

FOR SALE
38.28 ACRES
WATERFRONT



Wolf Ridge PUD- Phase 2, 3 & 4

9124 CLARKE RIDGE RD, FOLEY, AL 36535

TROY WILSON

Broker / CEO

D. 251.604.3300

Twilson@gobellator.com



BELLATOR COMMERCIAL

251.928.0031 // [HTTPS://WWW.BELLATORCOMMERCIAL.COM](https://www.bellatorcommercial.com)
29891 WOODROW LN. DAPHNE, AL 36527

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PRESENTED BY

Troy Wilson, Broker / CEO

38.28 Acres / 1,178' +/- Waterfront For Sale

9124 CLARKE RIDGE RD, FOLEY, AL 36535



Sale Price **\$1.7MM - \$4MM**

TWO OPTIONS TO PURCHASE

This property is being marketed with two distinct purchase opportunities:

OFFERING SUMMARY

Auction Closes: 11/06/25 @2:00 pm
 Lot Size: 38.28 Acres
 Price / Acre: \$44,410
 Zoning: PUD Phase 2, 3 & 4
 Number of Parcels: 3

Option # 1: Pre-Auction Written Offer• Buyers may submit a written purchase agreement directly to the listing broker. Sellers are entertaining offers between \$1.7MM – \$4MM. All offers must be received on or before November 4, 2025, at 2:00 p.m. CST. If an offer is accepted prior to the deadline, the property will be sold, and the scheduled auction will be suspended.

Option # 2: Auction Participation• If no acceptable written offers are received, the property will proceed to auction. All interested buyers must register as qualified bidders through www.HendersonAuctions.com. Registration requires a \$10,000 certified funds deposit. The online auction will conclude on November 6, 2025, at 2:00 p.m. CST.

This dual-offering structure ensures a fair and transparent opportunity to secure this rare Wolf Creek waterfront property—either through a pre-auction written offer or competitive online bidding.

Important: Buyers or Buyers Agent must contact the listing broker before entering the property, submitting an offer, or registering for the auction

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LISTING INFORMATION

Listing Price: \$1.7 - \$4MM

Starting Auction Bid Price: \$1,700,000

Auction Close Date: NOV. 6, 2025 @ 2:00 PM

Broker Accepting Offers Prior to Auction Close: NOV. 4, 2025

PROPERTY INFORMATION

Project Size: 38.28 +/- Acres

Zoning: Approved WR PUD - Phase 2

PPIN#: 72378, 45500 & 45501

Parcel #(s): 61-01-12-0-000-060.000
61-01-12-0-000-058.000
62-03-07-0-001-024.000

Waterfront 1,178'

Elevation 14' - 18'

Flood Zone X & AE

Topography See Civil Plans - PUD Phase 2

UTILITIES

Power Baldwin EMC

Gas / Propane Riviera Utilities

Water Riviera Utilities

Sewer:

Phase -2 Baldwin County Sewer Service

Phase 3 City of Orange Beach / Permit Per Lot

DEVELOPMENT INFORMATION

Name Wolf Ridge PUD- Ph. 2, 3 & 4
(22 Estate Lots)

Street Address 9124 Clarke Ridge Rd

City, State, Zip Foley, AL. 36535

County Baldwin

Body of Water Wolf Bay

Cross-Streets County Rd 12 S

PUD DETAILS

Phases Available Phase 2 - 32.73 +/- acres

Total Lots Remaining 22

Waterfront Lots /PH 2 3

Water Access Lots / Ph 2 14

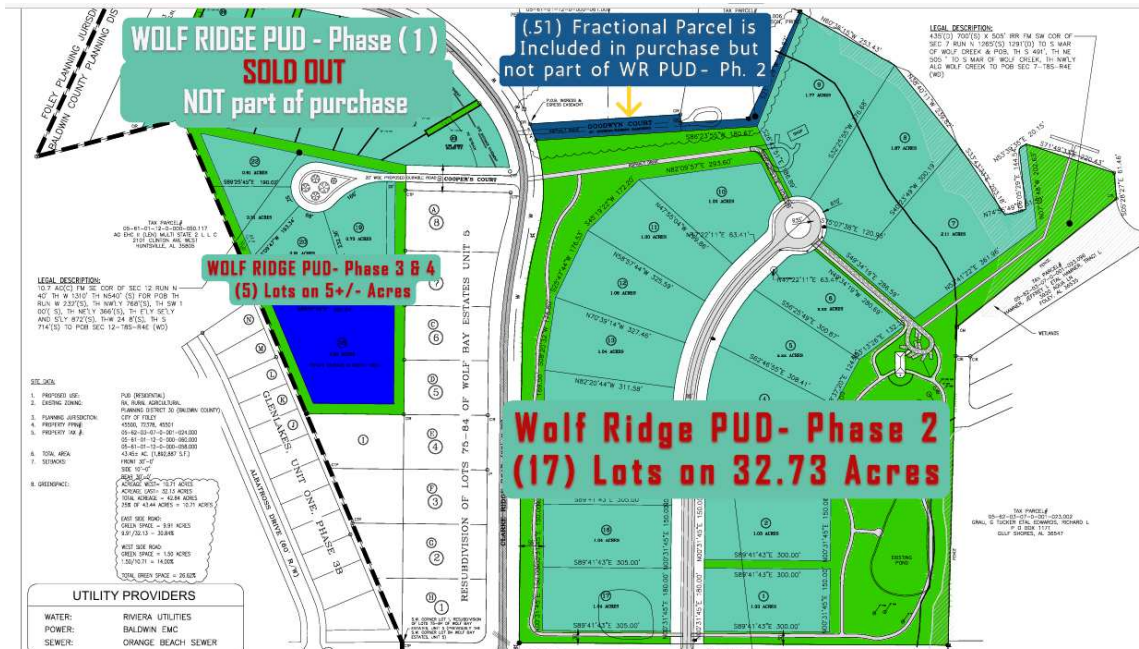
Approved USACE Boat Slip Permits - Ph 2 17

Res. Lots w/ No Water Access Ph 3 4

Boat & Trailer Storage lot Ph 4 1

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WOLF RIDGE PUD - PHASE 2, 3 & 4 Site Plan. (Phase 4 is Lot #18 only planned for boat & trailer storage)

PROPERTY DESCRIPTION

Waterfront – 38.28± Acres on Wolf Creek, Foley AL. This premier waterfront property, (Wolf Ridge PUD), consists of three separate parcels with approximately 1,178 feet of frontage on Wolf Creek. Buy now with acceptable offer b/t (\$1.7MM - \$4MM) through listing broker. This property is being offered with most of the initial planning, engineering, and entitlement process already completed, allowing a buyer to move forward quickly into construction of the next phases of this one-of-a-kind development opportunity. This property can become a boater's dream community in South Alabama. Set along Wolf Creek with home sites starting at 14' in elevation with directwater access to the Gulf of America. Providing all the benefits of waterfront living without the congestion and hectic pace of properties located south of the Intracoastal Waterway.

NOTE: Wolf Ridge PUD Phase 1 –Sold out in March 2025 and is NOT INCLUDED as part of this property to be purchased.

Wolf Ridge PUD:

Phase 2 – Approved and Ready to Develop Encompasses ±32.73 acres across two parcels.

- Includes 17 estate lots (each 1+ acre) Three lots with direct frontage on Wolf Creek.
- Approved Letter of Permission (LOP) from the U.S. Army Corps of Engineers (USACE) for a common-area dock.
 - o (17) total boat slips (14 covered, 3 uncovered)
 - o Preliminary dock plans included

Note: A fractional parcel of approximately (0.51+/-) acres, located in the northern section of the approved plat map for Wolf Ridge PUD Phase 2, is excluded from the Wolf Ridge Phase 2 PUD. However, this (0.51 +/-) acre parcel is included within the total 38.28 ± acres offered for sale with this property

Phases 3 & 4 – Additional Development Opportunity ±5.55 acres (one parcel) with entitlement image approved

- Concept plan allows for: (4) residential lots
- Ph -4 Lot #18 designated for boat and trailer storage
- Engineering and final review for Phases 3 & 4 not yet completed, providing flexibility to adjust layout or density during final plan submission

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PROPERTY HIGHLIGHTS

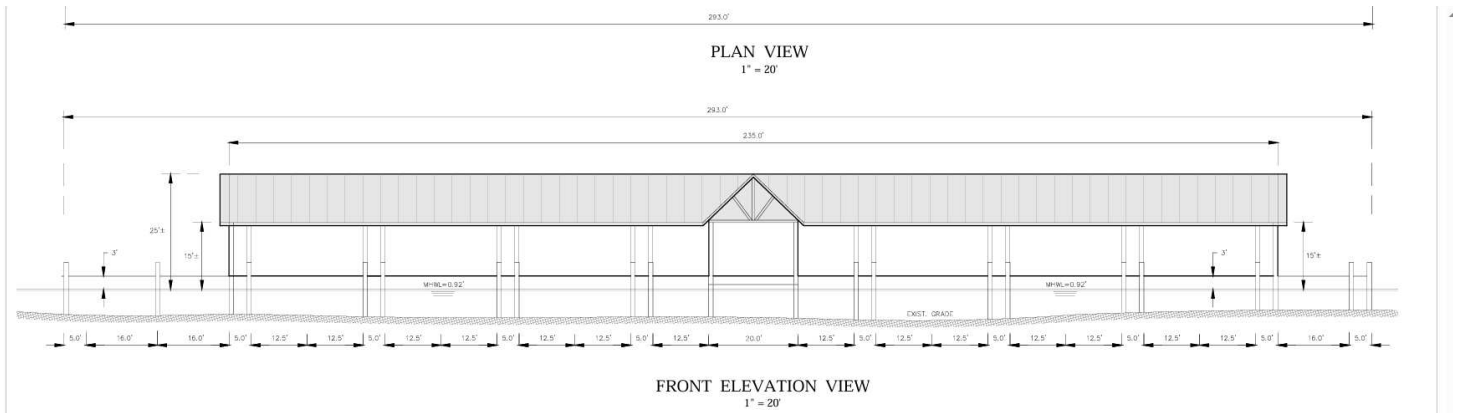
- Wolf Ridge PUD - Phase 2, 3 & 4 (Ready to be developed)
- Phase 2: (17) Estate Lots w/ APPROVED Letter of Development
- Engineered Development Plans Included
- Site is high elevation majority in (X) Flood Zone
- Home sites starting at 14' - 18' in elevation (GIS Contours)
- 17-Large Boat Slips USACE issued - LOP (14 -covered 3- non)
- Prelim dock and covered boat slip plans included
- 1,178' +/- waterfront on Wolf Creek
- A short boat drive to the Orange Beach Pass that opens into the Gulf of America and its beautiful white sandy beaches
- Ideal for boat friendly waterfront residential development
- Or property could be a large waterfront family estate
- Phase 3- (4) residential lots ± 5 acres (one parcel) with entitlement image approve concept plan allows for (4) residential lots
- Adjacent to GlenLakes Golf Club
- Phase 4- (1) Lot #18 designated for boat and trailer storage
- Phase 3 & 4: Engineering and final review not yet completed, providing flexibility to adjust layout or density during final plan submission
- Attractive investment opportunity
- Convenient location within 5.3 miles of Publix Grocery, OWA Amusement Park & Tanger Outlets.



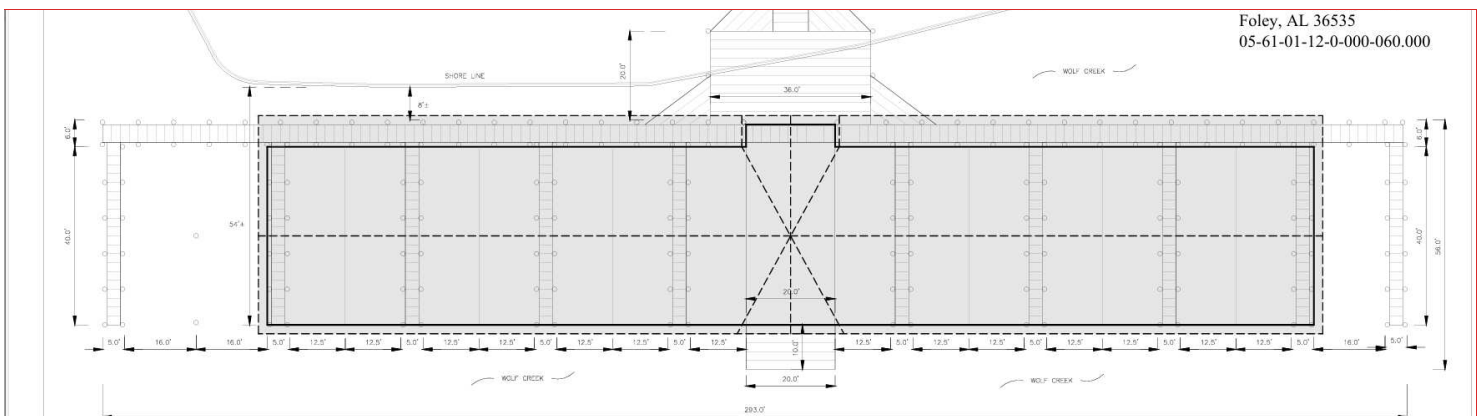


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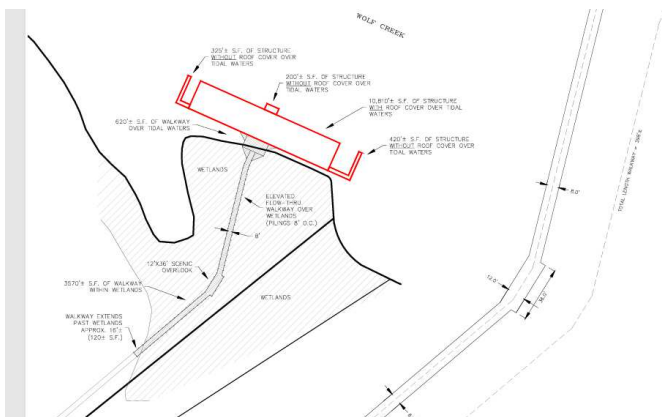
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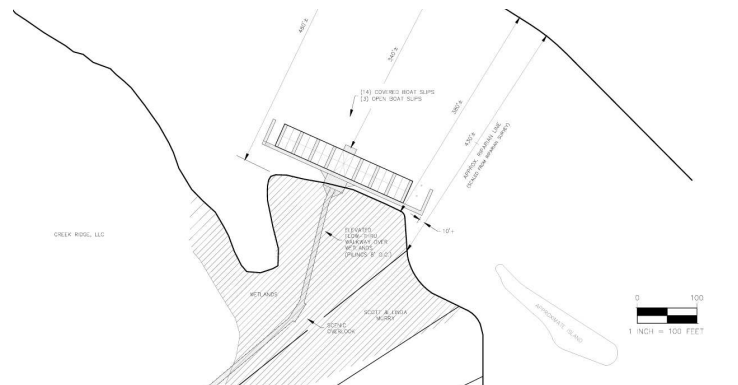
Plans For 17 Large Boat Slip - (14) Covered (3) Open Slips / Includes Army Corp of Engineers LOP



Dock & Boat Slip Plans Aerial View



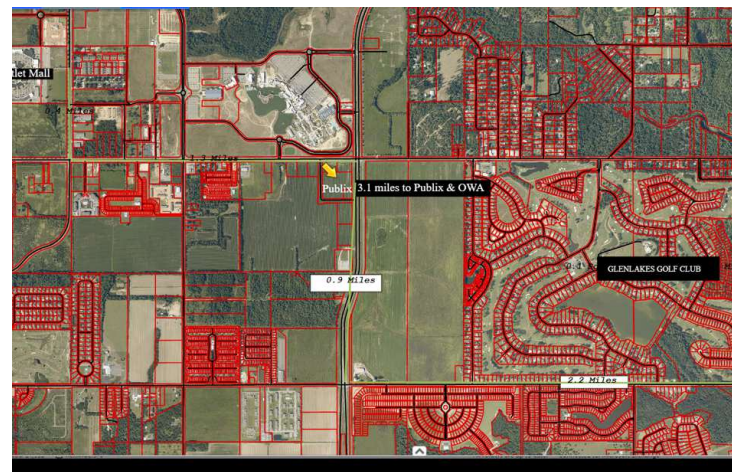
Site Plan - 17 Large Boat Slips



Site Plan - 17 Large Boat Slips

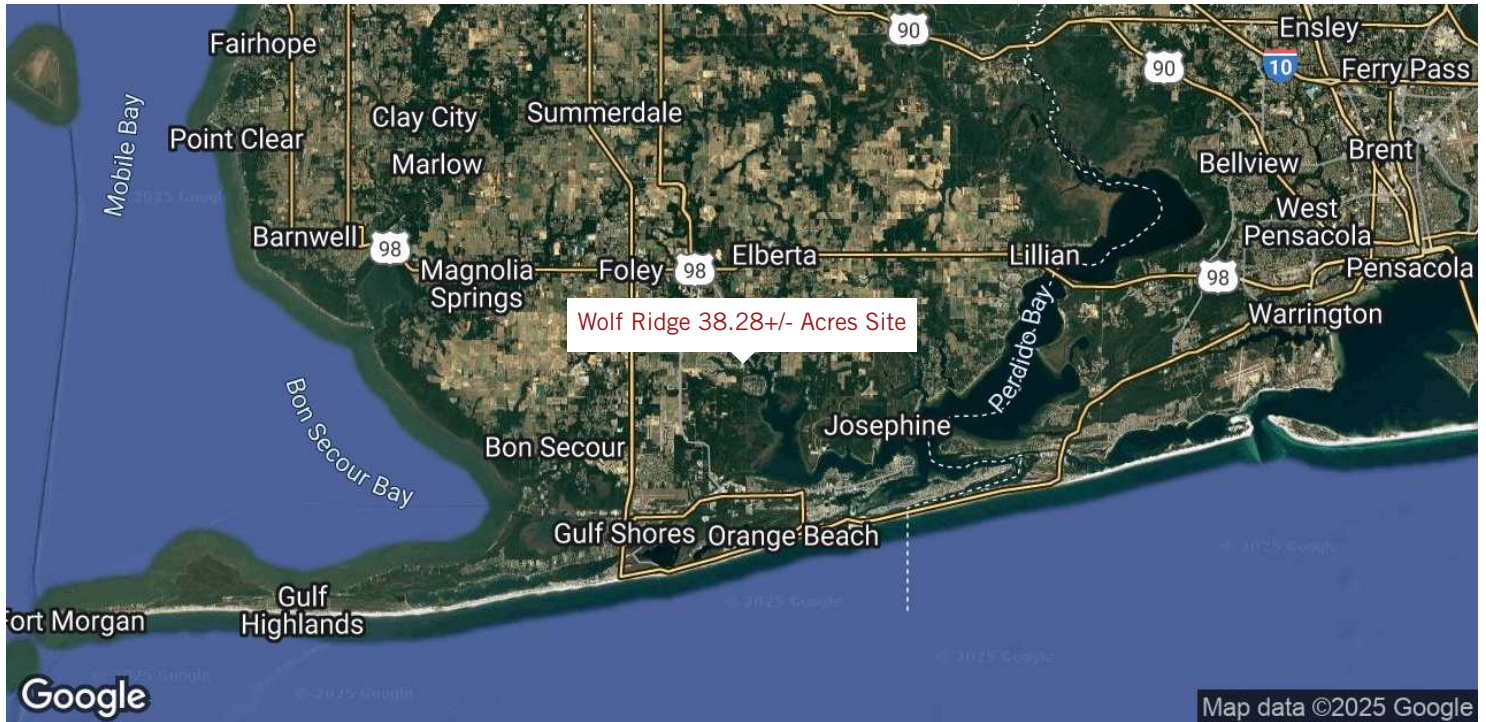
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LOCATION OVERVIEW

Discover a rare opportunity to develop a premier estate waterfront community on scenic Wolf Creek in Foley, Alabama. Situated in the heart of Baldwin County, this location offers the perfect balance of relaxed coastal living and easy access to modern conveniences.

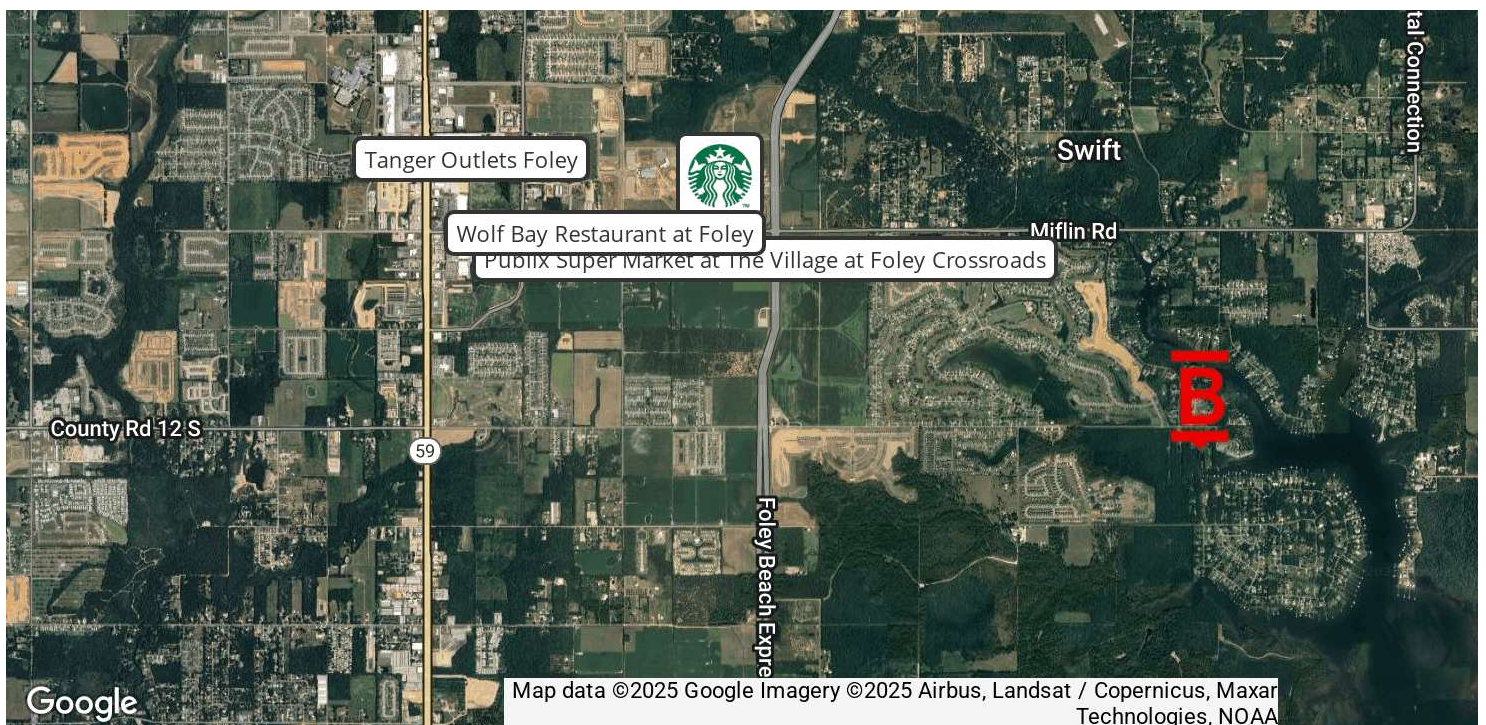
Just minutes from charming downtown Foley, residents will enjoy a vibrant mix of local boutiques, restaurants, and cultural attractions—all within 5 miles. Outdoor enthusiasts will appreciate the quick access to the Gulf of America's pristine beaches, abundant fishing, and serene natural beauty of Wolf Creek & Wolf Bay.

This prime location is also close to top entertainment and recreation, including OWA Amusement Park, Tanger Outlets, and GlenLakes Golf Club. Whether by land or water, this is a boater's paradise with endless possibilities for leisure and adventure.

Embrace the unmatched potential of this property where Southern charm, coastal beauty, and strong investment appeal meet in one exceptional development site.

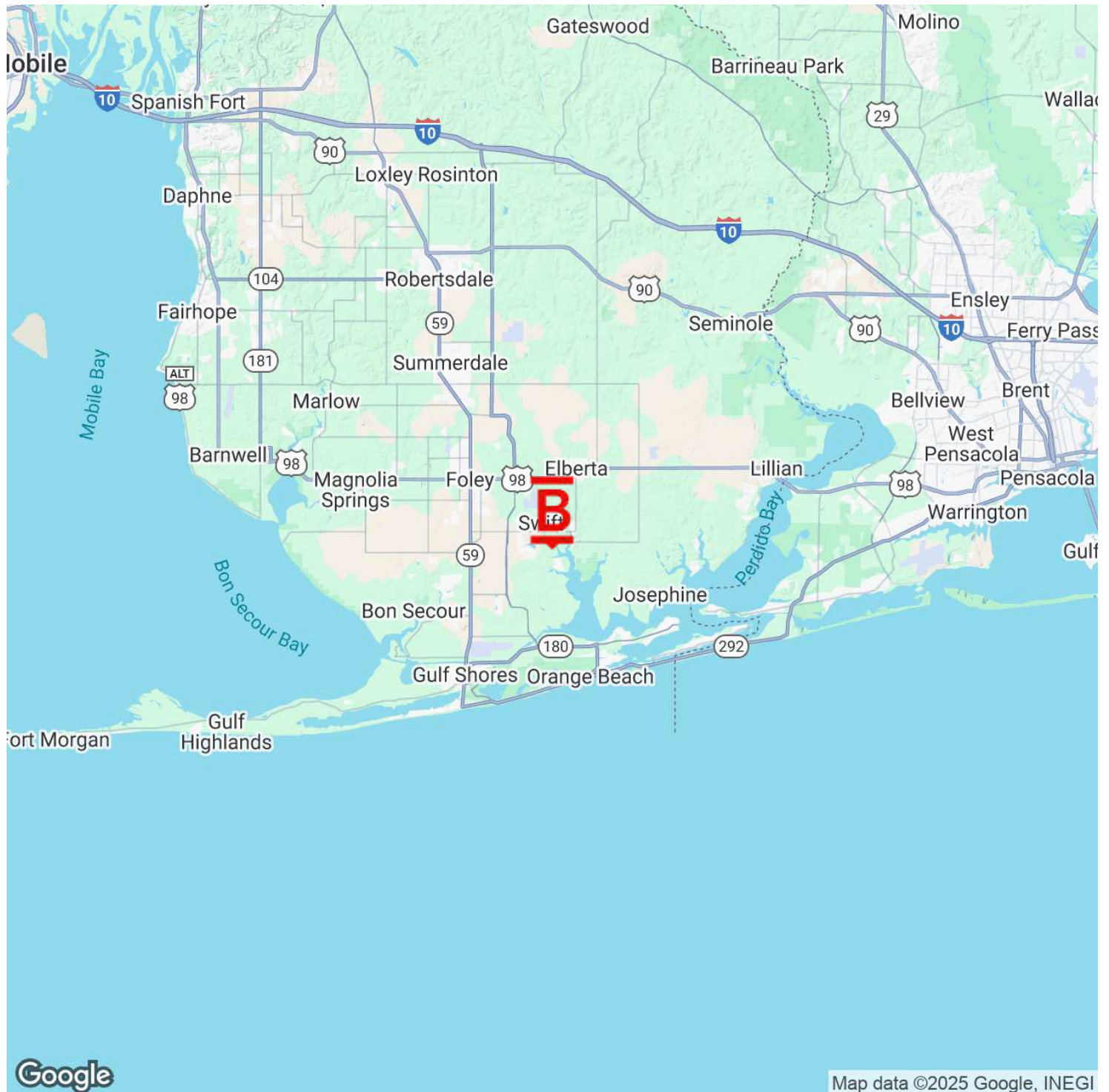
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