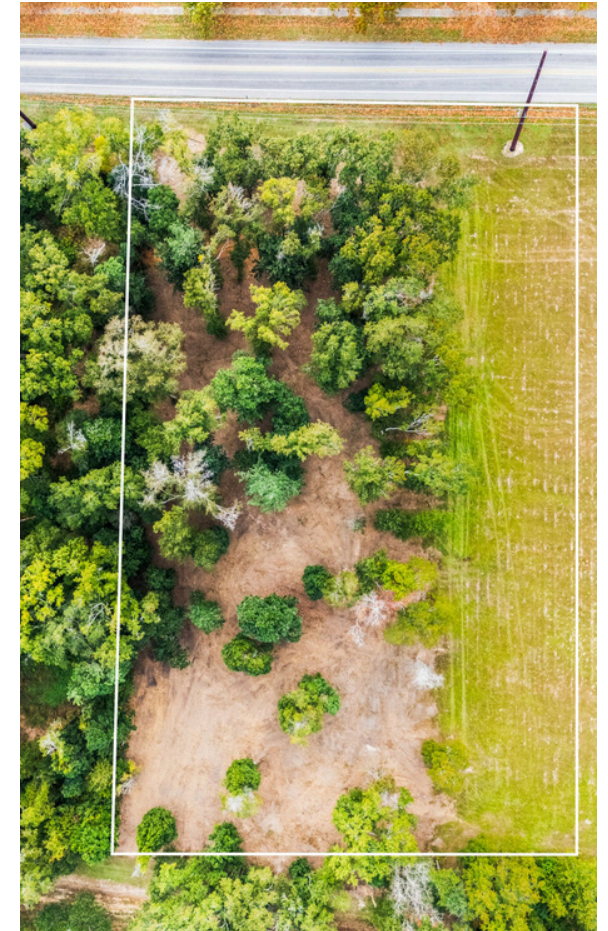


OFFERING MEMORANDUM

0 E Azalea Ave
Foley, AL 36535
2 Acres



Residential PUD Approved Development



EXCLUSIVELY PRESENTED BY:



Clint Miller Sr.
Sales Mobile: 251-363-9397
clintmillersr@gmail.com
License #: 169806



Signature Properties 16A
Market Street Orange
Beach, AL36561 Office:
251-200-1207
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Investment Opportunity 0 E Azalea Ave Foley, AL 36535

Realtor Bio

With years of real estate experience and a sharp focus on the Gulf Coast, Clint brings unmatched expertise and dedication to every client interaction. Based in Orange Beach, AL he specializes in luxury beachfront homes, high- end condos, and income- producing commercial properties, including self- storage investments and business flex-space development .

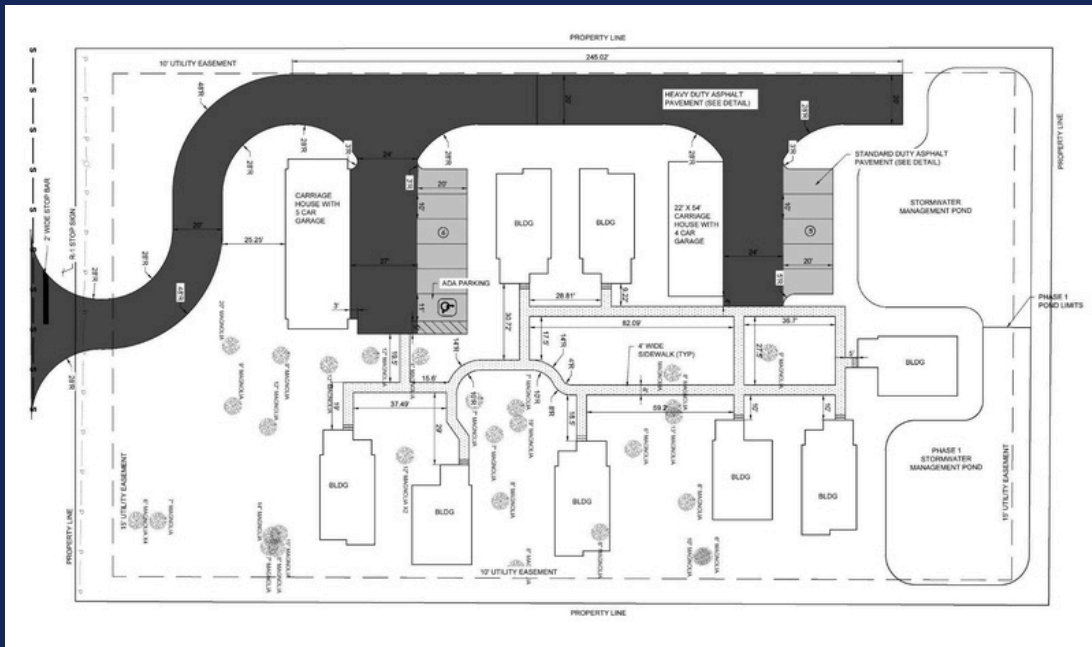
***All cottage and Pocket Neighborhood representative images are from a related project designed by Ross Chapin Architects and developed by The Cottage Company.**



Pocket Neighborhood



Previously designed as a Build-to-Rent community, this project features cottage-style homes intended for long-term rentals; however, the plan can also be adapted into a condominium-style development, allowing individual cottages to be sold separately under condo ownership. Situated on approximately 2 acres within Foley's Opportunity Zone Corridor, the project is approved for 10 single-family residences. All design plans and permits were previously approved by the City of Foley.



Fully Completed Development & Engineering Package

- Rezoning to PUD (Planned Unit Development) approved by the City of Foley Planning & Zoning Commission in 2023.
- Tree survey completed; damaged and diseased trees removed; mature 60–70 ft magnolias preserved.
- Geotechnical investigation completed, including borings, testing, and full report.
- Topographic, boundary, and tree surveys completed and included in full documentation.
- Civil construction documents completed, including horizontal controls, site grading and drainage plan, storm drainage profiles, and utility plan.
- Full civil engineering plan set with all associated reports included.
- City of Foley permit approvals and ADEM NPDES stormwater permit was previously approved.
- Landscape architecture plans completed and included.
- Architectural plans completed, including permitted construction drawings and structural engineering documents for both the 1,560 SF carriage house and the 1,170 SF cottage design.

Property & Investment Summary

PROPERTY SUMMARY

Offering Price	\$349,000.00
Property Type	Residential Development Land (PUD Approved)
Site Size	2.02 Acres (Two Parcels)
Utilities	Riviera Utilities
Power	Baldwin EMC
Lot Size	221.5 x 400
Parcels	Parcel IDs: 67829 & 6874
ZoningType	(PUD Approved)
County	Baldwin
City	Foley-Opportunity corridor
Topography	Flat; partially cleared; mature magnolias preserved



Coastal Cottages

INVESTMENT SUMMARY

This ±2-acre, site received previous PUD-approval in the heart of Foley's rapidly growing Opportunity Zone. All major engineering work, surveys, civil plans, architectural drawings, and permits have already been completed, significantly reducing pre-development time and costs. The site was previously approved for ten single-family residences and was originally designed as a Build-to-Rent cottage community, though the plan is flexible and may be adapted for alternative concepts including cottage court development, condominium-style ownership, attainable housing, or small-lot infill. Surrounded by established neighborhoods and minutes from OWA, downtown Foley, schools, shopping, and Gulf Coast beaches, this location supports a wide range of uses and offers strong long-term upside in one of Baldwin County's fastest-growing markets.



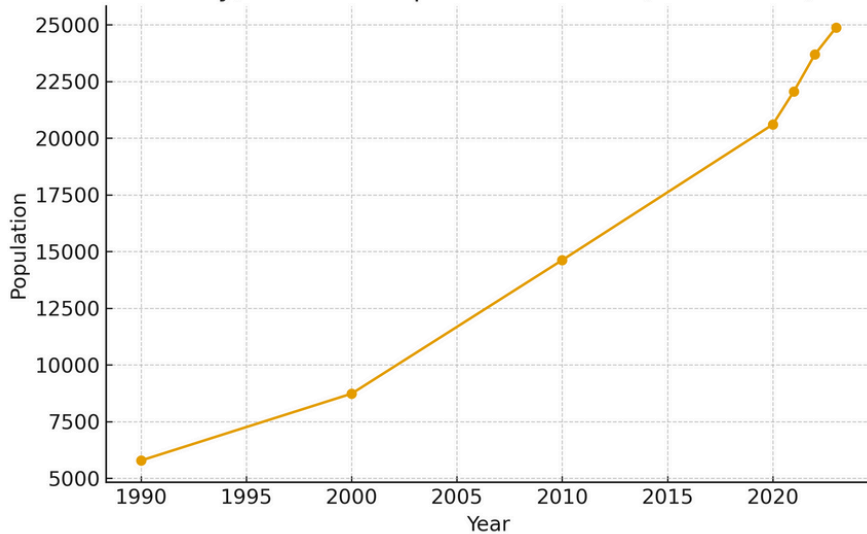
Foley

A Fast-Growing Gulf Coast City Positioned for Development Opportunity

Foley is one of Baldwin County's fastest-expanding communities, experiencing consistent residential and commercial growth driven by tourism, strong employment sectors, and its strategic location between the Gulf Coast beaches and regional economic hubs. The city offers an exceptional balance of small-town charm, robust infrastructure, and pro-development planning, making it an ideal environment for housing, Build-to-Rent, and mixed-use projects.

With a rapidly growing population, new retail corridors, and major attractions like OWA Parks & Resort, Foley continues to draw families, retirees, and working professionals seeking affordability, convenience, and coastal living. The city's Opportunity Zone designations and supportive planning environment further enhance its appeal for forward-thinking developers and long-term investors.

Foley, Alabama Population Growth (1990–2023)



Distance to Key Destinations

Gulf Shores Public Beach	23 minutes
Foley Beach Express	7 minutes
OWA Parks & Resort	9 minutes
I-65 (Bay Minette Access)	60 minutes
Downtown Mobile	50 minutes

AREA

- Land: 32.6 sq mi
- Water: 0.3 sq mi
- Elevation: 79 ft

POPULATION

- Population: 20,335
- Density: 623.8/sq mi



Area Amenities & Subject Property



- Adjacent to OWA Amusement Park a \$210 million dollar development
- Alabama's Gulf Coast has 6 Million annual visitors who contribute to \$6 Billion tourism dollars annually!
- Approximately 260,000 permanent residents in Baldwin County



CONFIDENTIALITY STATEMENT

This Offering Memorandum contains proprietary and confidential information intended solely for the review of the individual or entity to whom it has been provided by Signature Properties. Distribution to any other party is strictly prohibited without the prior written consent of Signature Properties.

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- the accuracy of surveys, engineering documents, concepts, or projections;
- the suitability of the property for any particular development;
- the status of approvals or permits;
- zoning or land-use regulations;
- environmental or site conditions;
- or any physical characteristics of the property.

Prospective purchasers must conduct their own investigations and rely solely on their own due diligence in evaluating the property. If the recipient has no further interest, this Offering Memorandum should be promptly returned to Signature Properties.

PLEASE CONTACT THE SIGNATURE PROPERTIES ADVISOR FOR MORE DETAILS.

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