

OFFERING MEMORANDUM

iStore Foley Phase 2 Live/Work Flex Units

Location: 9731 County Road 65, Foley, AL 36535

Project Type: Pre-Construction Commercial Flex Units

Total Units: 154

Unit Size: 1,600 SF (800 SF climate-controlled + 800 SF ground-level storage with half bath)

Price Per Unit: \$250,000

Deposit: \$10,000 (Fully Refundable Until Groundbreaking)

Groundbreaking: Estimated in Coming Months

Balance Due: 50% at Groundbreaking; Remaining Balance at Certificate of Occupancy

Investment Highlights:

- Rare opportunity to reserve shovel-ready commercial flex space in Baldwin County, AL
- Fully permitted development — ready to build despite citywide commercial permit moratorium
- Strategic location off CR-65 with direct access to Highway 59 and Foley Beach Express
- Designed for business use: full kitchen, full bathroom, laundry hookups, and secure ground-level storage with 14' roll-up door
- Zoned commercial with minimum 30-day rental term (no short-term rentals allowed)
- Projected lease rates of \$20–\$23/SF based on market comps
- Gated access, 24/7 video surveillance, paved infrastructure, and all utilities available
- FEMA Zone X — flood insurance not required

Estimated POA Fees: \$313–\$406/month (depending on total units delivered). Fees cover:

- Landscaping & Common Area Maintenance
- Security Infrastructure & Cameras
- Insurance & Reserve Allocations
- Monument Signage & Property Management

Reserve Today

Now accepting fully refundable \$10,000 deposits to reserve your unit prior to groundbreaking. As demand increases and construction begins, pricing and availability may change.

For reservations, due diligence materials, or to schedule a walkthrough of the site and plans

All information is deemed reliable but not guaranteed. Buyer to verify all figures and zoning requirements prior to purchase.