

FOR SALE
0.64± ACRES
RARE HWY 59 SPLIT
Robertsdale, AL



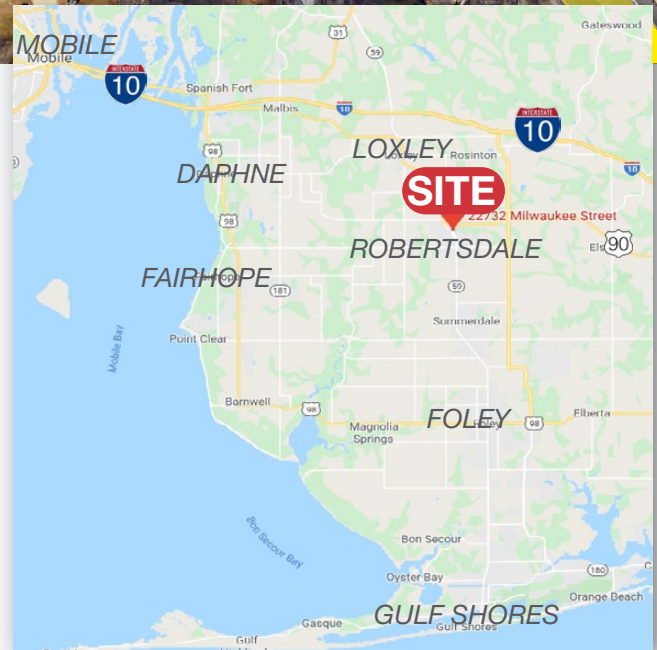
0.64± Acre Development Site

HWY 59 Split
Robertsdale, AL 36567

Property Features:

- **TOTAL AVAILABLE:** 0.64± AC
- **Parcel A:** 0.16± AC, PPIN: 46113
- **Parcel B:** 0.35± AC, PPIN: 27665
- **Parcel C:** 0.24± AC, PPIN: 41570
- **Parcel D:** 0.24± AC, PPIN: 23557
- 200 FT Frontage on HWY 59 N (Chicago St.) and 107.5 FT Frontage on HWY 59 S (Milwaukee St.)
- Mixed-Use Zoning
- Opportunity to Subdivide or Combine for Frontage on Both N and S HWY 59
- Three Parcels with Eight 25'x141' lots totaling 200'x141' and One Parcel with 107.5'x141'
- Rare Opportunity to combine HWY 59 S with HWY 59 N

SALES PRICE: \$650,000.00



For more information:

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Location Description

With 200 feet of frontage on bustling Hwy 59, the opportunities are endless for this quadruple parcel land plot! Situated in the heart of Robertsdale — one of the fastest growing cities in the fastest growing county in Alabama- this site would be the perfect location for live-work units, a small shopping strip, townhomes, or mixed-use commercial with residential. A unique opportunity awaits here, in that there is frontage available on both the N & S sides of the Hwy 59 split, connected by a rear gravel alleyway.

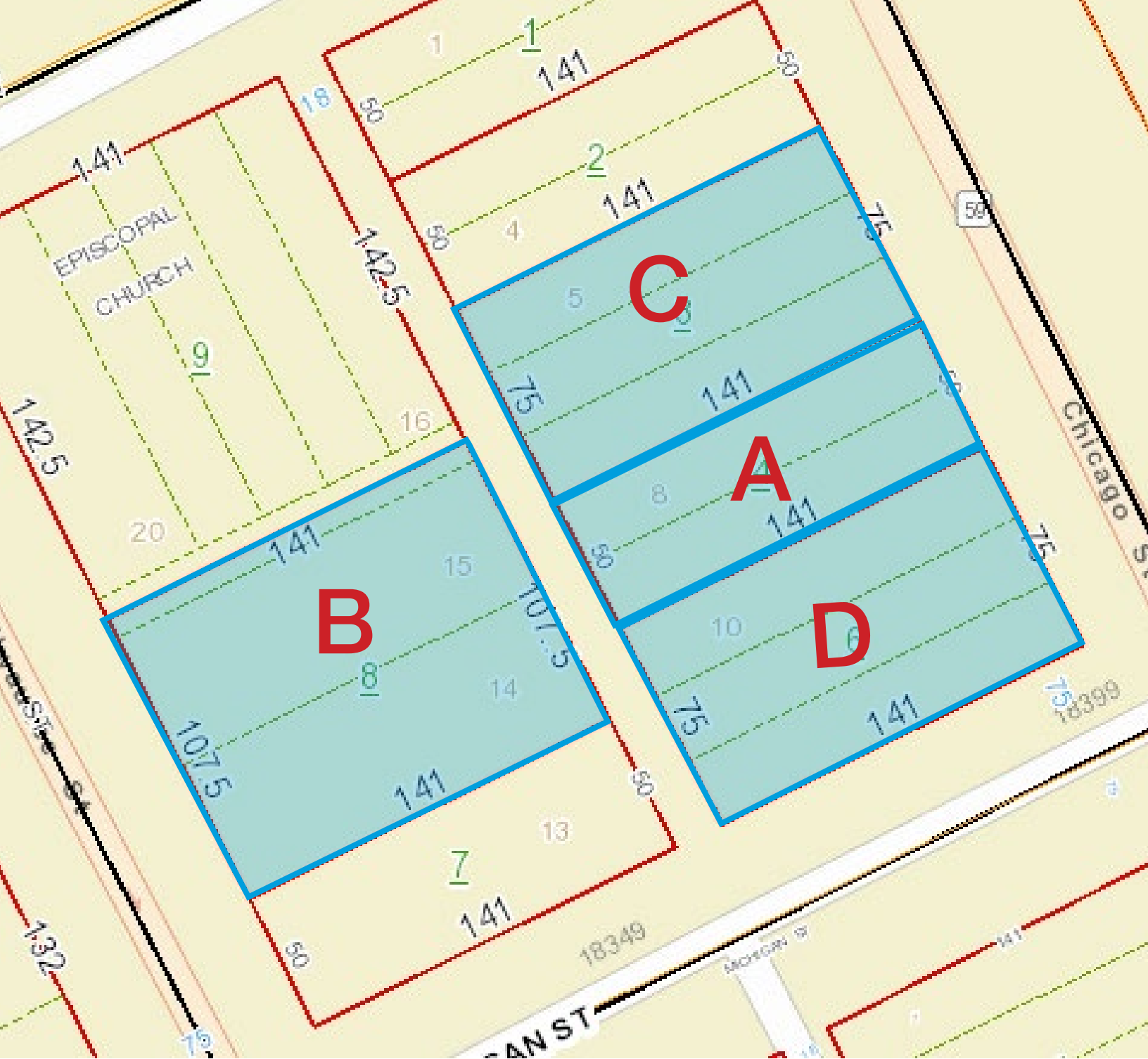


Highway 59	200 feet
US HWY 90	0.7 miles
US HWY 104	0.8 miles
Baldwin Beach Express	2.8 miles
I-10	7.3 miles
US HWY 98 (Foley)	12.6 miles
Daphne, AL	13.9 miles
Gulf Shores	21.5 miles
Downtown Mobile	24.8 miles

Demographics: Drive-Times

2019	5 Min.	10 Min.	15 Min.
POPULATION	5,946	19,769	36,567
# OF HOUSEHOLDS	2,203	7,394	13,415
AVG. HH INCOME	\$61,213	\$63,109	\$71,142

Source: ©ESRI 2020



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|---|-------------|
| A. PARCEL: 05-48-03-06-2-003-004.000, PPIN: 46113, Lot 8, 9 | ACRES: 0.16 |
| B. PARCEL: 05-48-03-06-2-003-008.000, PPIN: 27665, Lot 14, 15 | ACRES: 0.35 |
| C. PARCEL: 05-48-03-06-2-003-003.000, PPIN: 41570, Lot 5, 6, 7 | ACRES: 0.24 |
| D. PARCEL: 05-48-03-06-2-003-006.000, PPIN: 23557, Lot 10, 11, 12 | ACRES: 0.24 |