



****Owner Financing** Back on the market! 2-ac. lot on Co Rd 87, Robertsdale, Al**

Beetree Creek, phase 2, lot 1

This is your chance to own a property for both your home and business on a single lot! The lot has 170 feet of road frontage on County Road 87, is 512 feet deep and suitable for commercial, residential or mixed use. It is approved for up to two dwellings. The property is located just north of the I-10 overpass and less than one mile from the Grand River Motorsports Park.

A septic tank and water tap can be added at an additional cost and financed with the property

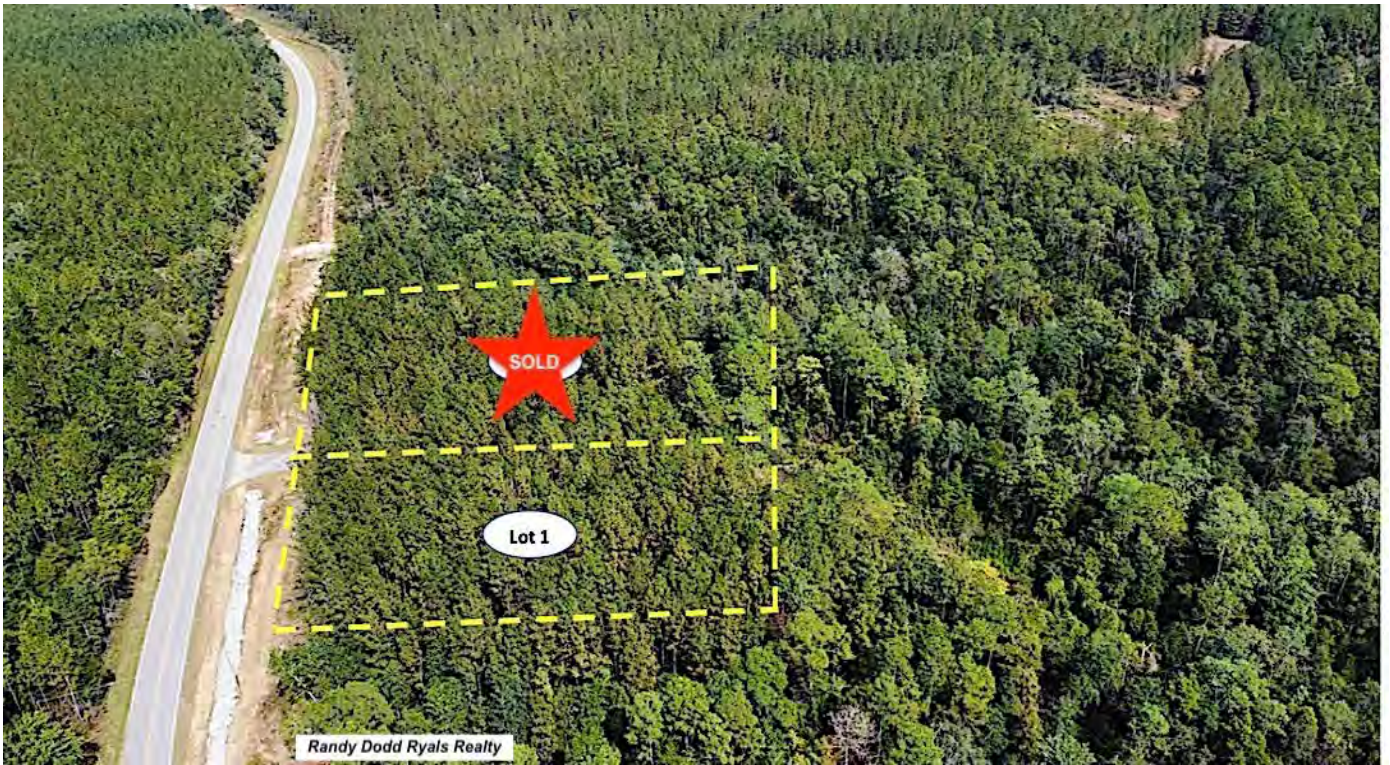
\$149,900

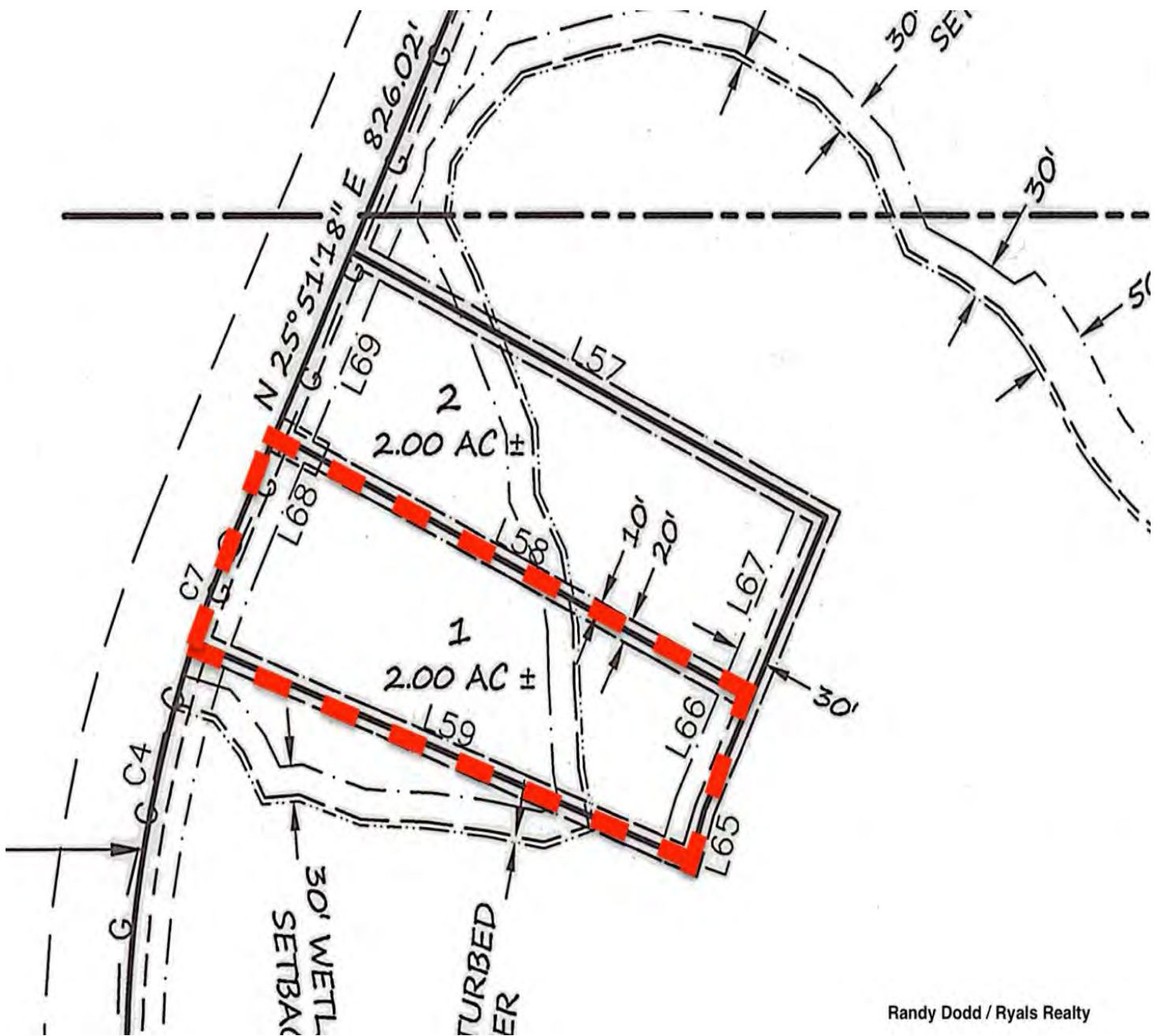
🌲 Property Highlights:

- **Prime location in a high-traffic area**
- **Beautifully wooded with tall pines**
- **Power and water available at the property's edge**
- **Shared paved driveway already installed**
- **Less than a mile north of the Grand River Motorsports Park**

💰 Great owner terms available / No prepayment penalty!

Randy Dodd / Ryals Realty / 251-269-2156







BFLC Deed Restrictions for Residential land/lots

- (a) A 20-foot ingress/egress and utility easement shall be reserved by seller along all property lines.
- (b) Property must remain in its natural state at least 20 feet from side and back property lines, and 40 feet from the front property line.
- (c) No trees shall be removed from these areas by buyer. In the event seller or utility company needs to exercise use of the reserved easement, the seller or utility company may clear as necessary to satisfy their need at that time.
- (d) Mobile Homes shall be allowed only if new, at the time it is placed on the property, and only if skirted by the selling dealer.
- (e) Any permanent improvement must have approval from county building department.
- (f) No commercial activity.
- (g) No excavation or mining.
- (h) No feed lots.
- (i) No gun ranges, no practice shooting shall take place.
- (j) No hog farms.
- (k) No junkyards or accumulation of debris or rubbish.
- (l) No moto-cross parks or tracks.
- (m) No off-road parks.
- (n) No poultry farms.
- (o) No rubbish or inorganic debris.
- (p) No RV parks.
- (q) No scrapping operations.
- (r) No more than 2 dwellings per parcel. Any RV, tiny home, mobile home, "barnominium", or permanent home shall be considered as dwelling per these covenants, and must be permitted by the county and have permitted utilities attached.
- (s) Any permanent improvement must have approval from county building department.
- (t) No RV older than five (5) years, measured from January 1 of the model year, may be placed on the property at any time.
- (u) Buyers must obtain written approval from the seller, prior moving any RV or Mobile Home onto the property.

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RYALS REALTY
THE PURSUIT OF VALUE



Permitted Business and Commercial:

In addition to all residential and lodging uses, also allowed uses are:

- food sales / restaurants / eating places
- distribution
- general merchandise and most retail
- auto / boat / rv / mobile homes / equipment sales, electric car charging stations
- furniture sales
- sporting goods sales
- flower / plant / nursery sales
- barber and beauty shops
- shoe repair
- offices / banks / post office
- warehouse / storage
- places of amusement, family entertainment, tourists entertainment RV Parks
- hotel / lodging
- joint residential / commercial
- medical / dr / dentists office, veterinary clinics.

Prohibited Business and Commercial:

- pawn shops, auto / equipment repair
- alcohol sales / bar / nightclub
- adult entertainment establishments, adult books or items sales
- real estate sales
- car wash
- bail bonds
- kennels, poultry or livestock operations of any kind
- any type of manufacturing, welding
- convenience stores / gas stations
- CBD / marijuana / or related sales storage or processing
- trailer parks
- laundromat / cleaners.

Beetree Creek, Phase 2, Lot 1

**Owner Financing terms are based on your average credit score.
The higher the score, the more options available**

\$149,900

Without septic tank and water tap:

- 720 min: \$999 down / 4% interest / 30-year term / 5-year adjusted = \$ 710.88 mo.
- 620 min: \$999 down / 5% interest / 30-year term / 5-year adjusted = \$ 799.33 mo.
- 580 min: \$999 down / 6% interest / 30-year term / 5-year adjusted = \$ 892.74 mo.
- 550 min: \$999 down / 8% interest / 30-year term / 5-year adjusted = \$1,092.58 mo.

\$159,900

With septic tank and water tap:

- 720 min: \$1,999 down / 4% interest / 30-year term / 5-year adjusted = \$ 753.84 mo.
- 620 min: \$1,999 down / 5% interest / 30-year term / 5-year adjusted = \$ 847.65 mo.
- 580 min: \$1,999 down / 6% interest / 30-year term / 5-year adjusted = \$ 946.70 mo.
- 550 min: \$1,999 down / 8% interest / 30-year term / 5-year adjusted = \$1,158.62 mo.

Note ** The interest rate is subject to reset to the New York Prime Rate at the beginning of the 60th month of the loan term

**No balloon / No prepayment penalty
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