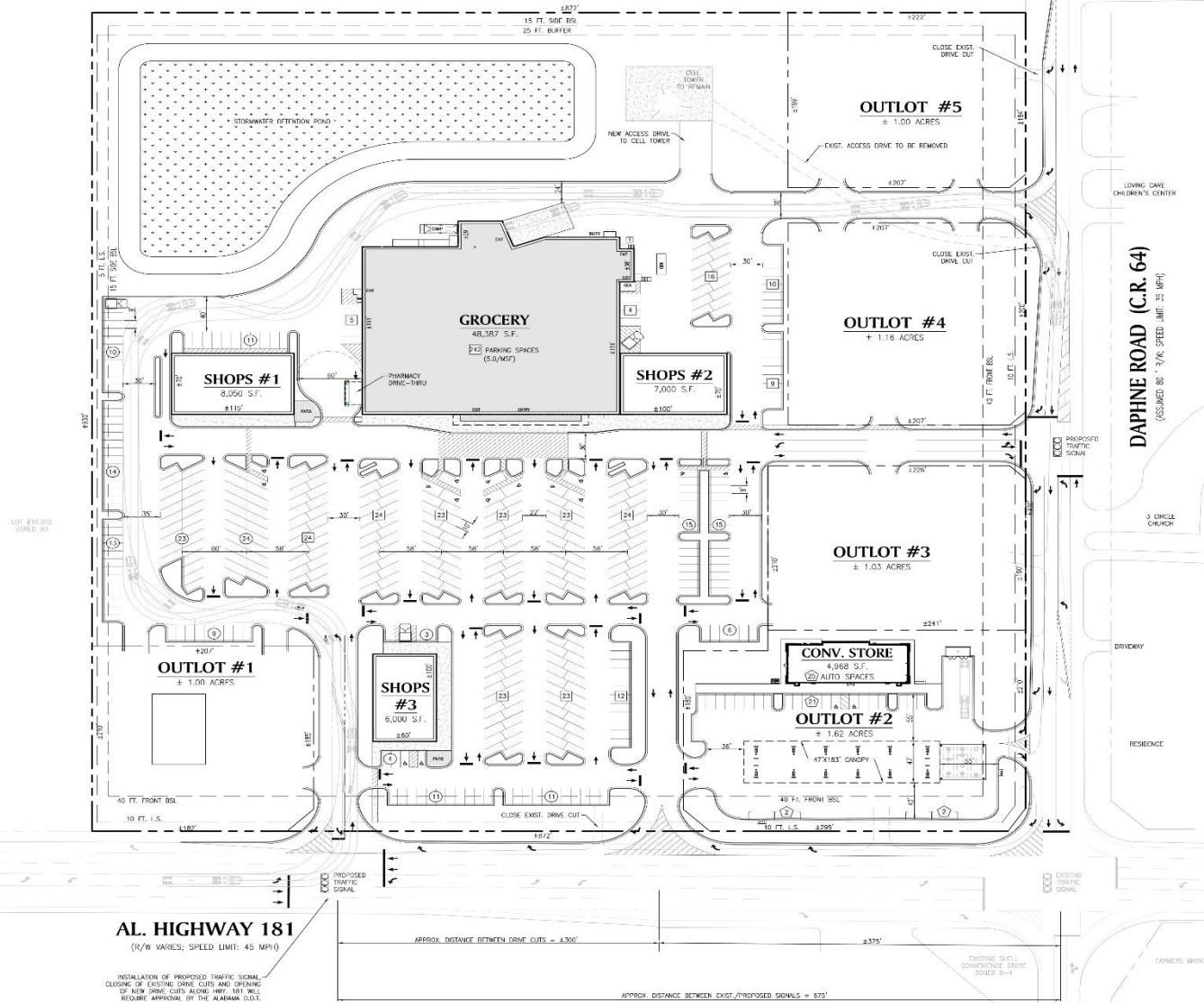
- Sub-divide available to fit any user all or part.

- +-700 Feet Available on 181

- +-500 Feet Available on CR 64



\*NEED NOT BE BUILT\*

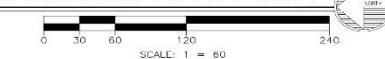


VICINITY MAP  
DAPHNE, BALDWIN CO., AL SCALE: NTS

SITE ANALYSIS	
GROCERY	48,387 S.F.
SHOPS	21,050 S.F.
TOTAL BUILDING AREA	69,437 S.F.
PARKING PROVIDED	+ 406 SPACES
PARKING RATIO	+ 5.8 SPACES/1,000 S.F.
GROCERY PARCEL	± 4.93 ACRES
OUTLOT #1	± 1.00 ACRES
OUTLOT #2	± 1.62 ACRES
OUTLOT #3	± 1.03 ACRES
OUTLOT #4	± 1.16 ACRES
OUTLOT #5	± 1.00 ACRES
REMAINING RETAIL LAND AREA	± 7.85 ACRES
TOTAL LAND AREA	± 18.61 ACRES

**PRELIMINARY SITE PLAN DISCLAIMER:**  
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OHRS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.  
SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

## PRELIMINARY SITE PLAN



LAND PLANNERS  
ENGINEERS & SURVEYORS  
CONSULTANTS  
LANDSCAPE ARCHITECTS  
85-A MILL STREET  
SUITE 200  
ROSWELL, GEORGIA 30075  
VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

**PAULSON MITCHELL**  
INCORPORATED

PROJECT:  
**PROPOSED DEVELOPMENT**  
C.R. 64 (DAPHNE ROAD) AT  
AL HIGHWAY 181  
BALDWIN CO., AL 36526

FOR:  
**DELANEY PROPERTY GROUP**  
225 SPRINGHILL MEMORIAL PLACE  
MOBILE, AL 36608  
(251) 460-4352

### ZONING INFORMATION

ZONING RESEARCH (DATE: MAY 2018)  
**ZONING CLASSIFICATION**  
JURISDICTION: BALDWIN CO., AL  
EX. ZONING: B-3 (GEN. BUS.) & RSH-E (RES.)  
PR. ZONING: B-3 (GENERAL BUSINESS)  
**BUILDING SETBACKS (B-3)**  
FRONT: 40'  
SIDE: 15'  
REAR: 25'

**BUFFERS**  
FRONT/STREET: 10' LANDSCAPE STRIP  
SIDE (TO RESIDENTIAL): 25' BUFFER  
REAR: 5' LANDSCAPE STRIP

**BUILDING SUMMARY**  
MAX. BUILDING HT.: 40' (3 STORIES)  
MAX. IMPERVIOUS COVERAGE: 70%

**PARKING SUMMARY**  
RETAIL REQ.: 5 SPACES/1,000 S.F.  
RESTAURANT REQ.: 10 SPACES/1,000 S.F.  
STANDARD STALL DIMENSIONS: 9' x 19'  
COMPACT STALL DIMENSIONS: 5' x 11'  
COMPACT STALLS ALLOWED: --  
MIN. 90'/60' DRIVE WIDTH: 24'/18'

**LANDSCAPE REGULATIONS**  
TREE DENSITY: -- UNITS/ACR.  
ISLAND REQ.: 1 ISLAND/10-15 SPACES  
MIN. ISLAND SIZE/WIDTH: -- 5' x 6'  
GREENSPACE %: -- %

**FEMA MAP**  
FIRM PANEL #: --  
**DRAWING RECORD**  
DRAWN BY: --  
2018128 PS-7.dwg 08.07.18

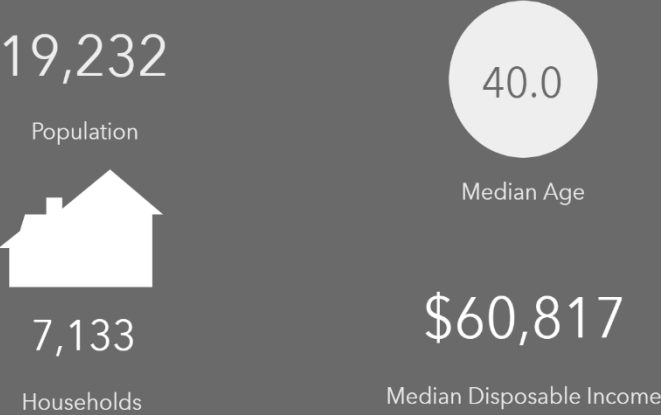
**PRELIMINARY SITE PLAN**

SHEET **PS-7**

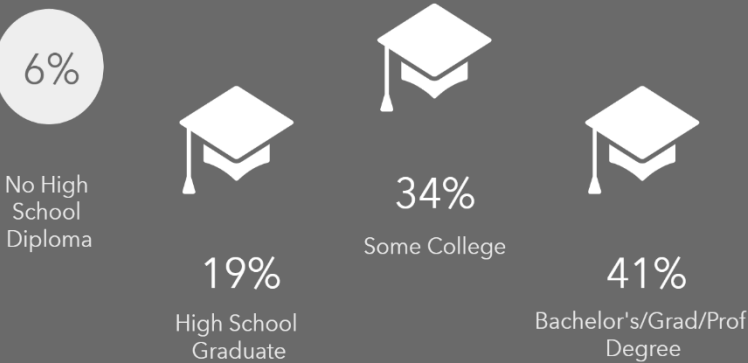
# DEMOGRAPHIC SUMMARY

26050 AL-181  
Ring of 3 miles

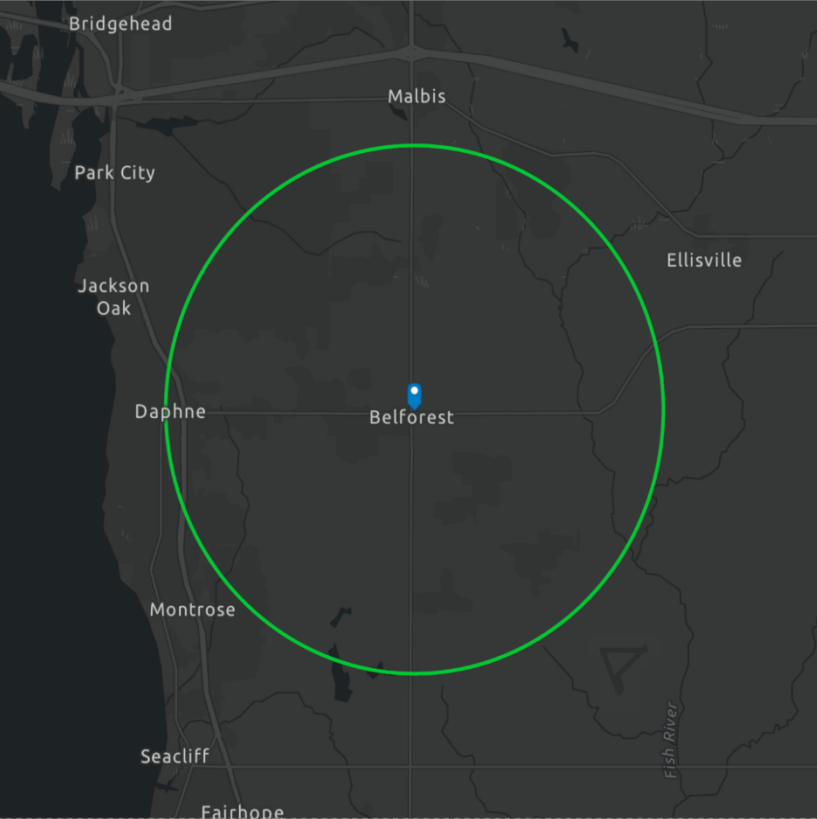
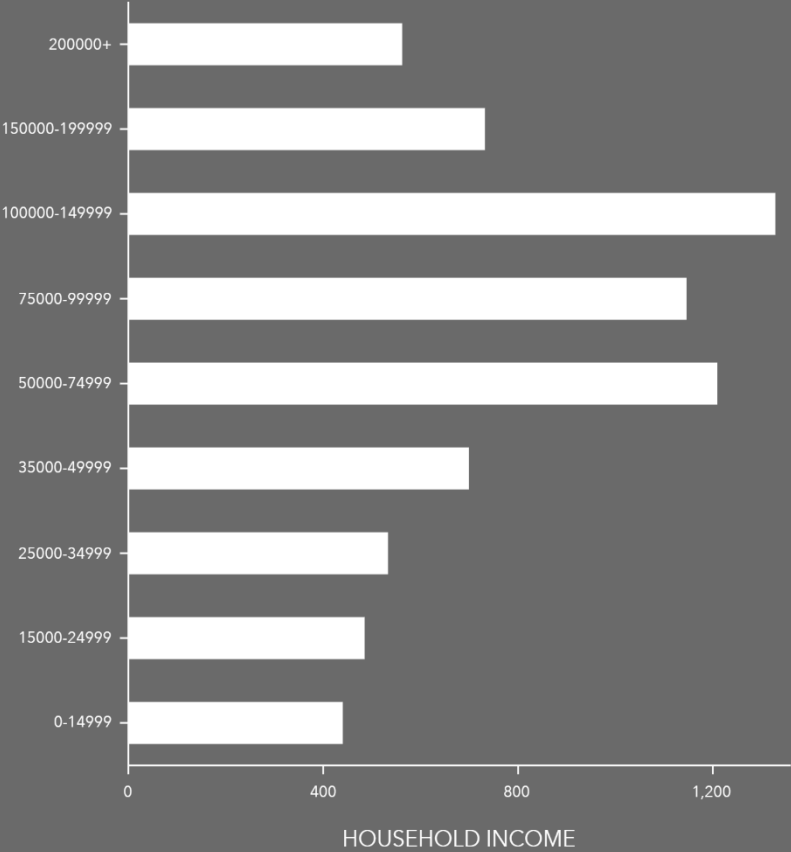
## KEY FACTS



## EDUCATION



## INCOME



## EMPLOYMENT

