

LOTS 14-21 & 25

Desoto Avenue, Dauphin Island, Alabama

FOR LEASE

OVERVIEW

DAUPHIN ISLAND
ATTRACTIONS

REGIONAL MAP

DEMOGRAPHICS



Property Information

- Type: Vacant Land
- Land Size: 1.3 +/- Acres
- This site would be excellent for a combination of Condo's, full service marina and/or restaurants.
- This site is located on the same Bay that hosts the Alabama Deep Sea Fishing Rodeo.
- The Core of Engineers maintain a deep water channel that provides boat access to this property.
- The permanent population of Dauphin Island is 1,300.
- The entire Island has been designated as a Bird Sanctuary.
- The Dauphin Island Ferry makes crossing Mobile Bay to Gulf Shores an easy and enjoyable trip.

Description

This property is owned by the Town of Dauphin Island. They are looking for a developer/investor to lease this land on a long term ground lease and create a quality development to benefit the Island life style. There are various possibilities for this property and the Town is more than happy to work with qualified developers to bring this project to life.

This site has 430 feet of frontage on the water. There are other lots that can be added to this property to increase the development size.



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Alabama Deep Sea Fishing Rodeo

The Alabama Deep Sea Fishing Rodeo is the largest salt water Rodeo in the World. It attracts more 3,000 anglers and over 75,000 spectators during the third weekend of July. It started in 1929 and has been growing ever since. The total awards package is valued up to one million dollars in cash and prizes.



Estuarium and Dauphin Island Sea Lab

The Dauphin Island Sea Lab is the state of Alabama's marine science research and education center. For over 40 years the Sea Lab has been conducting marine science research as well as teaching undergraduate, graduate and K-12 students. Last year over 11,000 K-12 students from across the region participated in marine science classes. The Estuarium is a public accessible aquarium that features the animals and plants that are found in the Mobile area from the freshwater Delta to the Gulf of Mexico.



Historic Fort Gaines

This fort was constructed During the Civil War and added onto during the Spanish-American conflict. It has been called one of the best preserved examples of 19th Century brick seacoast fortifications. The fort comes alive with blacksmith demonstrations, living history events and much more.



Audubon Bird Sanctuary

The Dauphin Island Audubon Bird Sanctuary consists of 164 acres of beautiful woodlands with educational signs throughout the miles of walking trails through pines, live oaks, magnolias, swamps and along Gulf beaches. Especially popular is the 1/2 mile nature interpretive trail loop which includes the fresh water lake, dune systems, Gulf beach and swamp. Dauphin Island has been voted "America's Birdiest City" for the third consecutive year.



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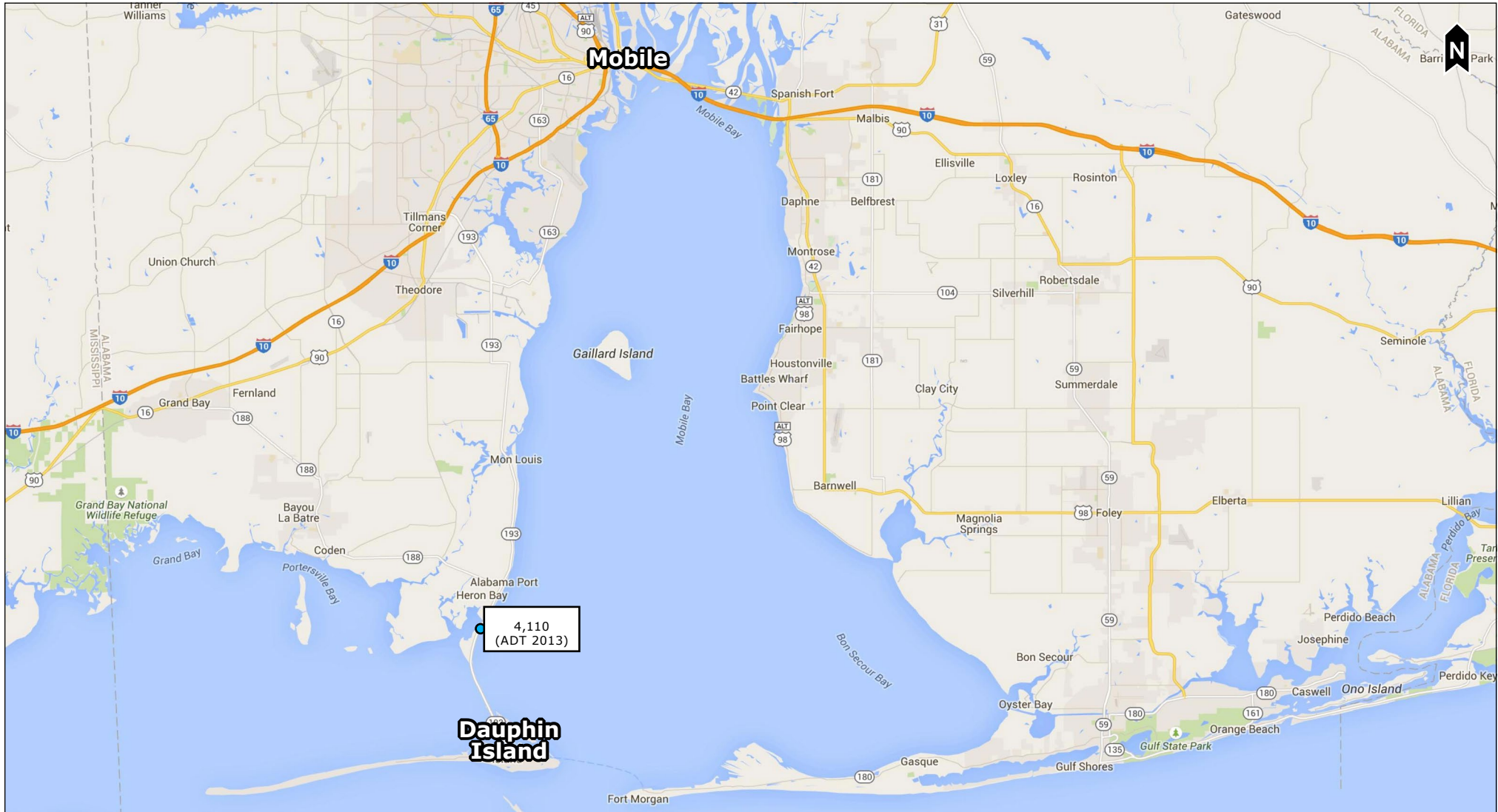
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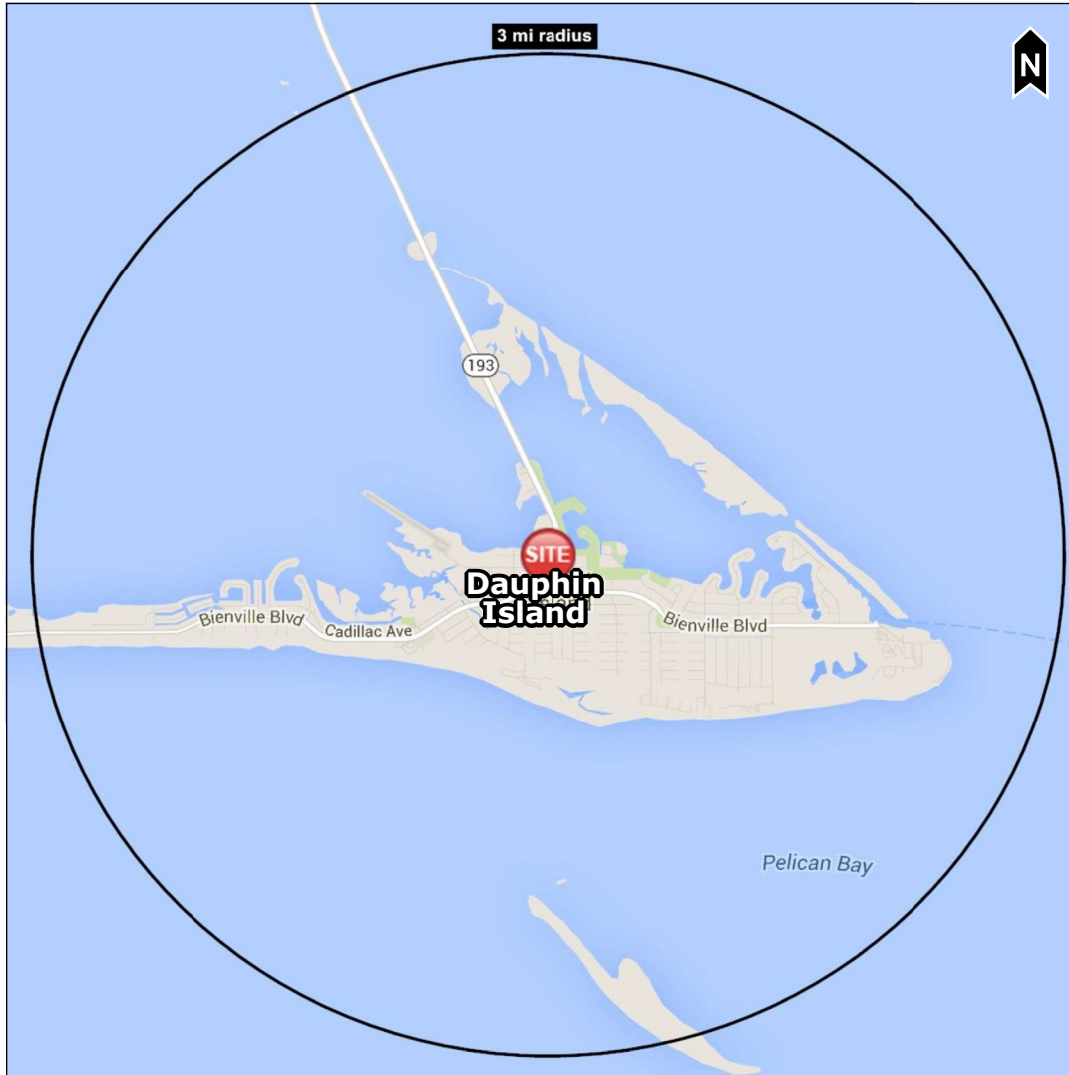
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2015 Demographics

	3 mile
Est. Population	1,924
Est. Households	567
Proj. 5-Yr. Growth	0.2%
Avg. HH Income	\$78,758



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