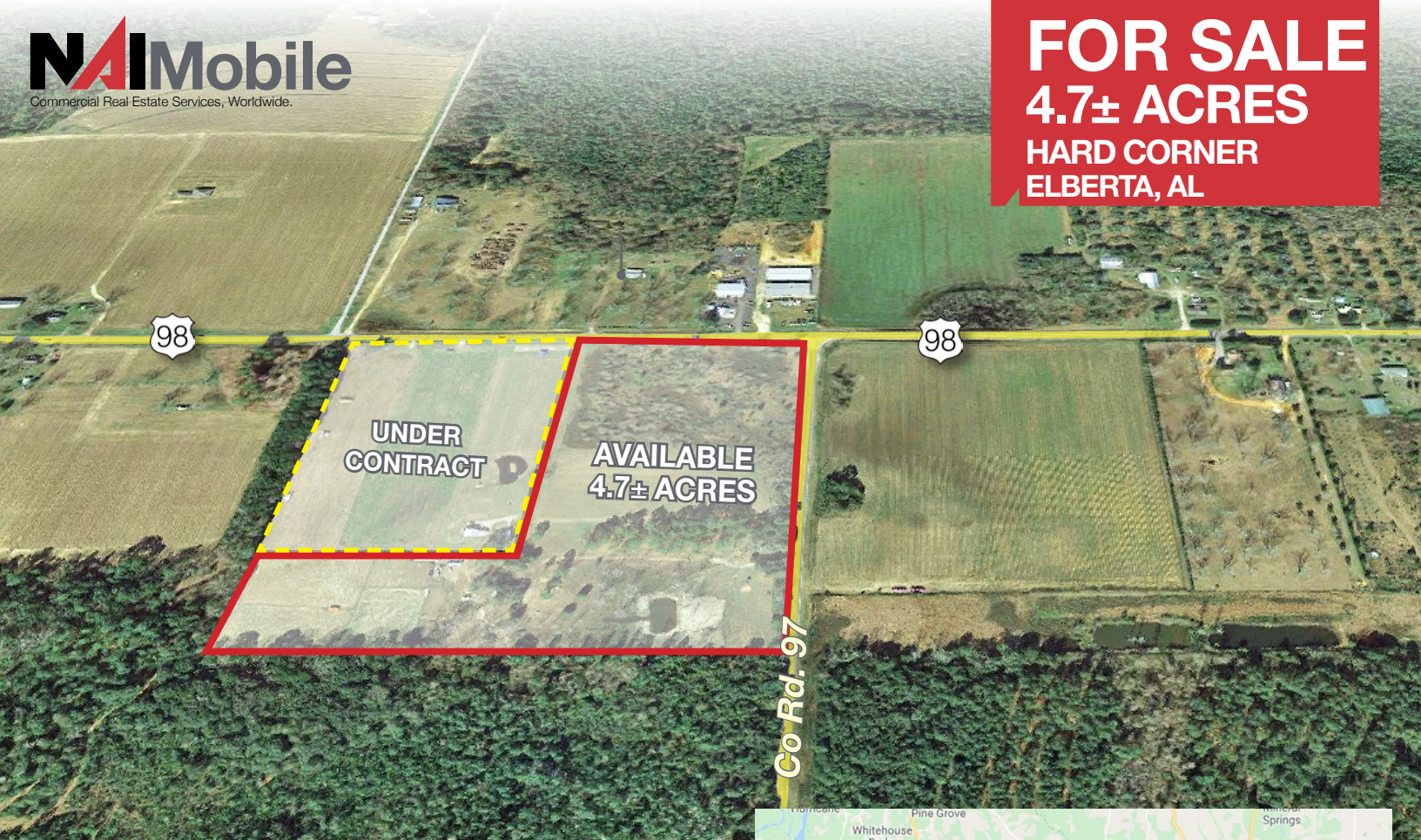


FOR SALE
4.7± ACRES
HARD CORNER
ELBERTA, AL

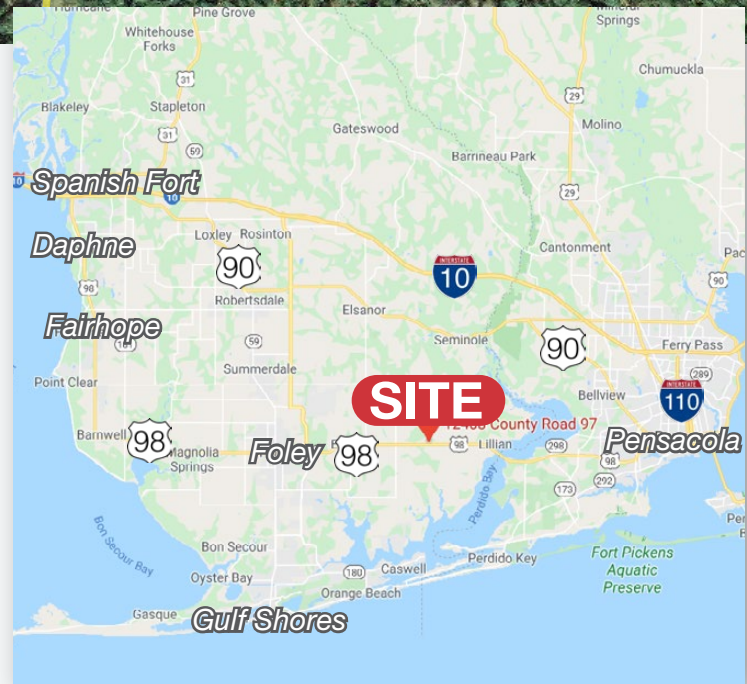


4.7± ACRES HARD CORNER ON HWY 98

12408 Co Rd. 97
Elberta, AL 36530

Property Features

- Property Size: 4.7± AC
- Price Per SF: \$2.27
- Frontage: 310' x 513'
- Zoning: B-2
- Topography: Level
- Hard corner on Southwest corner of HWY 98 and Co Rd. 97
- 310'± Frontage on HWY 98/Foley Beach Express
- 513'± on Co Rd. 97
- Located on direct route to West Pensacola beaches
- Perfect corner for Gas Station



For more information:

Cheryl Stovall

251.206.9336 cell

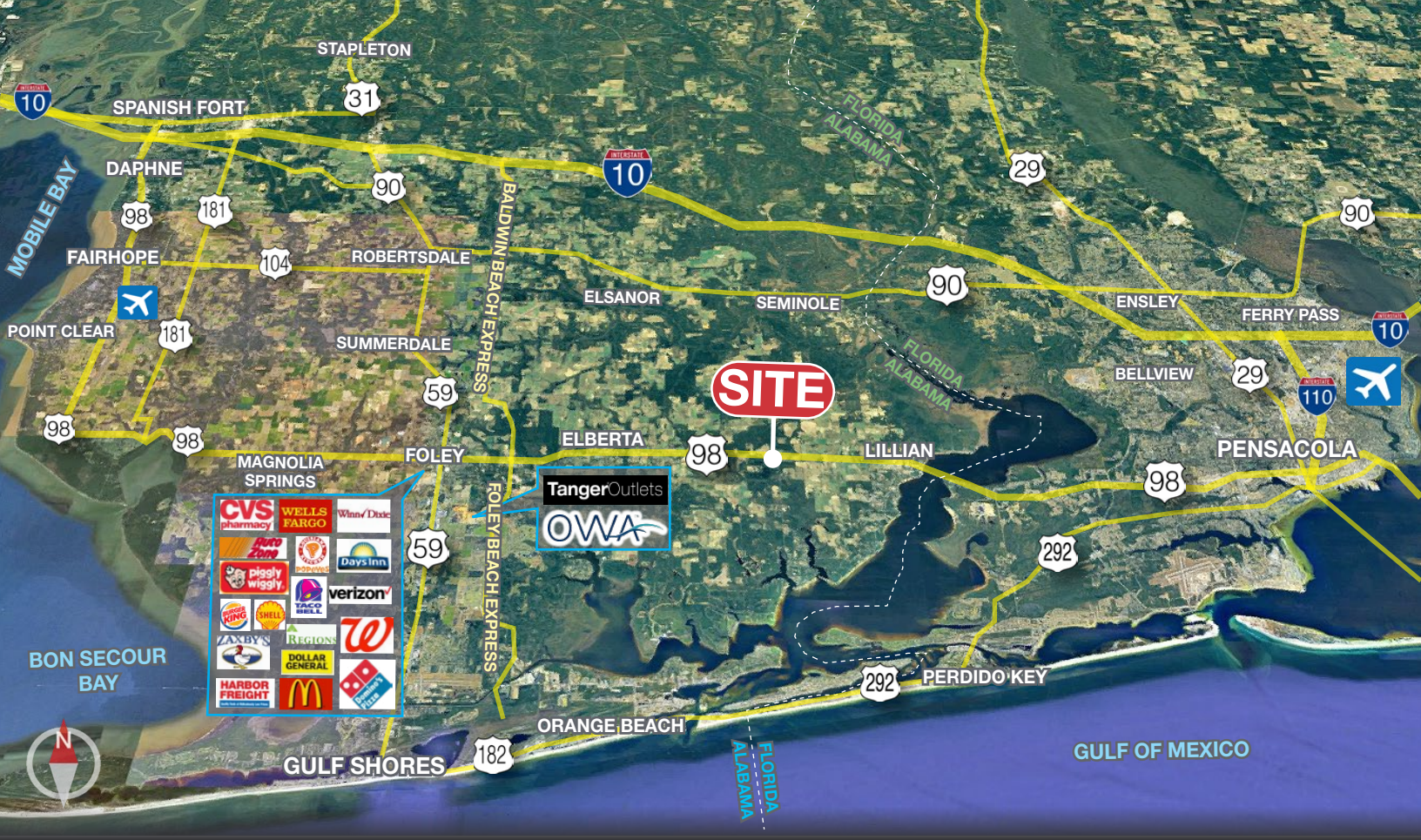
cstovall@nai-mobile.com

SALES PRICE: \$465,000.00

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56 St. Emanuel St.
Mobile, AL
251.438.4312

www.nai-mobile.com



Location Description

Prime hard corner with 310' frontage on HWY 98/Foley Beach Express in Baldwin County - the fastest growing county in Alabama! Great opportunity for large amounts of frontage on busy Hwy 98 and CR 97, directly on main travel route to Pensacola, FL - which boasts a hot development market! Perfect location for any business in need of high visibility or for those that desire an office only a short drive from Alabama AND Florida beaches.

HWY 98	310 feet
HWY 90	13.3 miles
Tanger Outlets Foley	13.4 miles
Pensacola, FL	17.1 miles
Gulf Shores	20.4 miles
I-10	24.6 miles
Downtown Fairhope	29.4 miles
Downtown Mobile	45.9 miles
Destin, FL	65.8 miles

