

OFFERING MEMORANDUM

1,123.776± Acres | Baldwin County, Alabama Development | Timber | Estate | Investment

EXECUTIVE SUMMARY

An exceptional investment opportunity in one of Alabama's fastest-growing regions. This 1,123.776± acre contiguous tract in Baldwin County features prime road frontage, strategic location, and diversified land utility. Suited for master-planned residential development, private estate use, recreational retreat, or continued timber and land banking, this legacy tract is priced at **\$8,495,000**.

Located just minutes from Elberta, Foley, Gulf Shores, and Perdido Bay, this property benefits from paved access on three sides and is a standout opportunity in a high-demand market.

PROPERTY OVERVIEW

- **Total Acreage:** 1,123.776± acres
 - **PPINs Included:** 75470, 75471, 75472, 75473
 - **Zoning:** RA (Residential Agricultural)
 - **Price:** \$8,495,000
 - **Flood Zone:** Primarily Zone X (Minimal Risk)
 - **Wetlands:** Estimated 60% uplands (per seller; delineation report available)
 - **Frontage:** County Road 32, County Road 87, Woerner Road
 - **Land Use:** Timberland (Good, Average, and Poor Pine Stands)
 - **Utilities:** Electric available at road
 - **Access:** Paved road frontage on three sides
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INVESTMENT HIGHLIGHTS

- Massive contiguous tract in growth corridor
 - High elevation, minimal floodplain exposure
 - Road access and utility availability for phased development
 - Timber income, hunting lease, and food plot infrastructure in place
 - Clean title with no known easements or encumbrances
 - Baldwin County market ranked among the fastest-growing in the state
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LOCATION ADVANTAGES

- 5–10 minutes to Elberta and Foley
 - 20–30 minutes to Gulf Shores and Orange Beach
 - Easy access to public boat launches and Perdido Bay
 - Zoned for Elberta schools (K–12)
 - Proximity to beach tourism, major retail corridors, and expanding residential rooftops
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DEVELOPMENT POTENTIAL

This property is uniquely positioned for:

- Residential Subdivision
- Multi-Phase Planned Community
- Private Family Estate or Compound
- Conservation or Recreational Preserve
- Timber + Land Investment Portfolio Hold