



Randy Dodd / Ryals Realty

**Motivated Seller! Bring Offers! 5.4-ac, lot 83 in Martyn Woods Subdivision Gulf Shores, Al**

Discover Lot # 83 in Martyn Woods, Phase 2... This spacious residential lot is nestled at the end of a quiet cul-de-sac in one of Gulf Shores premier upscale communities.

Property is located 2.5 miles west of the intersection of Hwy 59 and Co Rd 6 and offers a very private setting in a breathtaking “Must See to Appreciate” neighborhood.

Enjoy exclusive amenities including underground utilities, tennis courts, a nature trail, deeded Bon Secour River access, a fishing pier and a boat dock.

Build your dream home in the highly sought-after Gulf Shores school district. Only 10 minutes from the beaches, dining and attractions of “*Paradise Island*”.

The well-managed HOA, with dues of just \$400 per year, covers management fees and common area taxes, maintenance, and insurance. Property contains wetlands but has plenty of buildable space.

**Don’t miss this exception opportunity!**

**\$199,900**

**Randy Dodd / Ryals Realty / 251-269-2156**





Randy Dodd / Ryals Realty



Randy Dodd / Ryals Realty

























Randy Dodd / Ryals Realty



Randy Dodd / Ryals Realty







**Land Cover**

**Crop Cover**



(in acres)

● Woody Wetlands	3.58
● Evergreen Forest	1.35
● Developed Open Space	0.37
● Developed Low Intensity	0.06

Randy Dodd / Ryals Realty