

OUT PARCEL FOR LEASE IN ORANGE BEACH

Orange Beach Blvd | at Perdido Beach Blvd | Orange Beach, Alabama



- New out parcel in immediate proximity to Publix development in Orange Beach, AL
- Full access to/from Orange Beach Blvd
- ± 1.66 AC outparcel available for ground lease
- Owner will also consider build-to-suit
- Zoned GB - General Business

Out Parcel available for Ground Lease or Build-to-Suit. ± 1.66 AC parcel located adjacent to Walgreens, and across from Publix development on Perdido Beach Boulevard. Signalized intersection with high traffic counts. Wetland permits are in place that would allow for ± 1.33 AC of buildable area, and $\pm 4,450$ SF of retail and/or restaurant structures.



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.



SUMMARY INFORMATION

Address:	Orange Beach Boulevard at Perdido Beach Blvd Orange Beach, AL 36561
Site Size:	±1.66 AC
Zoning:	GB - General Business
Lease Terms:	Ground Lease or Build-to-Suit
Ground Lease Rate:	\$140,000 annually

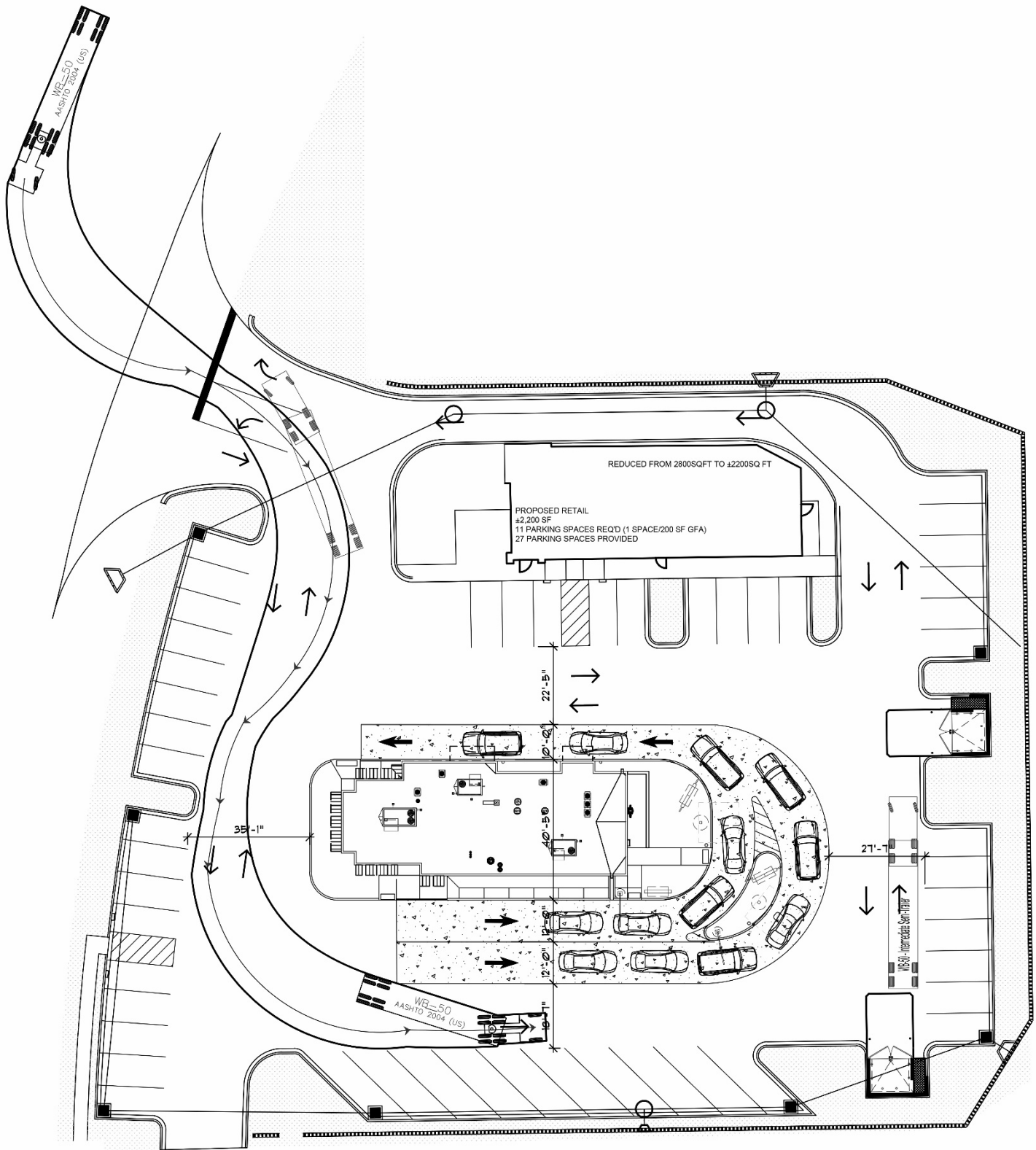
BALDWIN MARKET OVERVIEW

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 enjoyed another stellar year of growth in manufacturing and retail as the county’s economy continued to boom. 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.

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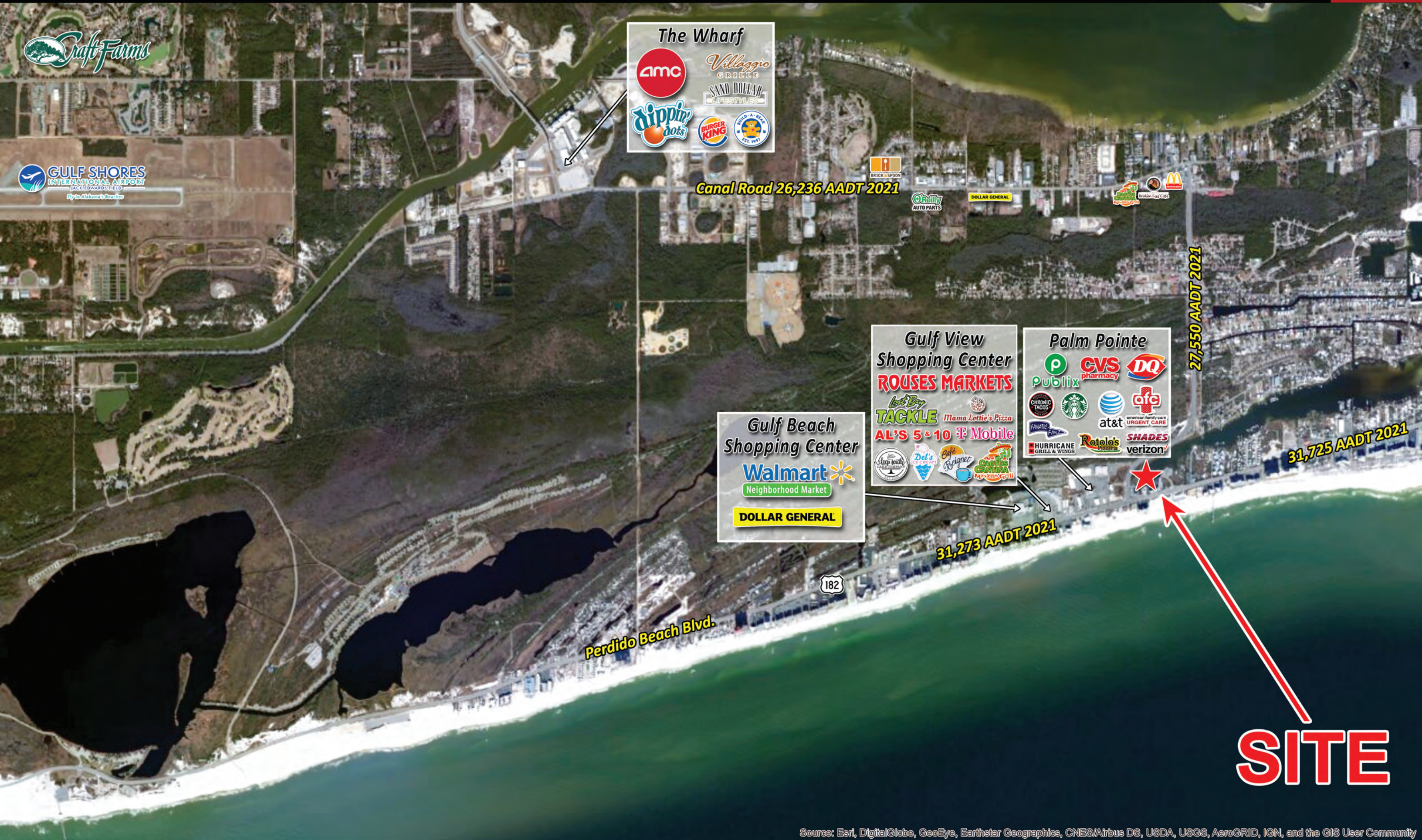
PLAN - PROPOSED SITE LAYOUT

SCALE: 1" = 20'-0"

Need not be built. Conceptual site plan shown for illustrative purposes only.

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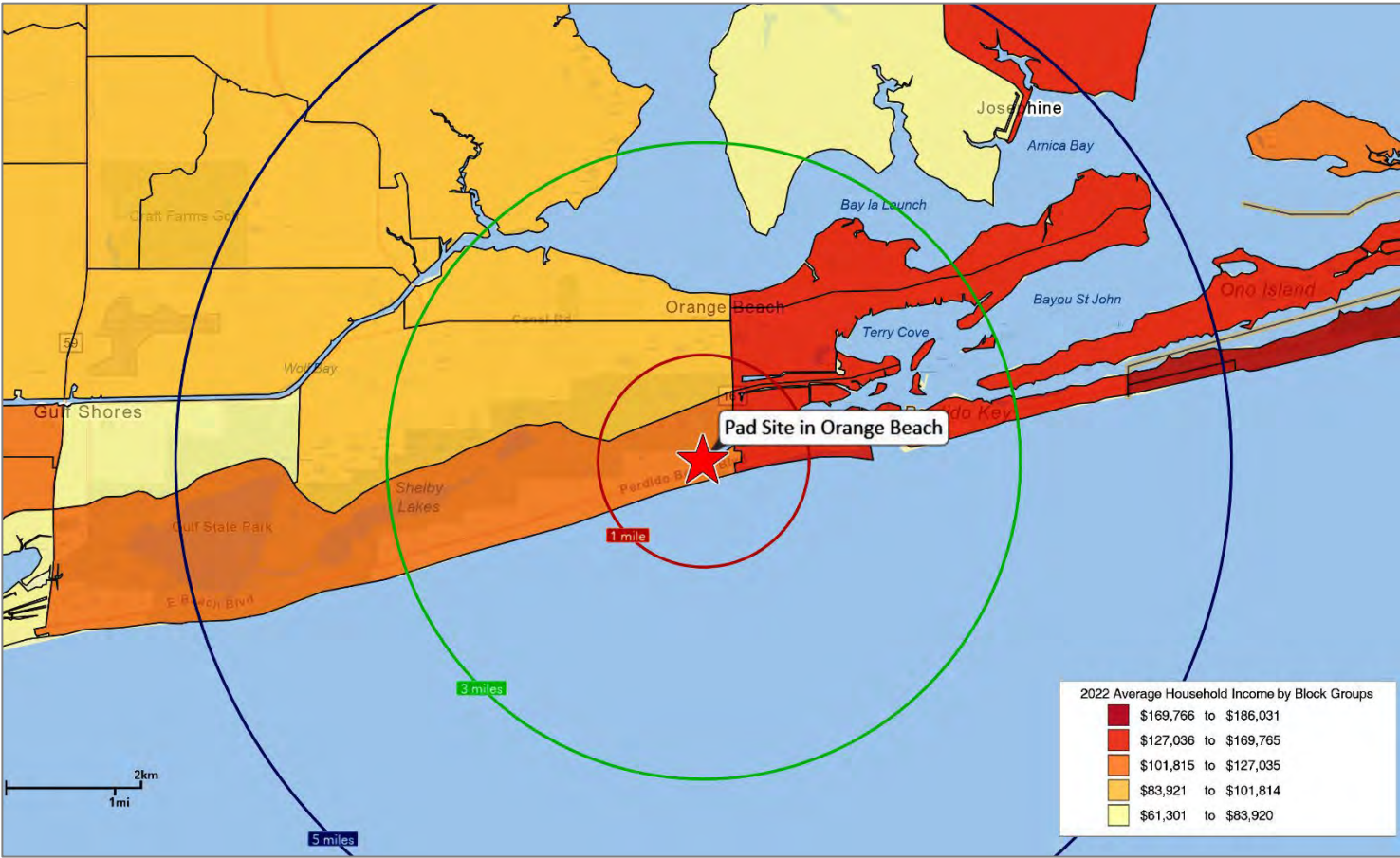
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site Map and Demographics

RETAIL / RESTAURANT SITE | ORANGE BEACH BLVD | ORANGE BEACH, AL 36561



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	625	5,303	10,207
Median Age	59.2	48.7	50.0
Largest Median Age Group	65-74	55-64	65-74
Annual Population Growth Projection for 2022-2027	0.35%	0.83%	0.83%
Daytime Population	1,267	8,365	12,927

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	299	2,368	4,738
Average Household Size	2.09	2.24	2.15
Average Household Income	\$133,460	\$118,043	\$119,638

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	38.4%	16.1%	22.4%
Renter Occupied Houses	7.0%	4.3%	6.5%
Median House Value	\$468,919	\$386,032	\$408,687

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