

FOR SALE

PROPERTY SUMMARY

187 acres of raw land in Spanish Fort AL just East of the Eastern Shore Center. This site has access to Old Hwy 31. A portion of this site is in the City of Spanish Fort city limits and a portion of it is outside the city limits. Several parcels are unzoned. The parcels adjacent to Eastern Shore Center are zoned B-3 and one parcel is zoned R-1. Please call agent for more info. Property can be subdivided to meet your client's needs.

Mineral rights will not convey to purchaser.

All deals subject to Board of Directors approval.

AVAILABLE

- 187 ± Acres

ZONED

- B-3, R-1, Unzoned

AREA BUSINESSES

- Eastern Shore Centre: Dillards, Belk, Shoe Station, Barnes & Noble, Bath & Body Works, Loft, JoS. A. Bank, Men's Wearhouse
- Eastern Shore Plaza: Best Buy, Old Navy, Michael's, PetSmart, World Market, Ross Dress for Less, Ashley Furniture HomeStore
- Publix
- Eastern Shore Lanes

2023 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,878	18,799	44,747
Avg. HH Income	\$122,231	\$97,264	\$99,547



