



****Owner Financing** Lot 4, 14 acres of unzoned property in North Gulf Shores, AL**

Grund Subdivision, Lot #4.

A stunning 14-acre corner lot featuring county-maintained road frontage on County Road 8 (600 ft) and Grund Lane (1,082 ft). Situated just west of Hwy 59 in north Gulf Shores, opposite Whispering Pines RV Resort. Unzoned, per the County Planner, offering versatile development potential. Includes some wetlands but is predominantly dry.

Located across from 19558 Co Rd 8 Gulf Shores, AL 36542

\$990,000

** Property Highlights:**

- **Prime location in North Gulf Shores**
- **600 feet of very high visibility road frontage on Co Rd 8**
- **City water, sewer and power available at the edge of the parcel**
- **Located in the Gulf Shores school district**
- **Just minutes from the beaches in Gulf Shores, AL**

 Owner financing available! Terms depend on down payment

Randy Dodd / Ryals Realty / 251-269-2156







STONEHAVEN
SLIDE 282.8 A-C

27

CKMAN AVE
50' R/W

28

GRUND LANE
R/W - VARIES

FOUND
(TUTTLER)
++ REGAR

30' LOCAL ROAD SIDE STREET SETBACK

30' WETLAND
BUFFER
(TYP)

FLOODWAY

JURISDICTIONAL
WETLANDS

ZONE AE

ZONE X

4
14.01 ACRES ±
610,085 SQ. FT. ±

2.5' PI
DRAIN
(EASE)

2.5'
WET
CD

R=550.00'
L=502.72'
CH=242.62'
CB=41°42'11" E

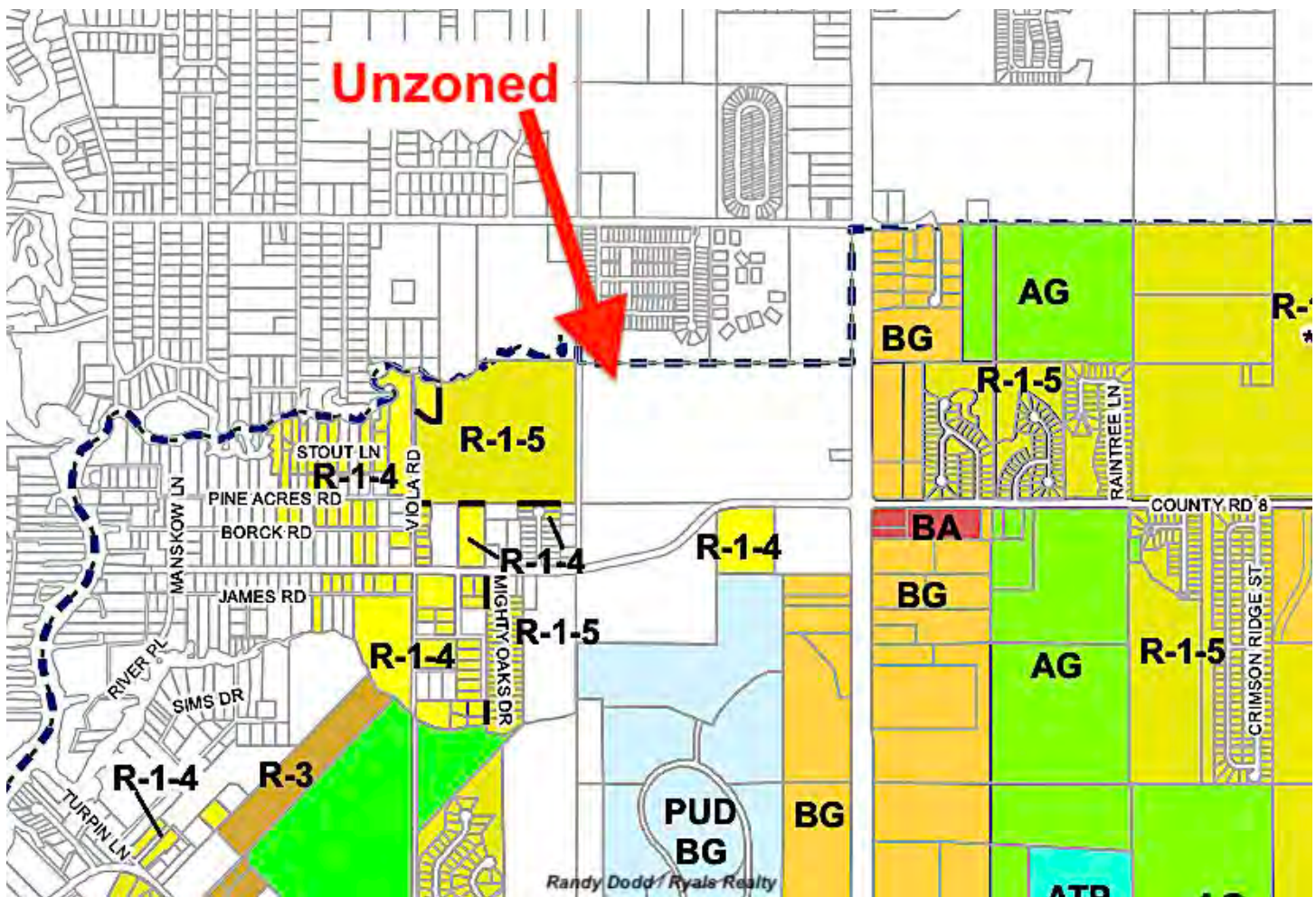
R=5480.54'
L=221.44'
CH=242.54'
CB=5°44'12" W

80' FRONT SETBACK

300.00'
S 78°03'34" W 424.34'

504.38'

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Owner financing terms depend on amount of down payment

