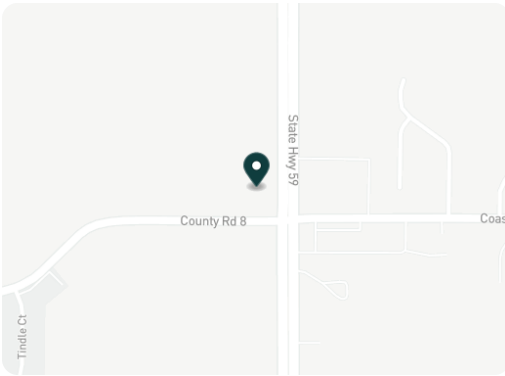




MLS ID	396245
DOM / CDOM	146 DOM / 146 CDOM
Property type	Lots and Land
Subdivision/condo	None
Lot size	342 x 387
HOA?	No
Property sub type	Land
Elementary school	Gulf Shores Elementary
Middle school	Gulf Shores Middle
High school	Gulf Shores High

Description

3.64 ac - cleared and filled! Gulf Shores City Limits! Zoned General Business! No wetlands - All wetlands were filled per Core of Engineers and ADEM approval. Prime spot for development in Gulf Shores, Alabama - corner location of Hwy 59 and Co rd 8, with 650+ feet of road frontage - excellent visibility and accessibility for potential buyers or visitors. Owner financing is available, terms are based on down payment. Buyer to verify all information during due diligence.

Listing Agent

Agent Only

Alla Nikitina
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P: +12519236475
O: +12519785263
Ryals Realty, Inc

Listing Details

Agent Only

Listing agreement date	5/7/26
Authorized MLS entry date	5/7/26
Agency type	Single agent
Agent disclosure	Seller licensed RE agent
Seller disclosure?	No

Agent remarks

Refer to attached plat - Lot 1 only! Property taxes entered from past year, buyer should conduct his own research on what future taxes might be. Owner Financing Available - terms depends on down payment. Buyer to verify all information during due diligence.

Docs on file	S/D plat
Restrictive covenants	Yes
Terms of sale	None
Listing service type	Full service
Listing agreement type	Exclusive right to sell
Equitable interest?	No

Syndication Settings

Display on the internet	Yes
Address display	Yes
Allow AVM on VOW	No
Allow comments on VOW	Yes

Property Details

Tax PPIN #	618482	Parcel ID/tax ID	05-61-04-20-4-001-003.001
Lot/block #	Grund Lot 1	Tax legal description	Grund Subdivision Lot 1 - 3.64 ac. Please refer to the plat.
Intersecting street	Co Rd 8	County	Baldwin
Subdivsn/commnty or condo complex	None	Property taxes	53.86
Fairhope single tax?	No	Governing municipality	Gulf Shores
Ownership type	Whole/full	Apx acreage	3.64

HOA?	No	Elementary school	Gulf Shores Elementary
Middle school	Gulf Shores Middle	High school	Gulf Shores High
Named waterfront Y/N	No	Flood zone	X
Multiple lots?	No	Lot size	342 x 387
Section/township/range	20-8S-4E	Road frontage	654.61
Directions	Located on a right hand side of Hwy 59 when heading south towards the Gulf Shores, intersection of Hwy 59 and Co Rd 8.		

Land Lease			
Road frontage	654.61		

Features			
Boat facilities	None	Community amenities	None
Financing	Cash, Conventional, Owner financing, Vendor lien	Lot description	3-5 acres, Corner lot, Some trees
Mineral rights	No rights	Suitable use	Business/Commercial, Other - see remarks, Recreation
Road desc	City street, State road	Utilities	Baldwin EMC, Gulf shores utilities
View	None/not applicable	Water property type	No waterfront
Zoning/area	Business/Commercial		

Auction Information	
Auction?	No

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