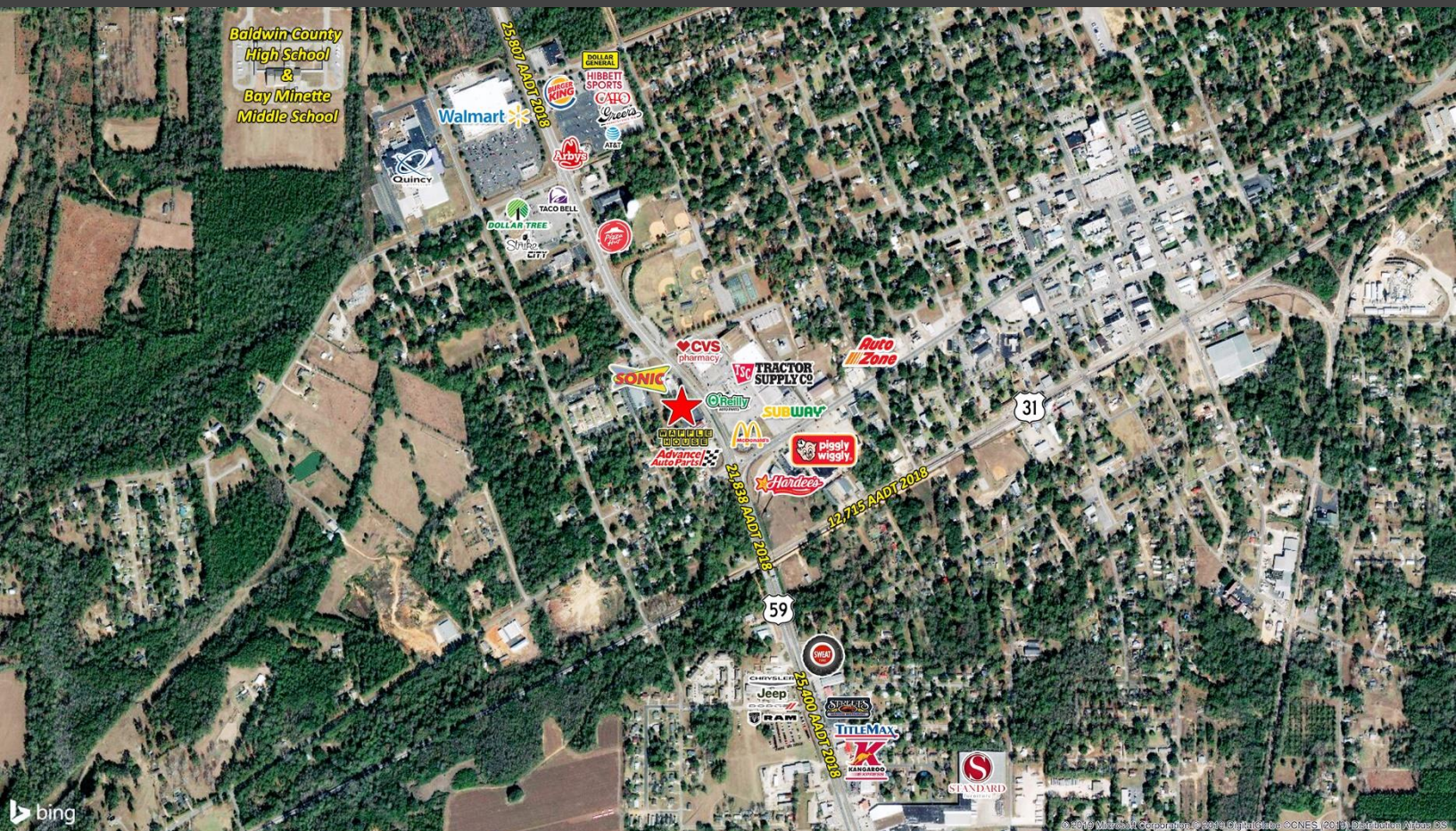


QSR/RETAIL SITE AVAILABLE IN BAY MINETTE

US Highway 59 | at Highway 31 | Bay Minette, Alabama



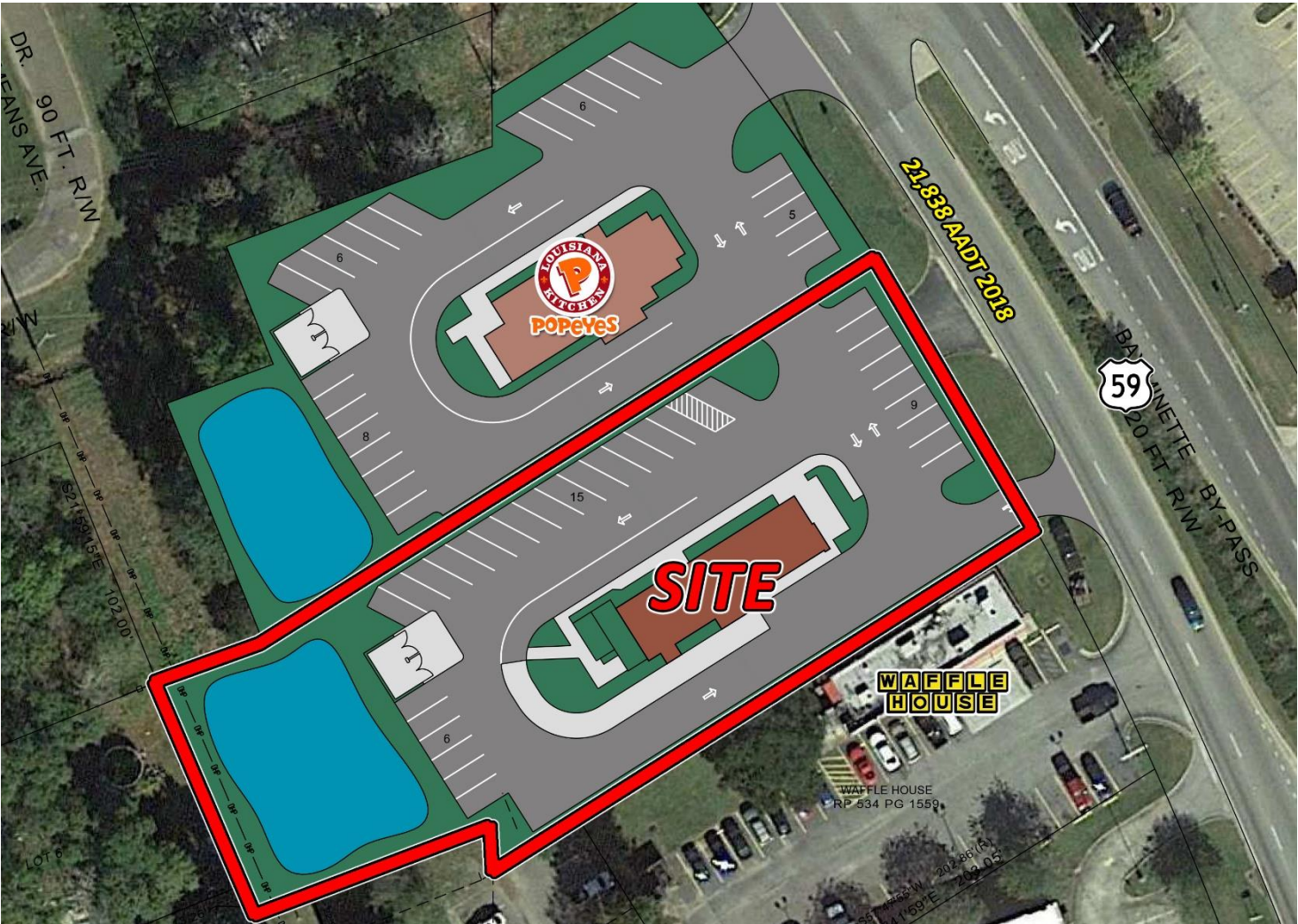
- Site available for small retail or quick service restaurant in Bay Minette, AL
- Area Retailers include Walmart, Tractor Supply, Dollar Tree, Dollar General, Cato, Hibbett Sports, Greer's and Piggly Wiggly
- Located in Qualified Opportunity Zone
- Property size $\pm 40,097$ square feet
- Adjacent to proposed Popeye's restaurant
- Traffic Counts in front of site are 21,838 cars per day as of 2018

Site available for small retail building or quick-service-restaurant on Highway 59 at Highway 31 in Bay Minette, Alabama. Property is $\pm 40,097$ SF, between Waffle House and a new proposed Popeye's restaurant, with median cut for full access to Highway 59. Site provides very easy access, heavy traffic and excellent visibility. Near Walmart, Tractor Supply, Hibbett Sports, Cato, and other major retailers and quick service restaurants. For Sale, Lease, or Build-to-Suit, inquire with Broker for pricing.

**VALLAS
REALTY, INC.**

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.

John P. Vallas, Jr. | 2600 Dauphin Street Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



SUMMARY INFORMATION

Available Size:	±0.92 AC / ±40,097 SF
Median Cuts:	1 on Highway 59
2018 Traffic Counts:	21,838 VPD on Highway 59 12,715 VPD on Highway 31
Zoning:	Commercial
Anchor Tenants:	Walmart, Cato, Tractor Supply, Hibbett Sports, Greer's, Piggly Wiggly
Terms:	For Sale, Lease, or Build-to-Suit
Pricing:	Inquire with Broker

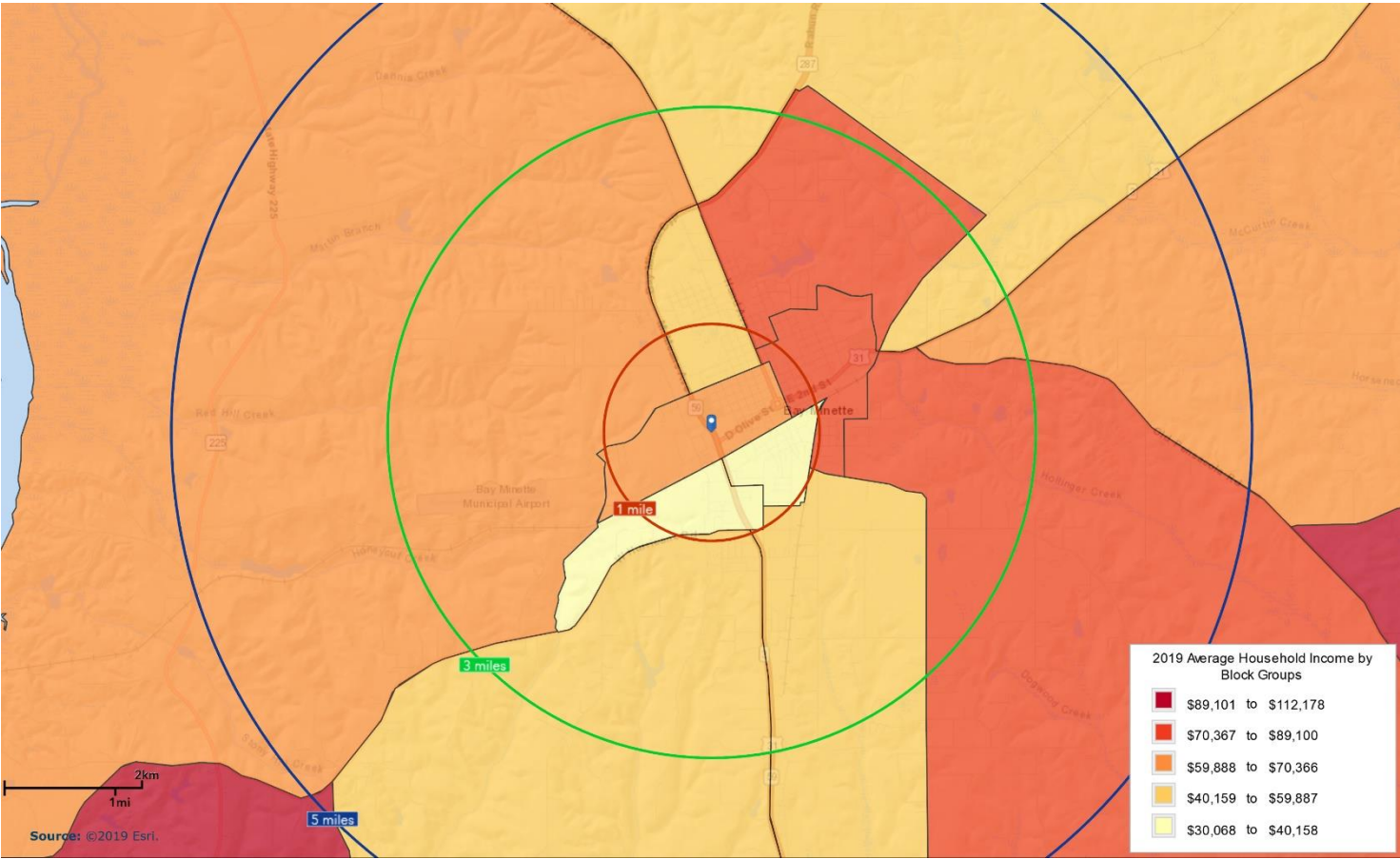
BALDWIN COUNTY MARKET

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Daphne-Fairhope-Foley MSA is the 11th Fastest growing MSA in the nation, in 2017, according to the U.S. Census Bureau.

Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd 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. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs and counties. Baldwin County is projected to become the 4th most populous county in Alabama by 2020.

In 2018, Baldwin County was number one in the state in incoming business, workforce talent attraction and job growth for the year. National publication *Site Selection* again rated Alabama among the top states in its annual State Business Climate survey, reflecting its consistent attractiveness for high-value economic development projects. Overall, Alabama was ranked No. 8 in its Business Climate analysis. In a survey, consultants and corporate real estate executives placed Alabama at No. 7. Alabama previously scored in the Top 10 in both 2016 and 2017 *Site Selection* surveys.





2019 Demographics	1 Mile	3 Miles	5 Miles
Population	3,816	10,611	14,205
Median Age	35.6	39.2	39.4
Largest Median Age Group	25-34	25-34	15-24
Annual Population Growth Projection 2019-2024	0.71%	0.99%	0.96%
Daytime Population	6,680	12,829	14,983

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,342	3,952	5,359
Average Household Size	2.56	2.63	2.61
Average Household Income	\$56,916	\$68,852	\$68,917

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Homes	50.6%	63.0%	64.8%
Renter-Occupied Homes	35.2%	24.2%	23.0%
Average House Value	\$140,711	\$171,623	\$170,566