

OFFERING MEMORANDUM



GULF SHORES. ALABAMA. UNITED STATES



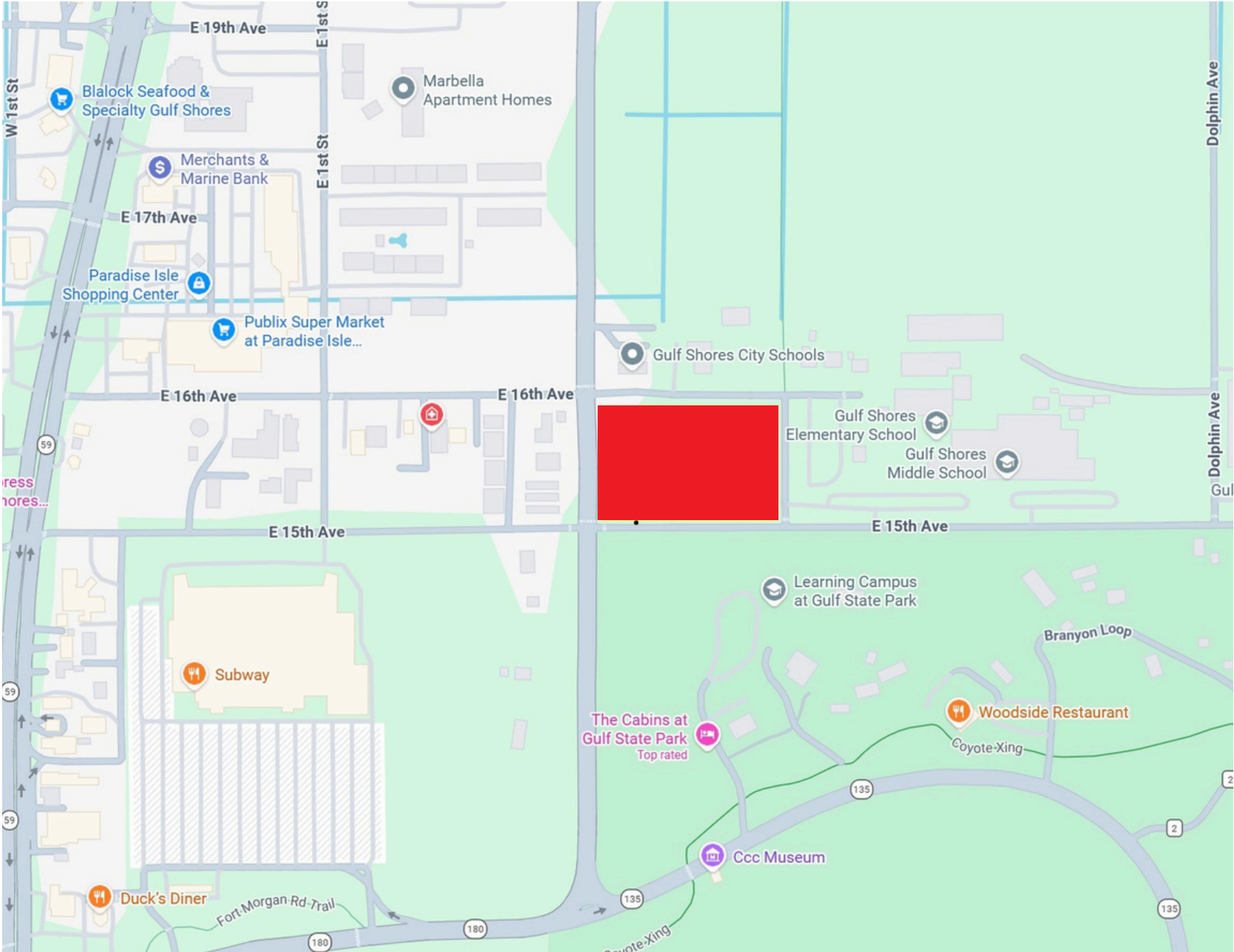
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Gulf Shores Farms

1600 E. SECOND STREET, GULF SHORES, AL 36542

Buyer to rely on their own due diligence. Information deemed reliable but not exact. It is advised to seek professional advice and consult with proper experts in their fields. Zoning, use, development opportunity and all building codes, permitting, etc. to be confirmed with the proper Municipalities, Services, City, and Government entities.

ENGEL & VÖLKERS[®] COMMERCIAL

3.79

ACRES

165,000

SQUARE FEET

500' x 330'

LOT DIMENSIONS

\$1,207,124.00

PRICE PER ACRE

\$4,575,000.00

OFFERED AT



Gulf Shores Farms

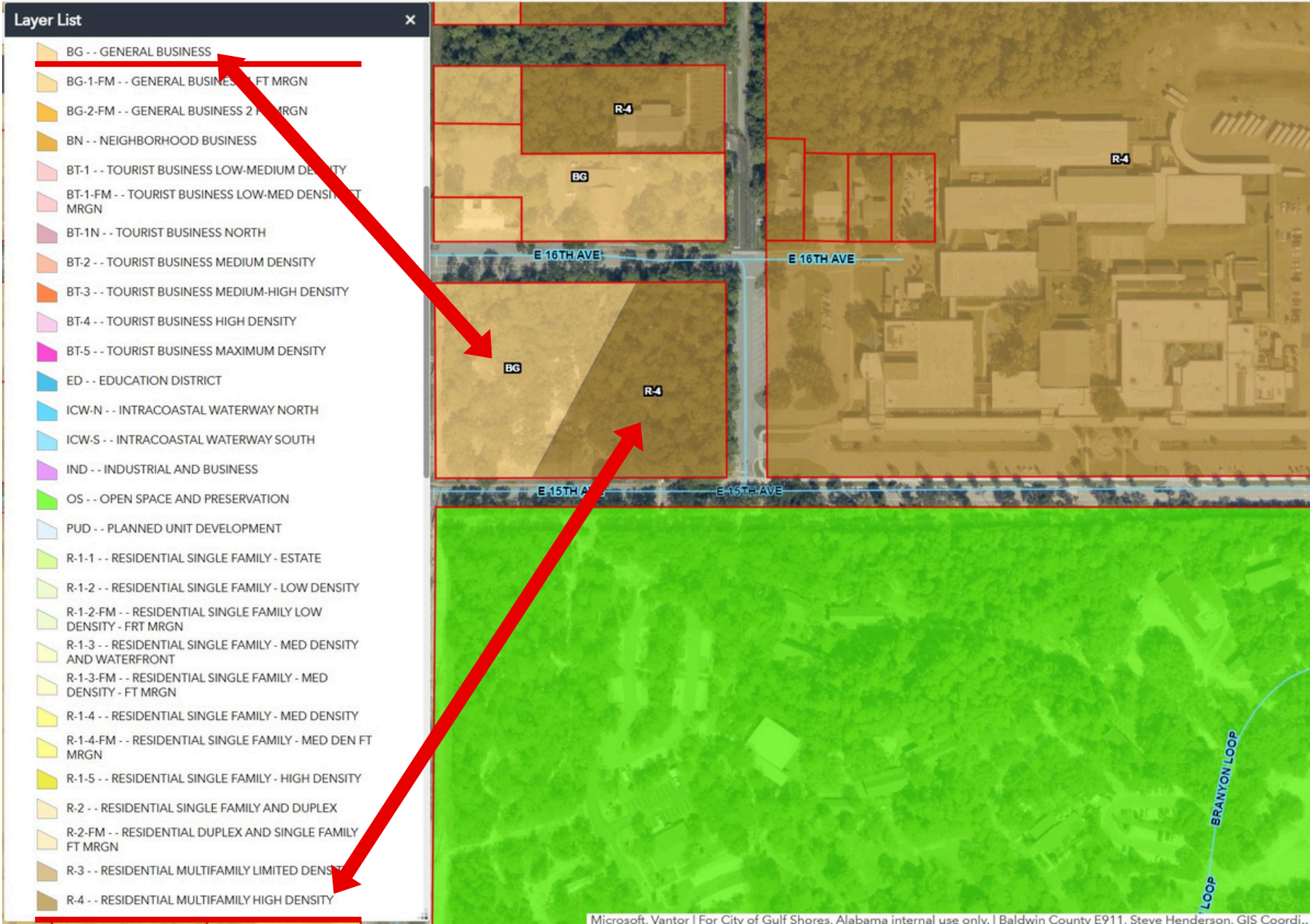
a Rare Offering

For the first time in the history of this property, it is being offered for sale on the public market, creating a truly **unique** chance for developers and investors alike. This ±3.79-acre commercial development site represents an extremely **rare** opportunity to acquire a prime tract in one of the most desirable and rapidly growing areas of Gulf Shores. Positioned with 330 feet of frontage along E Second Street (Hwy 180) and extending 500 feet East between E 15th Avenue and E 16th Avenue, the property offers exceptional **visibility** and access. The property’s dual access and zoning potential, combined with its strategic location along a major thoroughfare with pedestrian crosswalks, center turn lane, and Northbound right turn lane, make it ideally suited for a **variety** of uses as it is zoned for both General Business and Residential Multi-family High Density.

The property’s proximity to residential neighborhoods, schools, and recreational amenities further enhances its long-term **value** and appeal. Opportunities of this caliber, with both location and scale, are increasingly limited in Gulf Shores. This offering presents the ability to create a **landmark development** in a thriving coastal market. Developers seeking a high-visibility, high-growth site will recognize the strategic advantage this property provides, making this a rare chance to develop a truly **special** piece of real estate in a premier Gulf Shores location.

Key Attributes

- 1 First time On-Market. Rare opportunity for development.
- 2 Utilities at property.
- 3 Dual Zoned per City of Gulf Shores: BG - General Business and R-4 - Residential Multi-Family High Density.
- 4 Ingress/Egress: Center Left turn lanes on E. Second Street.
- 5 Ingress/Egress: Right turn lane at Northbound on E. Second Street.
- 6 Pedestrian sidewalks at South border of property.
- 7 Public street parking at North border of property.
- 8 Pedestrian crosswalks at NW, SW, and SE corners.
- 9 Gulf State Park, hiking trails to the South.
- 10 High traffic roadway. Due to increase with opening of the new Intracoastal Waterway Bridge and new Pedestrian Walk Bridge.



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E. 16TH AVE

E Second St (Hwy 180)

E 3rd Street

330'

BG – General Business

PAD 1
Drive-Thru
QSR / Coffee
0.6 AC

Retail / Medical Building
8,000 - 10,000 SF

Future Multifamily
Residential – R-4

0.5 AC
Optional 20-30 Units

R-4 – Multifamily Residential
High Density

Future Multifamily
Residential – R-4

0.5 AC
Optional 20-30 Units

Rear Access →

500 FT

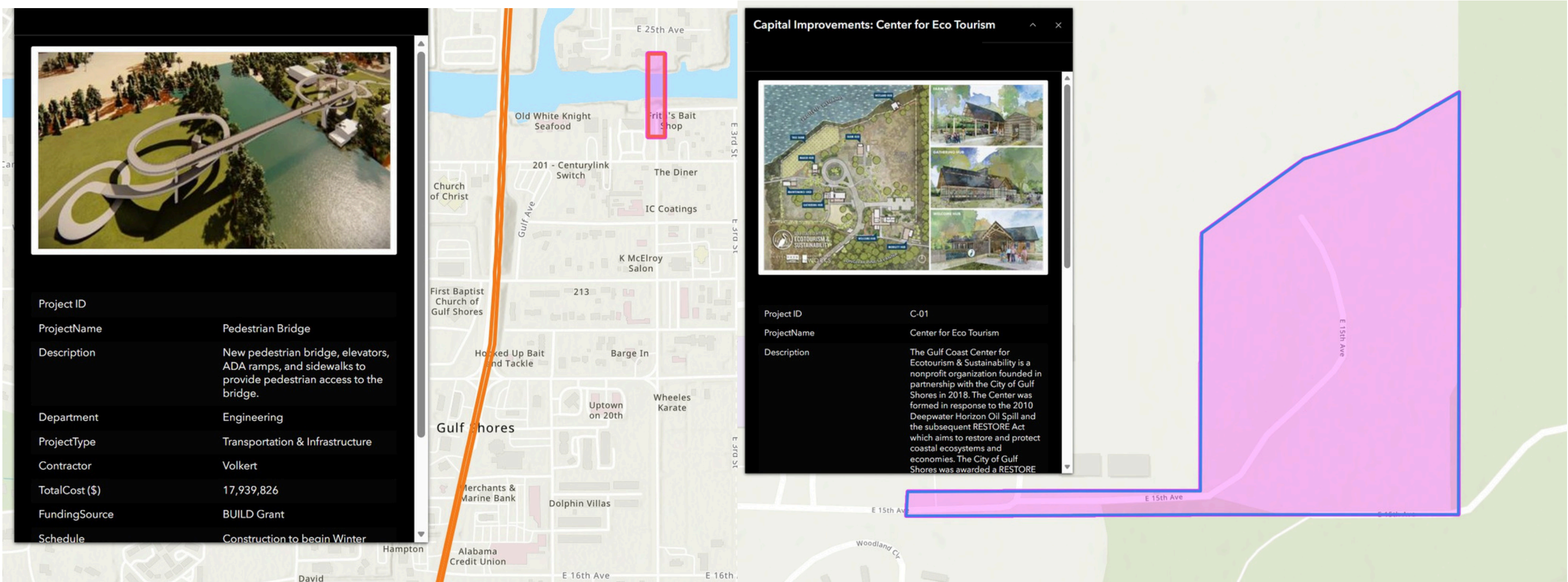


Zoning per City of Gulf Shores:
BG (West) – General Business
R-4 (East) – Multifamily Residential
High Density

3.79 ACRES CONCEPT PLAN

FOR SAMPLE USE ONLY. NOT AN ACTUAL SITE PLAN.

Local Capital Improvements

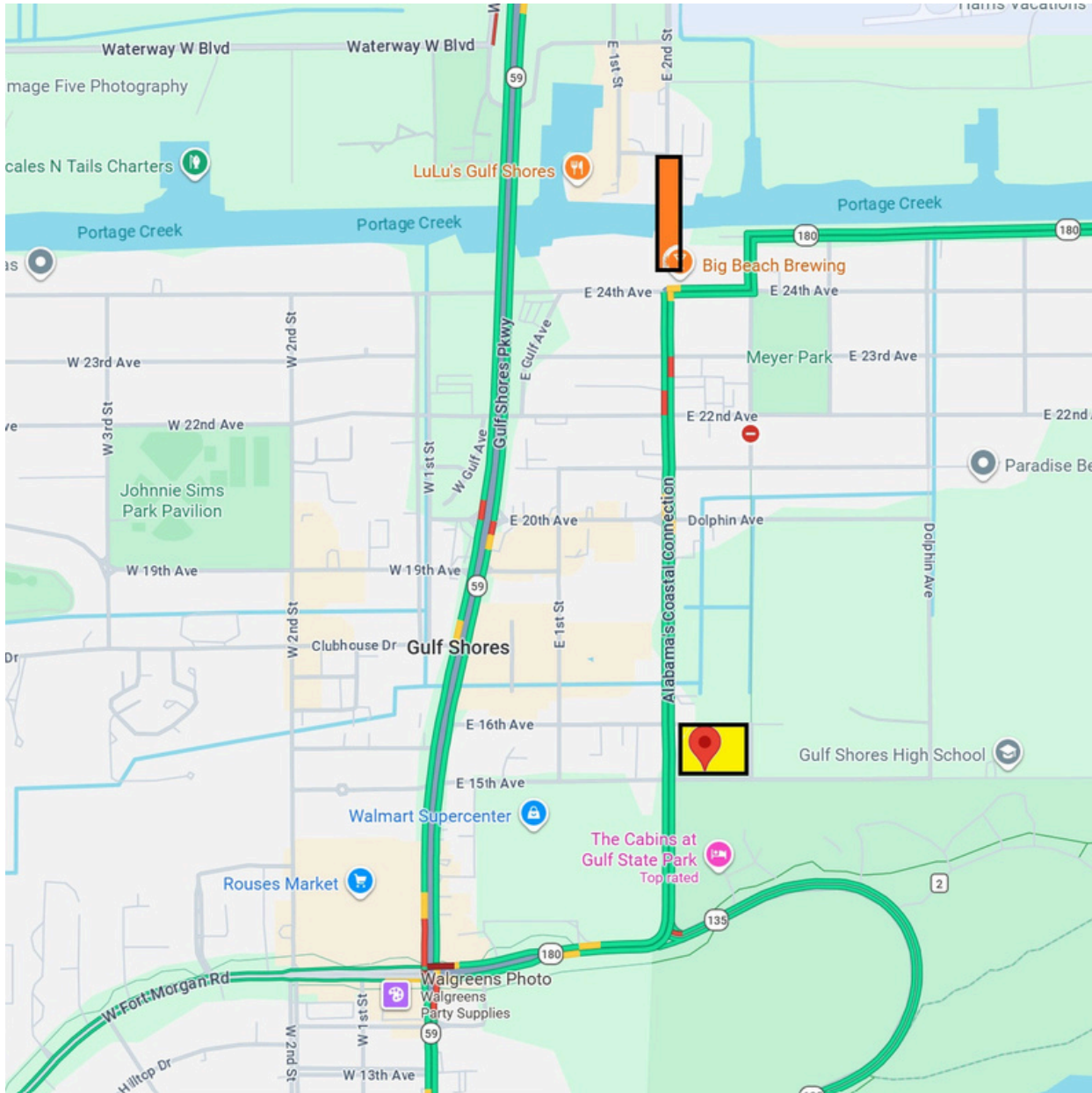


Property

Prime **land** near Gulf Shores Middle School and Gulf State Park.



Neighborhood / Future Growth



Located immediately adjacent to Gulf Shores Middle School to the East and just North of Gulf State Park, the site benefits from **strong** daily traffic drivers and an exceptional surrounding environment. The existing four cottages, approximately 86 years old, are being considered to hold no contributory value, allowing for a clean redevelopment **vision**.

With the anticipated increase in traffic resulting from the new Intracoastal Waterway Bridge and the new Pedestrian Walk Bridge just to the North on Hwy 180, this corridor is positioned for significant **growth** and enhanced accessibility. Additionally, just past Gulf Shores Middle School on E. 15th Street, a new Center for Eco-Tourism is underway, further enhancing the area's long-term draw and economic **activity**.



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