

Offering Memorandum

EXECUTIVE SUMMARY

This is a rare opportunity to acquire a prime, build-ready residential lot on Alabama's Gulf Coast. Located on the third tier in the desirable Gulf Beach Subdivision (Unit C) along scenic Fort Morgan Road (State Highway 180), this 0.25-acre parcel is ideally situated for a private coastal residence or an income-generating vacation rental. Surrounded by nature yet minutes from Gulf Shores attractions, the property offers beach access within walking distance and indirect Gulf and Bay views.

INVESTMENT HIGHLIGHTS

- **List Price:** \$269,000
 - **Lot Size:** 50' x 220' (0.25± Acres)
 - **Zoning:** RTF-4 – Residential Tourist Facility
 - **Flood Zone:** AE – Base Flood Elevation 12–13 ft (Flood insurance required)
 - **Utilities Available:** Baldwin EMC & Gulf Shores Utilities
 - **Water Access:** Gulf and Bay Access within ¼ mile
 - **Tax Parcel ID (PPIN):** 114544 | Parcel ID: 69-08-01-0-003-002.010
 - **Topography:** Level
 - **Subdivision:** Gulf Beach Subdivision C
 - **School Zone:** Orange Beach Elementary, Middle, and High School
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LOCATION & ACCESS

The lot fronts State Highway 180, approximately 17 miles west of Highway 59 in Gulf Shores. It's located just past Pontoon Lane on the south side of the highway. This area is known for its serene atmosphere and natural beauty, with easy access to beaches, marinas, fishing, and the Fort Morgan historic site.

DEVELOPMENT POTENTIAL

With RTF-4 zoning and no HOA restrictions, this parcel is suitable for short-term rental construction, full-time residence, or a second home investment. Its elevation and tier-three positioning may offer partial Gulf views, and the flat, cleared lot makes for a seamless build site.