

Offering Memorandum

Muscadine Place Development

182-Lot Approved Residential Project – Foley, Alabama

38.246 Acres | Zoned TH-1 | Opportunity Zone | Shovel-Ready

Executive Summary

Muscadine Place is a prime 38.246-acre residential development tract located in the high-growth area of Foley, Alabama. Fully entitled and engineered, the site is approved for 182 detached garden-patio homes under TH-1 zoning. The property is shovel-ready and strategically positioned within a federally designated Opportunity Zone, offering potential tax incentives for investors and developers. With public utilities accessible and a recent City of Foley building moratorium in place, this is one of the few developments ready to break ground immediately.

Property Overview

- **Location:** NE corner of County Road 20 and Hickory Street, Foley, AL
 - **Total Acreage:** 38.246 Acres
 - **Zoning:** TH-1 (Townhouse Residential)
 - **Lots Approved:** 182 Detached Garden-Patio Homes
 - **Parcel Numbers:** PPIN 287794 (3.266 acres), PPIN 266101 (1.372 acres), PPIN 71878 (33.608 acres)
 - **Frontage:** Approx. 1,222' on County Road 20, 1,282' on Hickory Street
 - **Utilities:** Water, Sewer, Power available nearby
 - **Access:** Paved road access on two major corridors
 - **Topography:** Mostly level, former farmland
-

Development Highlights

- **PUD Approved & Fully Engineered:** Site plans, stormwater, and geotechnical reports complete
 - **Opportunity Zone:** Attractive for 1031 and long-term tax-advantaged investment
 - **Moratorium-Proof:** One of few developments eligible to proceed during Foley's 2025 building moratorium
 - **Comparable Success:** Same product built and sold across the street by Lennar in Aberdine subdivision
 - **Growth Location:** Minutes from Hwy 59, OWA, Tanger Outlets, and Gulf Shores beaches
 - **Entitlements Ready:** Land Disturbance Permit available following pre-construction meeting
-

Engineering & Reports Available

- Site Plan (Garden-Patio Home Layout)
 - Civil Engineering Documents (Mullins LLC)
 - Geotechnical Report and Pond Design (LMJ Engineers)
 - Stormwater Management Report
 - Sand Chimney Addendum
 - CRS Property Report
-