

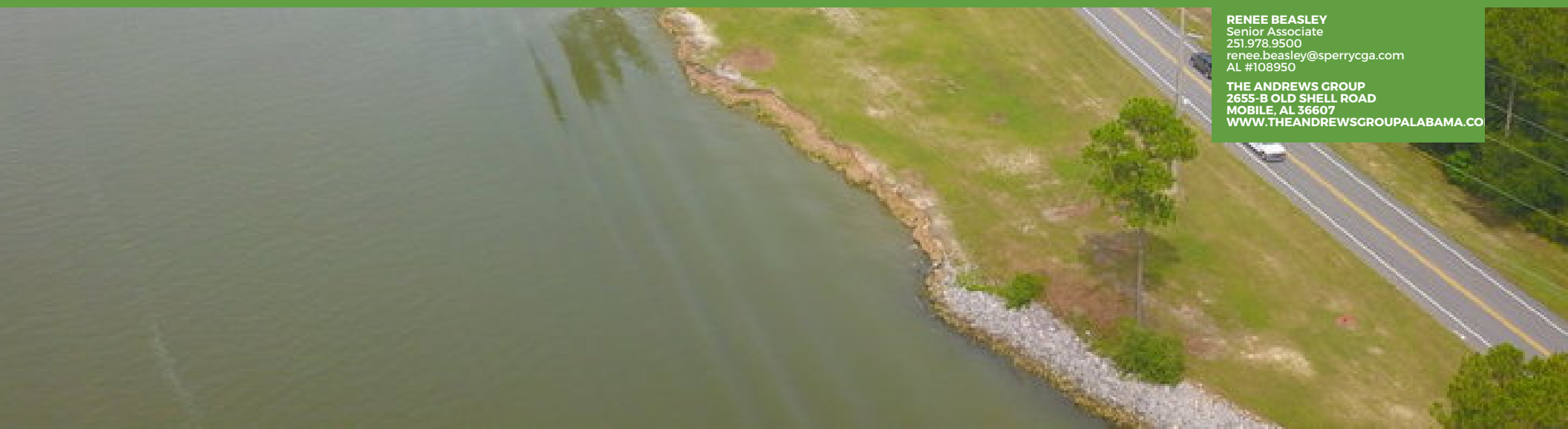


22601 CANAL RD, ORANGE BEACH, AL 36561
4 ACRES ON CANAL RD, ORANGE BEACH, AL



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THE ANDREWS GROUP
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CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$1,600,000 |
| Lot Size: | 4.24 Acres |
| Price / Acre: | \$377,358 |
| Market: | Baldwin County |
| Submarket: | Gulf Shores |
| Traffic Count: | 11,660 |

PROPERTY OVERVIEW

Great location, fantastic location for much-needed over-flow for events at the Wharf which is located just a short distance down the road. This land is a rare opportunity. Don't let it get away!!! Owner is willing to stay on board to get any project up and going. The rendering and drawing for the condos-retail were never submitted for approval as these are from the owner before the current one who had to sell due to health issues. The restaurant was approved by planning 8-0, but I don't think it went to City Council. Ready for a re-boot... Also, there is proposed bridge is going across the canal that will tie into Roscoe Rd (CR 4). Call agent today!!!

PROPERTY HIGHLIGHTS

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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LOCATION OVERVIEW

Located between the Intercoastal Waterway and Canal Rd (AL 180) at the intersection of Beaver Creek Ln. In Orange Beach, AL

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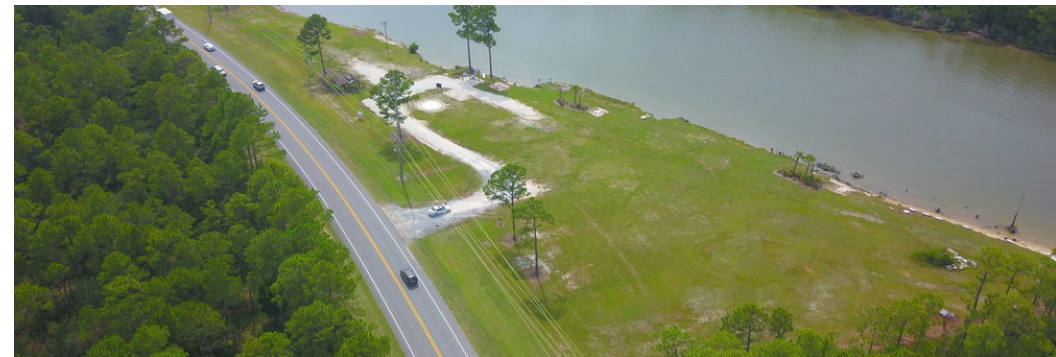


PROPERTY INFORMATION

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

-



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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LOCATION INFORMATION



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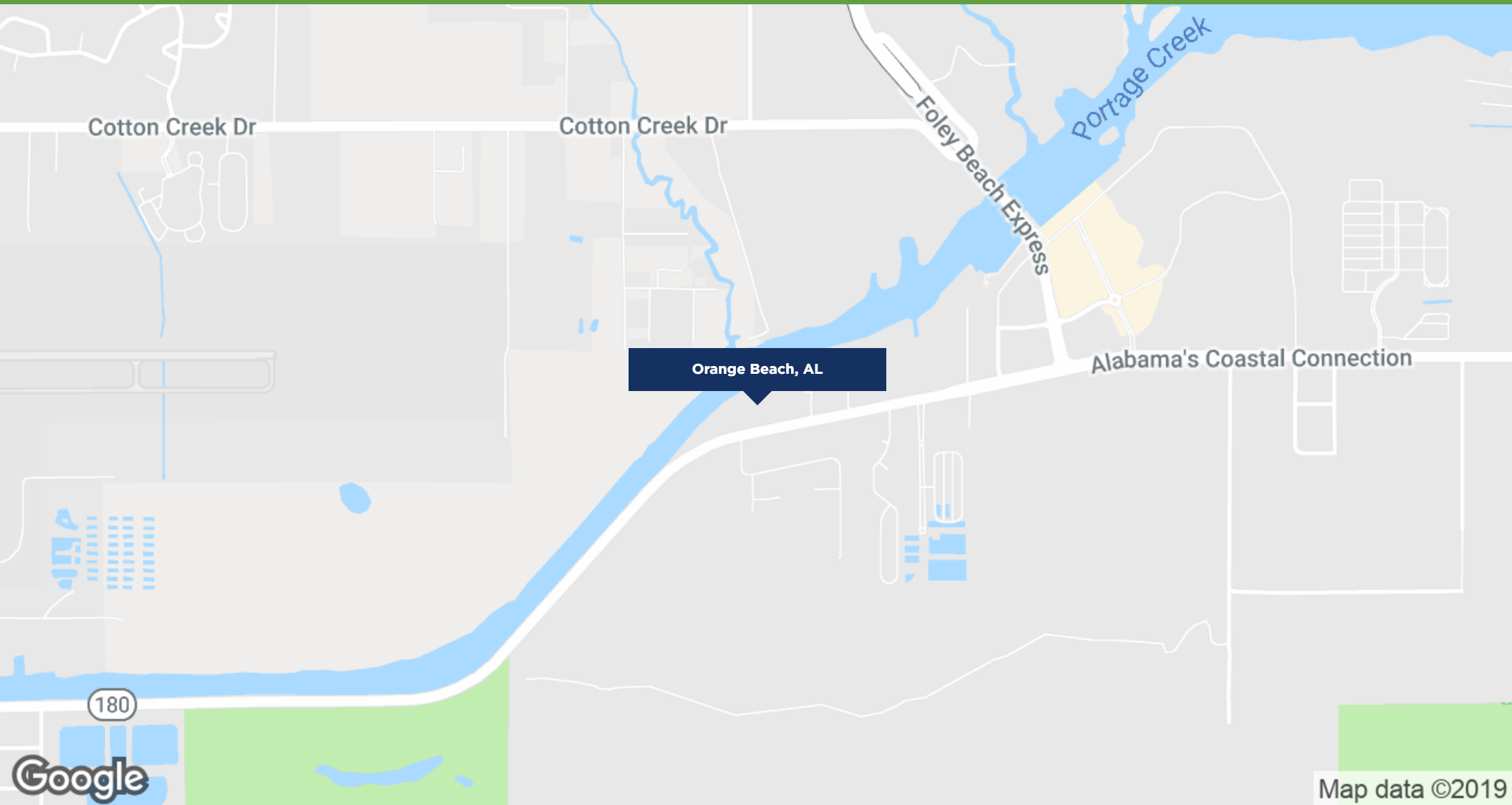
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LOCATION INFORMATION

REGIONAL MAP



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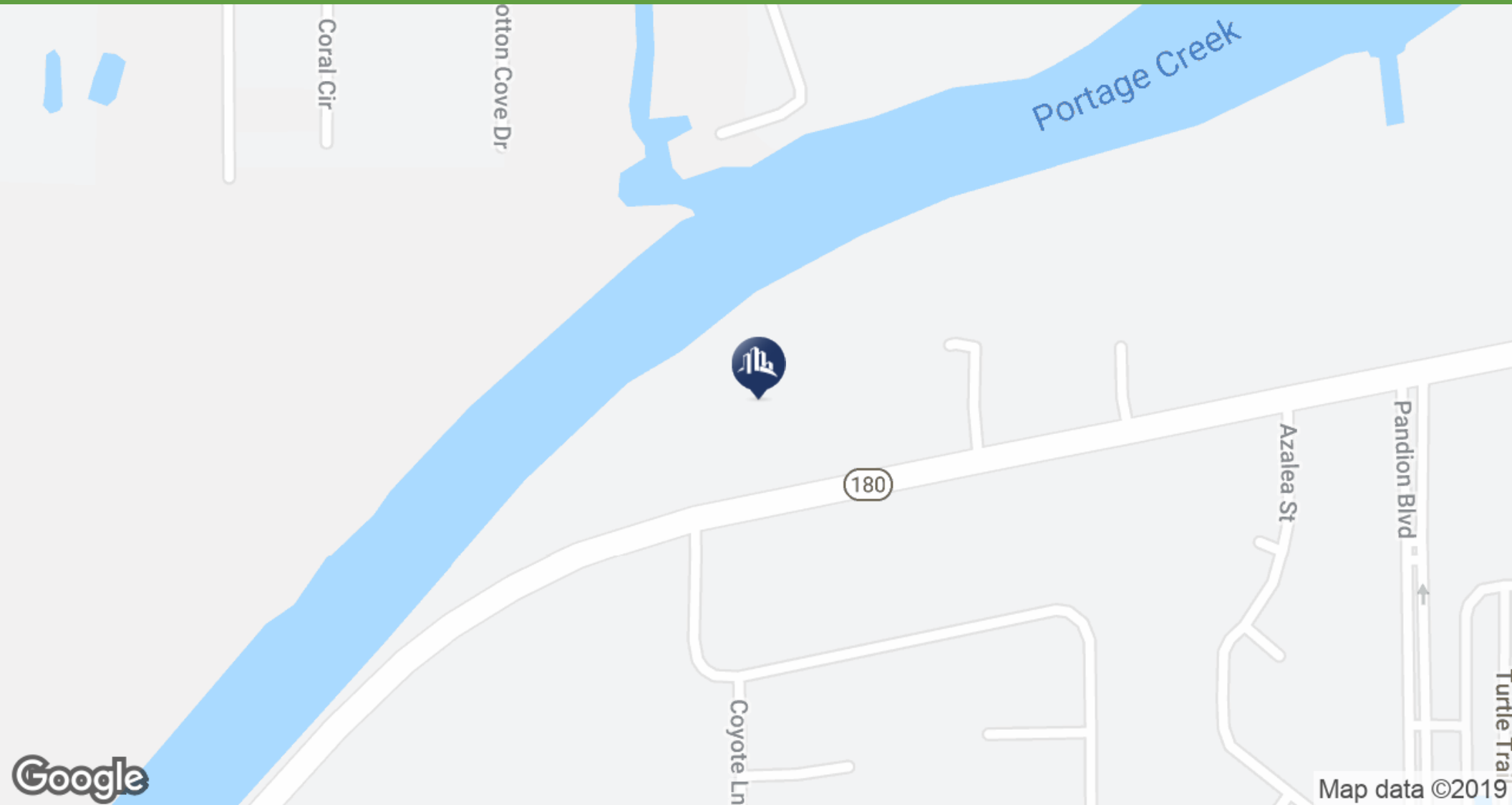
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LOCATION INFORMATION

LOCATION MAPS



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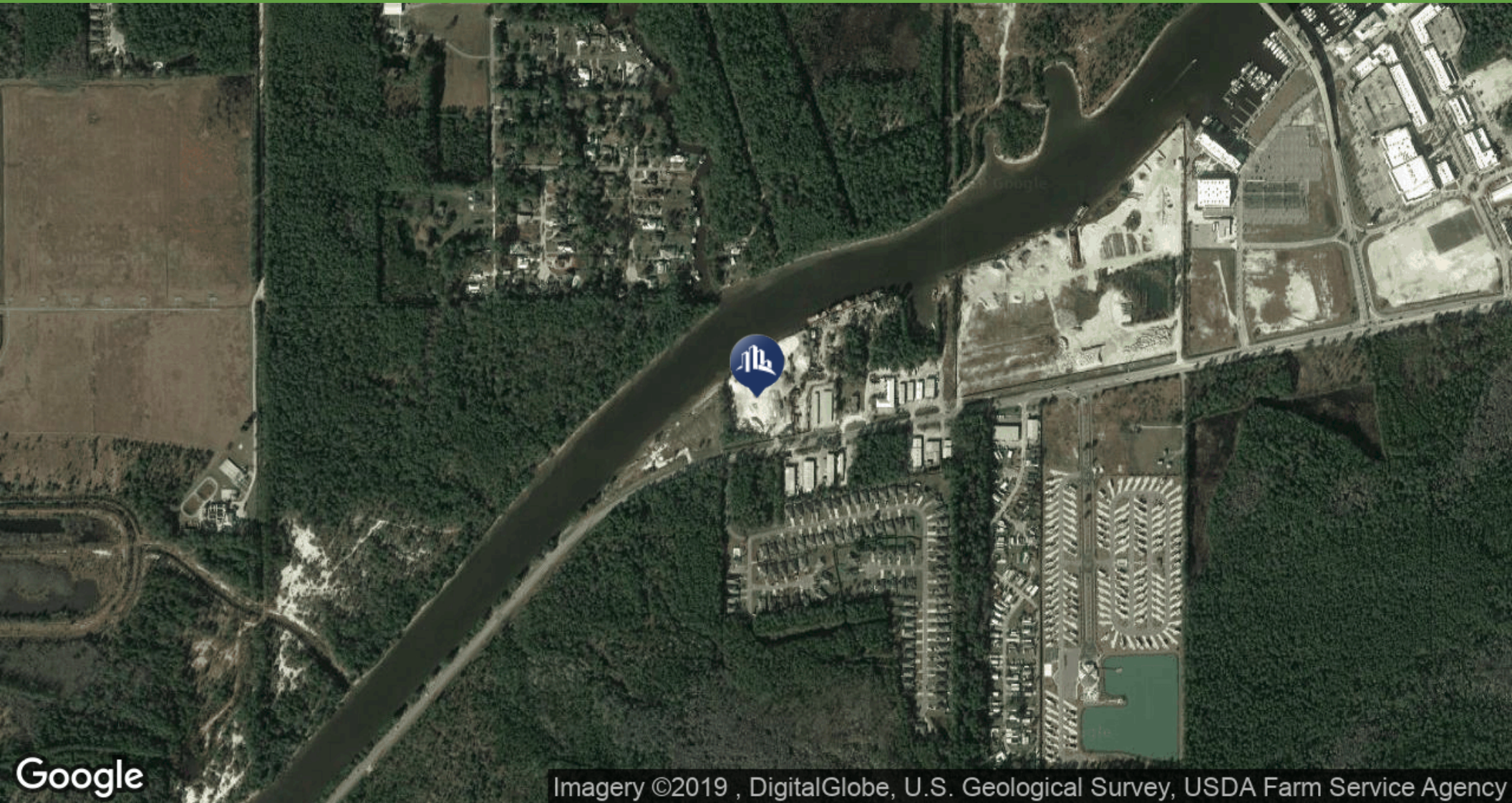
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LOCATION INFORMATION

AERIAL MAPS



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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 643 | 12,619 | 39,352 |
| Median age | 38.3 | 40.1 | 41.9 |
| Median age (Male) | 37.5 | 39.4 | 41.0 |
| Median age (Female) | 39.3 | 41.2 | 42.9 |
| Total households | 258 | 5,144 | 16,083 |
| Total persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH income | \$68,642 | \$69,404 | \$64,495 |
| Average house value | \$297,884 | \$283,966 | \$249,926 |

** Demographic data derived from 2010 US Census*

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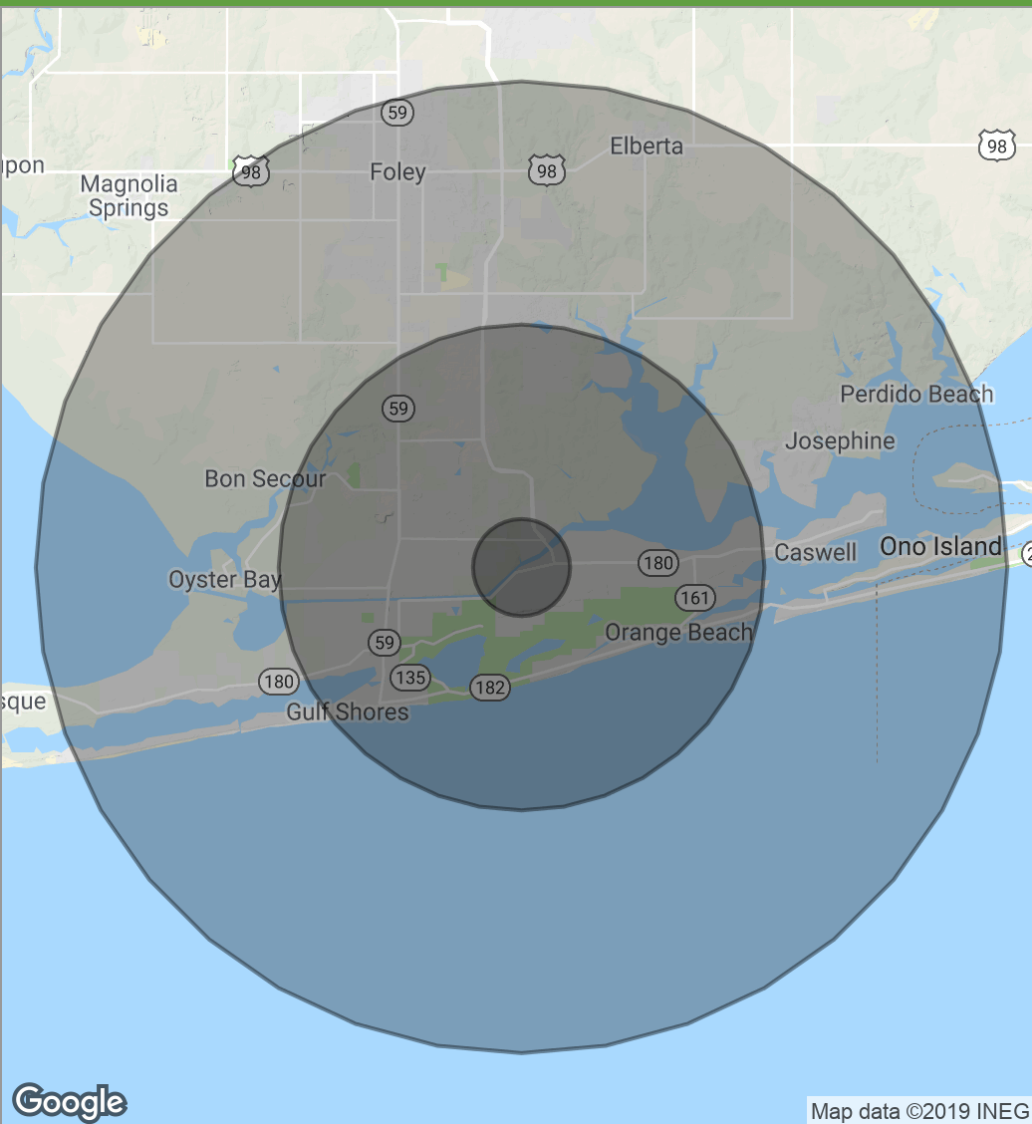
DEMOGRAPHICS REPORT // 14

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DEMOGRAPHICS

DEMOGRAPHICS MAP



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ADVISOR BIOS



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ADVISOR BIOS // 16

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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

RENEE BEASLEY

Senior Associate

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AL #108950

PROFESSIONAL BACKGROUND

Renee has joined SperryCGA - The Andrews Group in June 2018. She started selling real estate in 2016 and has sold over \$10 million to date, in both residential and commercial real estate. Her focus is the Baldwin county and Mobile county marketplaces in Southern Alabama. She will be working with clients from all four asset classes, industrial, retail, office, and multi family.

Renee has 2 years of college education from Bellevue College & Georgia State.

Renee has been married for 30 years to her best friend and they have one son. Relationship building is her biggest strength, both personal and professional. "Any goal can be achieved when you surround yourself with healthy relationships...God, Family, Career."

"Her diverse background in business will add to her success in helping small business owners with their future growth and real estate needs," says Keith Andrews, CEO SperryCGA - The Andrews Group.

Other interesting facts about Renee include owner - creator of the famous Chrome Horse Pub in Silverhill AL, and past business owner of a tack shop and an antique shop. She has piloted helicopters and currently trains horses for competition.

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