



**ADVANCED APPRAISALS
WELDON PAYNE & CO**

MONTROSE AL 36559

CCRA- Certified Commercial Real Estate Appraiser

Phone #

Main# (850) 341-7018

Nov 19, 2019

Parcel

Mr Tom Millican RV
Loxley , Al 6.001 36551

RE: RR Property Pin 84229
Joins 6.001 pin78001 to R Road St

MARKET VALUE 11/19/19 \$ 4,000.00

Dear Sir:

In accordance with your request, the undersigned appraiser has completed an investigation and analysis of the Subject 100'x100' Parcel 84229 that joins pin 6.0001 to Railroad St in Loxley, AL

The purpose of this Restricted Appraisal is to estimate market value of the referenced property in its condition as of the effective date of this report. Subject is 100' x 100' Rail Road ROW parcel. The definition of market value is located within the body of this report. This Appraisal is for the use of the party to whom it is addressed for value consideration and any further use or dissemination without the consent of the appraiser and addressee is prohibited.

REPORT OPTION: It is furthermore required by the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation, as well as the Alabama Appraiser's Board, to inform you that the appraiser has performed a Restricted Appraisal according to request and to Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. As such, it does not represent detailed discussions of data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's work file. The appraiser's opinions and conclusions set forth cannot be understood properly without additional information in the appraiser's work file.

This appraisal conforms to the 2012 USPAP standards. It is subject to, and conditioned upon AQ-28, AQ-29, and SMT-9 (revised) of USPAP. Given the formatting of this report, it represents only a summary discussion of the data, reasoning, and analysis used in appraisal process to develop the appraiser's opinion of value. The depth of the discussion in this report is specific to the needs of the client and the supporting information is retained in the appraiser's work file.

The property which I appraised herein is both legally and physically described in this report under the proper headings. The values outlined below are subject to the underlying Assumptions and Limiting Conditions specified in the body of this report. My employment as appraiser in this assignment was not conditioned upon producing a specific value or a value within a given range.

I have not been provided an environmental audit of the subject property. An environmental audit of the subject by a qualified expert is believed to be a necessity to determine whether or not any current or potentially toxic wastes, hazardous materials, or undesirable substances may have been previously stored and seeped onto the subject site. This office does not make any representations, either expressed or implied, regarding the existence or non-existence of toxic wastes, hazardous materials, or undesirable substances affecting the subject site.

My value estimate is predicated on the assumption that no contamination of the subject exists which would impact its marketability and/or value. Therefore, it is the responsibility of the client or recipient of this report to retain qualified experts to determine the existence of any toxic wastes, hazardous materials, or undesirable substances, and the necessary actions and cost required to correct the situation, should any exist.

The appraisers are not technically qualified to detect, analyze, or provide "cost to cure" estimates on Americans With Disabilities Act (ADA) issues.

After considering all of the information available, viewing recent Sales and listings, .

After making a physical inspection of the subject property, it is my opinion that the Market Value of the subject property is \$ 4,000 " This is Appraisers OPINION OF VALUE after adjustments for variables in comps(\$20,000 per acre) 1)

44.71 Ac # Recording Instrument# 1771/685 \$ 31,618 after Adj \$ 25,971/AC

2) 32.83 Ac # Recording Instrument 1765/935 \$ 29,648 after Adj \$ 28,000/AC

3) 87.0,0005 Ac # Recording Instrument 1854/872 \$ 22,975 after Adj \$ 26,421/AC

4) 92.00 Ac # Recording Instrument 1739/505 \$ 22,726 after Adj \$ 22,726/AC

5) 32.85 Ac# Recording Instrument 1763/260 \$ 23,246 after Adj \$ 25,000/AC

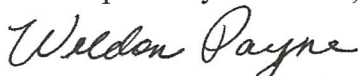
-loc utility Adjusts to \$ 18,000 per Acre x .22 Acre subject \$ 3,960 or 4 000 Subject Value

The Range appears to be \$ 3,500 to \$ 5,000 . The Market Value is within the Range. The Appraisers Opinion of Value is \$ 18,000 PER ACRE or .22AC=

FOUR THOUSAND DOLLARS

We hope that you will find the following report in order, but if you have any questions please feel free to contact us.

Respectfully submitted,



Weldon R. Payne
State Certified General
Appraiser #G00253

General Definitions

DEFINITION OF MARKET VALUE

Market Value is defined by the FIRREA 12 CFR Part 323.2 (f) as:

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Market Value "as is" is defined as the Market Value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared. Market Value "Upon Completion" is defined as the Market Value of a property with all proposed construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal or prospective date.

Property Rights Appraised

It is fee simple interest in the real property, free and clear of any encumbrances. This interest excludes any interest in mineral rights which may exist. This has not been considered in the analysis and is considered to be beyond the scope of this assignment.

Competency Disclosure

The appraiser has sufficient education and experience background in the appraisal of proposed, and existing commercial properties to competently prepare and deliver the prescribed report in a timely manner under the conditions set forth by the engaging client.

Reasonable Exposure Time:

The market value definition assumes an adequate exposure time, which is defined in the Statement on Appraisal Standards No. 6, published by the Appraisal Foundation in the 2006 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. "

Exposure time is a hypothetical period that is assumed to have occurred prior to the effective date of the appraisal. This time period will vary depending upon market conditions and the type of real estate involved. Exposure time is not intended to be a prediction of a date of sale. The estimate can be based on one or more of the following:

- . • Statistical information about days on the market;
- . • Information gathered through sales verification; and/or
- . • Interviews of market participants

The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone. Statement No. 6 gives the following example for clarification purposes:

"An office building, an important artwork, a fine gemstone, a process facility, or an aircraft could have been on the market for two years at a price of \$2,000,000, which informed market participants considered unreasonable. Then the owner lowered the price to \$1,600,000 and started to receive offers, culminating in a transaction at \$1,400,000 six months later.

Although the actual exposure was 2.5 years, the reasonable exposure time at a value range of \$1,400,000 to \$1,600,000 would be six months."

Conclusions:

- . • The reasonable exposure time inherent in the market-value concept is always presumed to precede the effective date of appraisal.
- . • Exposure time is different for various types of property and under various market conditions.
- . • The answer to the question "what is reasonable exposure time?" should always incorporate the answers to the question "for what kind of property at what value range?" rather than appear as a statement of an isolated period.

The estimated reasonable exposure time for the subject's market value is 12 months. This is considered a reasonable period based upon the appraiser's examination of available data.

Scope of the Work

The term Scope of Work means describing the extent of the process of collecting, confirming, and reporting data. In basic terms, the scope of work is the work an appraiser performs to develop assignment results. USPAP defines “scope of work” as the type and extent of research and analyses in an assignment.

The appraisal problem submitted to the appraisers was to furnish a 1.) Market value based on the subject’s most probable selling price Comporables and listings in the area were examined and a value arrived at.

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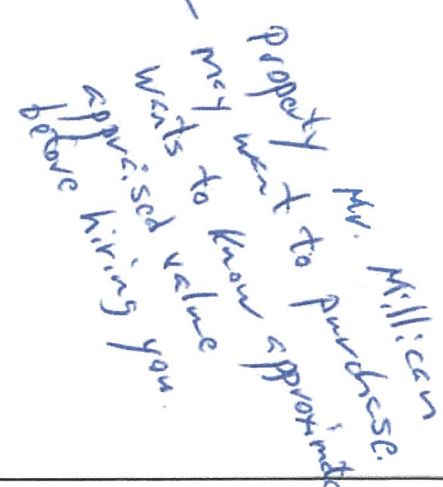
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Reasonable Marketing Time:

Advisory Opinion 7, published by the Appraisal Foundation in the 2006 edition of the USPAP, defines marketing time as follows:

"The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. "

It should be noted that marketing time differs from exposure time in that it occurs after



Misc ☐ County Boundary

Parcels
Lot Lines

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

the effective date of an appraisal as opposed to exposure time that is assumed to occur prior to the effective date of an appraisal.

An estimate of marketing period is based on the same data utilized in estimating the reasonable exposure time. The appraiser does not anticipate any major changes in the market conditions and therefore, the reasonable marketing period and reasonable exposure time for the subject's estimated market value are considered to be similar(6 -12 months).



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63304

Longitude: -87.72419

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	156	1,566	3,736
Households with 1 Person	17.9%	19.8%	21.4%
Households with 2+ People	82.1%	80.2%	78.6%
Family Households	76.9%	74.5%	72.8%
Husband-wife Families	59.0%	56.6%	54.4%
With Related Children	27.6%	25.4%	24.5%
Other Family (No Spouse Present)	17.9%	17.8%	18.4%
Other Family with Male Householder	7.1%	5.4%	5.3%
With Related Children	4.5%	3.2%	3.1%
Other Family with Female Householder	11.5%	12.5%	13.1%
With Related Children	7.1%	8.0%	8.5%
Nonfamily Households	5.1%	5.7%	5.8%
All Households with Children	39.7%	37.4%	36.8%
Multigenerational Households	5.8%	5.0%	4.7%
Unmarried Partner Households	7.1%	6.3%	6.2%
Male-female	6.4%	5.6%	5.6%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	155	1,567	3,736
1 Person Household	18.1%	19.8%	21.4%
2 Person Household	35.5%	35.9%	35.0%
3 Person Household	16.8%	18.0%	18.4%
4 Person Household	18.1%	16.3%	15.2%
5 Person Household	7.7%	6.5%	6.5%
6 Person Household	2.6%	2.4%	2.3%
7 + Person Household	1.3%	1.2%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	156	1,566	3,735
Owner Occupied	80.8%	76.0%	73.1%
Owned with a Mortgage/Loan	54.5%	52.9%	50.2%
Owned Free and Clear	25.6%	23.1%	22.9%
Renter Occupied	19.2%	24.0%	26.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	169	1,737	4,138
Housing Units Inside Urbanized Area	16.6%	28.7%	26.5%
Housing Units Inside Urbanized Cluster	0.0%	22.2%	26.8%
Rural Housing Units	83.4%	49.2%	46.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.64204

Longitude: -87.72942

	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	312	3,340	8,135
Less than 9th Grade	0.3%	2.1%	3.0%
9th - 12th Grade, No Diploma	13.8%	13.1%	13.6%
High School Graduate	26.0%	25.2%	28.2%
GED/Alternative Credential	9.3%	8.6%	8.4%
Some College, No Degree	29.8%	26.0%	23.2%
Associate Degree	8.7%	8.3%	7.9%
Bachelor's Degree	8.0%	11.9%	11.1%
Graduate/Professional Degree	4.2%	4.8%	4.5%
2016 Population 15+ by Marital Status			
Total	370	3,886	9,460
Never Married	24.9%	29.9%	29.8%
Married	57.0%	49.4%	49.6%
Widowed	10.8%	7.2%	7.0%
Divorced	7.3%	13.5%	13.7%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.1%	91.6%	92.2%
Civilian Unemployed	5.3%	8.4%	7.7%
2016 Employed Population 16+ by Industry			
Total	196	2,083	4,947
Agriculture/Mining	0.5%	1.6%	2.0%
Construction	5.1%	4.8%	7.5%
Manufacturing	18.4%	10.6%	9.4%
Wholesale Trade	1.5%	4.5%	4.8%
Retail Trade	19.4%	18.9%	18.3%
Transportation/Utilities	11.7%	9.2%	7.2%
Information	2.0%	1.4%	1.3%
Finance/Insurance/Real Estate	7.7%	4.8%	4.2%
Services	28.6%	38.9%	40.6%
Public Administration	5.1%	5.3%	4.7%
2016 Employed Population 16+ by Occupation			
Total	197	2,083	4,948
White Collar	58.7%	59.2%	55.7%
Management/Business/Financial	6.1%	8.0%	8.8%
Professional	11.7%	16.3%	15.4%
Sales	14.8%	14.8%	13.8%
Administrative Support	26.0%	20.1%	17.6%
Services	8.2%	14.1%	16.6%
Blue Collar	33.7%	26.7%	27.7%
Farming/Forestry/Fishing	0.0%	0.6%	0.6%
Construction/Extraction	5.1%	3.9%	6.0%
Installation/Maintenance/Repair	7.7%	7.6%	8.2%
Production	12.2%	8.7%	7.8%
Transportation/Material Moving	8.7%	5.8%	5.2%
2010 Population By Urban/ Rural Status			
Total Population	420	4,174	10,517
Population Inside Urbanized Area	16.4%	28.7%	28.5%
Population Inside Urbanized Cluster	0.0%	21.6%	24.7%
Rural Population	83.6%	49.7%	46.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63394
Longitude: -87.25949

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total			
White Alone	420	4,174	10,516
Black Alone	91.9%	86.1%	83.8%
American Indian Alone	4.8%	9.9%	11.4%
Asian Alone	1.0%	0.8%	0.7%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	0.0%	0.0%	0.0%
Two or More Races	1.2%	1.5%	2.3%
Hispanic Origin	1.0%	1.5%	1.4%
Diversity Index	3.3%	3.1%	4.2%
2016 Population by Race/Ethnicity			
Total	20.8	29.4	34.3
White Alone	462	4,874	11,825
Black Alone	91.3%	85.4%	83.2%
American Indian Alone	4.8%	10.0%	11.5%
Asian Alone	1.1%	0.8%	0.7%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	0.0%	0.0%	0.0%
Two or More Races	1.3%	1.5%	2.3%
Hispanic Origin	1.3%	1.9%	1.8%
Diversity Index	3.5%	3.3%	4.4%
2021 Population by Race/Ethnicity			
Total	21.9	30.7	35.4
White Alone	520	5,470	13,160
Black Alone	91.0%	84.7%	82.5%
American Indian Alone	5.0%	10.1%	11.6%
Asian Alone	1.0%	0.9%	0.8%
Pacific Islander Alone	0.2%	0.5%	0.5%
Some Other Race Alone	0.0%	0.0%	0.0%
Two or More Races	1.3%	1.6%	2.4%
Hispanic Origin	1.5%	2.3%	2.2%
Diversity Index	3.8%	3.5%	4.7%
2010 Population by Relationship and Household Type			
Total	23.4	32.2	36.8
In Households	420	4,174	10,517
In Family Households	98.1%	97.0%	94.6%
Householder	87.9%	85.2%	82.1%
Spouse	27.4%	27.1%	26.2%
Child	21.0%	20.6%	19.6%
Other relative	34.0%	31.9%	30.6%
Nonrelative	3.3%	3.2%	3.4%
In Nonfamily Households	2.1%	2.4%	2.4%
In Group Quarters	10.5%	11.8%	12.5%
Institutionalized Population	1.9%	3.0%	5.4%
Noninstitutionalized Population	0.0%	2.2%	4.7%
	1.9%	0.8%	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63304
Longitude: -87.32919

Top 3 Tapestry Segments

	1 mile	3 miles	5 miles
1. Southern Satellites (10A)	Southern Satellites (10A)	Southern Satellites (10A)	Southern Satellites (10A)
2. Top Tier (1A)	Middleburg (4C)	Middleburg (4C)	Middleburg (4C)
3. Professional Pride (1B)	Rooted Rural (10B)	Rooted Rural (10B)	Rooted Rural (10B)

2016 Consumer Spending

Apparel & Services: Total \$	\$272,830	\$2,869,690	\$6,644,149
Average Spent	\$1,586.22	\$1,563.86	\$1,568.50
Spending Potential Index	79	78	78
Education: Total \$	\$151,201	\$1,614,497	\$3,779,501
Average Spent	\$879.08	\$879.83	\$892.23
Spending Potential Index	62	62	63
Entertainment/Recreation: Total \$	\$406,484	\$4,317,886	\$9,903,509
Average Spent	\$2,363.28	\$2,353.07	\$2,337.94
Spending Potential Index	81	81	80
Food at Home: Total \$	\$711,658	\$7,520,372	\$17,311,045
Average Spent	\$4,137.55	\$4,098.30	\$4,086.65
Spending Potential Index	83	82	82
Food Away from Home: Total \$	\$432,882	\$4,549,894	\$10,516,560
Average Spent	\$2,516.76	\$2,479.51	\$2,482.66
Spending Potential Index	81	80	80
Health Care: Total \$	\$777,502	\$8,272,299	\$18,789,583
Average Spent	\$4,520.36	\$4,508.06	\$4,435.69
Spending Potential Index	85	85	84
HH Furnishings & Equipment: Total \$	\$238,543	\$2,540,003	\$5,845,646
Average Spent	\$1,386.88	\$1,384.20	\$1,379.99
Spending Potential Index	79	78	78
Personal Care Products & Services: Total \$	\$98,126	\$1,045,785	\$2,411,083
Average Spent	\$570.50	\$569.91	\$569.19
Spending Potential Index	78	78	78
Shelter: Total \$	\$1,925,258	\$20,527,303	\$47,813,899
Average Spent	\$11,193.36	\$11,186.54	\$11,287.51
Spending Potential Index	72	72	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$324,075	\$3,462,971	\$7,894,338
Average Spent	\$1,884.16	\$1,887.18	\$1,863.63
Spending Potential Index	81	81	80
Travel: Total \$	\$222,847	\$2,426,370	\$5,584,026
Average Spent	\$1,295.62	\$1,322.27	\$1,318.23
Spending Potential Index	70	71	71
Vehicle Maintenance & Repairs: Total \$	\$145,587	\$1,552,671	\$3,561,629
Average Spent	\$846.44	\$846.14	\$840.80
Spending Potential Index	82	82	81

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63304

Longitude: -87.72949

	1 mile	3 miles	5 miles
2010 Population by Age			
Total			
0 - 4	421	4,175	10,518
5 - 9	6.4%	7.0%	7.1%
10 - 14	7.6%	7.0%	6.7%
15 - 24	7.1%	6.6%	6.3%
25 - 34	13.1%	12.6%	12.5%
35 - 44	13.3%	14.5%	15.3%
45 - 54	13.5%	13.9%	14.3%
55 - 64	16.6%	15.7%	15.3%
65 - 74	10.0%	11.2%	11.0%
75 - 84	7.8%	7.8%	7.6%
85 +	3.1%	2.7%	2.9%
18 +	1.0%	1.0%	1.0%
2016 Population by Age			
Total	74.1%	75.5%	76.2%
0 - 4	463	4,873	11,824
5 - 9	6.3%	6.6%	6.6%
10 - 14	6.5%	6.9%	6.9%
15 - 24	7.1%	6.8%	6.5%
25 - 34	12.5%	11.2%	11.2%
35 - 44	13.4%	14.4%	15.1%
45 - 54	13.6%	14.0%	14.2%
55 - 64	13.8%	13.8%	14.0%
65 - 74	13.4%	12.9%	12.4%
75 - 84	8.4%	8.8%	8.4%
85 +	3.9%	3.7%	3.7%
18 +	1.1%	0.9%	1.0%
2021 Population by Age			
Total	76.2%	76.4%	76.8%
0 - 4	520	5,468	13,161
5 - 9	5.8%	6.3%	6.3%
10 - 14	6.3%	6.7%	6.6%
15 - 24	6.9%	7.2%	7.0%
25 - 34	11.9%	10.9%	11.1%
35 - 44	11.7%	12.2%	13.2%
45 - 54	13.8%	14.8%	14.8%
55 - 64	13.5%	12.9%	12.9%
65 - 74	15.0%	13.6%	13.0%
75 - 84	9.0%	9.5%	9.2%
85 +	4.8%	4.9%	4.7%
18 +	1.2%	1.0%	1.1%
2010 Population by Sex			
Males	213	2,110	5,434
Females	207	2,064	5,083
2016 Population by Sex			
Males	236	2,455	6,079
Females	226	2,419	5,746
2021 Population by Sex			
Males	266	2,744	6,728
Females	255	2,724	6,432

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63304

Longitude: -87.12949

	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base			
<\$15,000	172	1,835	4,236
\$15,000 - \$24,999	20.9%	18.1%	16.3%
\$25,000 - \$34,999	9.3%	9.9%	11.5%
\$35,000 - \$49,999	6.4%	7.5%	9.0%
\$50,000 - \$74,999	19.2%	17.4%	17.4%
\$75,000 - \$99,999	18.0%	21.3%	20.7%
\$100,000 - \$149,999	9.3%	9.6%	9.6%
\$150,000 - \$199,999	9.3%	10.5%	10.3%
\$200,000+	5.2%	3.7%	2.9%
Average Household Income	2.3%	1.9%	2.3%
2021 Households by Income			
Household Income Base			
<\$15,000	194	2,066	4,743
\$15,000 - \$24,999	21.6%	18.8%	16.8%
\$25,000 - \$34,999	10.8%	11.6%	13.5%
\$35,000 - \$49,999	5.7%	6.5%	8.1%
\$50,000 - \$74,999	14.4%	13.1%	12.7%
\$75,000 - \$99,999	16.5%	19.1%	18.8%
\$100,000 - \$149,999	10.3%	10.3%	10.7%
\$150,000 - \$199,999	11.9%	13.4%	13.0%
\$200,000+	6.2%	4.8%	3.8%
Average Household Income	2.6%	2.3%	2.7%
2016 Owner Occupied Housing Units by Value			
Total	\$66,532	\$65,576	\$65,178
<\$50,000	137	1,374	3,054
\$50,000 - \$99,999	7.3%	11.7%	12.3%
\$100,000 - \$149,999	18.2%	17.2%	16.5%
\$150,000 - \$199,999	17.5%	17.8%	21.2%
\$200,000 - \$249,999	19.7%	19.2%	16.7%
\$250,000 - \$299,999	8.8%	12.4%	13.9%
\$300,000 - \$399,999	10.2%	9.9%	8.9%
\$400,000 - \$499,999	13.1%	8.1%	6.6%
\$500,000 - \$749,999	0.7%	0.6%	0.8%
\$750,000 - \$999,999	4.4%	2.5%	2.4%
\$1,000,000 +	0.0%	0.4%	0.3%
Average Home Value	0.0%	0.2%	0.4%
2021 Owner Occupied Housing Units by Value			
Total	\$196,350	\$179,185	\$175,950
<\$50,000	154	1,551	3,407
\$50,000 - \$99,999	3.2%	4.4%	4.6%
\$100,000 - \$149,999	4.5%	5.0%	5.5%
\$150,000 - \$199,999	8.4%	11.1%	15.6%
\$200,000 - \$249,999	29.9%	30.2%	25.7%
\$250,000 - \$299,999	15.6%	20.4%	22.3%
\$300,000 - \$399,999	16.2%	14.2%	13.3%
\$400,000 - \$499,999	17.5%	10.3%	8.5%
\$500,000 - \$749,999	0.6%	0.6%	0.9%
\$750,000 - \$999,999	4.5%	2.8%	2.7%
\$1,000,000 +	0.0%	0.5%	0.3%
Average Home Value	0.0%	0.3%	0.6%
	\$237,903	\$221,083	\$216,940

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017



Community Profile

CR-68, Loxley, Alabama, 36551
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.63104

Longitude: -87.72414

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population			
2010 Total Population	339	3,009	7,868
2016 Total Population	420	4,174	10,517
2016 Group Quarters	462	4,874	11,825
2021 Total Population	7	124	564
2016-2021 Annual Rate	521	5,468	13,161
2016 Total Daytime Population	2.43%	2.33%	2.16%
Workers	498	4,391	9,697
Residents	229	1,563	3,157
	269	2,828	6,540
Household Summary			
2000 Households			
2000 Average Household Size	127	1,111	2,718
2010 Households	2.58	2.58	2.69
2010 Average Household Size	156	1,566	3,735
2016 Households	2.64	2.59	2.66
2016 Average Household Size	172	1,835	4,236
2021 Households	2.65	2.59	2.66
2021 Average Household Size	194	2,066	4,743
2016-2021 Annual Rate	2.64	2.59	2.66
2010 Families	2.44%	2.40%	2.29%
2010 Average Family Size	120	1,166	2,720
2016 Families	2.99	2.97	3.08
2016 Average Family Size	131	1,355	3,061
2021 Families	3.02	2.98	3.09
2021 Average Family Size	147	1,521	3,414
2016-2021 Annual Rate	3.02	2.98	3.09
	2.33%	2.34%	2.21%
Housing Unit Summary			
2000 Housing Units			
Owner Occupied Housing Units	131	1,194	2,929
Renter Occupied Housing Units	80.9%	76.7%	73.6%
Vacant Housing Units	16.0%	16.3%	19.2%
2010 Housing Units	3.1%	7.0%	7.2%
Owner Occupied Housing Units	169	1,737	4,138
Renter Occupied Housing Units	74.6%	68.5%	65.9%
Vacant Housing Units	17.8%	21.6%	24.3%
2016 Housing Units	7.7%	9.8%	9.7%
Owner Occupied Housing Units	190	2,040	4,707
Renter Occupied Housing Units	72.1%	67.4%	64.9%
Vacant Housing Units	18.4%	22.5%	25.1%
2021 Housing Units	9.5%	10.0%	10.0%
Owner Occupied Housing Units	214	2,288	5,251
Renter Occupied Housing Units	72.0%	67.8%	64.9%
Vacant Housing Units	18.7%	22.5%	25.4%
	9.3%	9.7%	9.7%
Median Household Income			
2016			
2021	\$44,246	\$46,625	\$45,372
	\$46,571	\$49,926	\$48,358
Median Home Value			
2016			
2021	\$167,593	\$158,523	\$149,961
	\$213,542	\$198,667	\$197,232
Per Capita Income			
2016			
2021	\$21,733	\$22,314	\$22,504
	\$23,991	\$24,421	\$24,558
Median Age			
2010			
2016	36.6	36.6	36.5
2021	38.1	37.9	37.5
	40.1	39.4	38.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

June 27, 2017

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1.93 Road 49 N - 1.93 Acre Site Highway 49 Loxley Alabama**FOR SALE****Loxley, AL 36551**

Land of 1.93 AC is for sale at \$145,000 (\$75,129.53/AC)



Google

Map data ©2018 Google

550 yds

Sale ContactsSales Co: **Betbeze Realty**3345 Halls Mill Rd
Mobile, AL 36606

(251) 476-4111

Sales Contact 1: **Joseph Betbeze**
(251) 476-4111**For Sale Data**Asking Price: **\$145,000**Price/AC Land Gross: **\$75,129.53 (\$1.72/SF)**Days on Market: **317**Sale Status: **Active**Topography: **Level**Sale Type: **Owner/User**Land Area: **1.93 AC (84,071 SF)**Proposed Use: **Industrial, Warehouse****Transaction Notes**

Approx. 1.93 acre - 237' x 355' - 237 front feet on County Road 49 North. Level land ready for office/warehouse or distribution warehousing.

The site is located approximately 1 mile north of Interstate 10 in Loxley Alabama. Loxley is located between Mobile, Alabama and Pensacola, Florida.

Ace Hardware Distribution center located approx. 1 mile from this site.

Current Land Information

ID: 10246370

Zoning: **Industrial**
Density Allowed: -
Number of Lots: -
Max # of Units: -
Units per Acre: -
Improvements: -

Proposed Use: **Industrial/Warehouse**
Land Area: **1.93 AC (84,071 SF)**
Min Div Lot Size: -
On-Site Improv: -
Lot Dimensions: -
Owner Type: -

Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Location InformationMetro Market: **Mobile**

Hwy 59 - Lot 2 - Lot 2, Loxley I-10 Business Park North - Loxley I-10 Business P**SOLD**

Loxley, AL 36551

Sale on 11/1/2017 - Public Record

Industrial Land of 2 AC (87,120 SF)

**Buyer & Seller Contact Info**

Buyer Type:

Seller Type:

Listing Broker: **Betbeze Realty**
Joseph Betbeze
(251) 476-4111

Transaction Details

ID: 4111107

Sale Date: 11/01/2017 (1,920 days on market)
Escrow Length: -
Sale Price: -
Asking Price: 179000

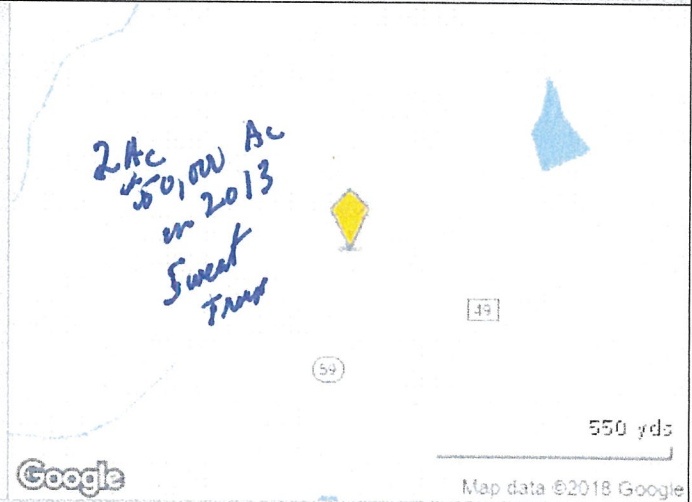
Sale Type: **Investment**
Land Area: **2 AC (87,120 SF)**
Proposed Use: **Industrial, Distribution, Motel**

Zoning: **M-1**Street Frontage: **224 feet on Hwy 59**Off-Site Improv: **Cable, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water****Income Expense Data**

Expenses	- Taxes	\$783
	- Operating Expenses	
	Total Expenses	\$783

Hwy 59 N - Loxley I-10 Business Park**SOLD****Loxley, AL 36551**

Sale on 5/29/2013 for \$100,000 (\$50,000.00/AC) - Research Complete
 Industrial Land of 2 AC (87,120 SF) - Sold for Land Value

**Buyer & Seller Contact Info**Recorded Buyer: **Thomas A Sweatt Living Trust**True Buyer: **Thomas A Sweatt Living Trust**
Thomas Sweatt28011 Hwy 181
Daphne, AL 36526Buyer Broker: **Joe Steen Real Estate & Development**
Joe Steen
(251) 605-3845Recorded Seller: **Why Not Investments LLC**True Seller: **Why Not Investments LLC**
Reginald Forrest7 Admiral Farragut Way
Spanish Fort, AL 36527Listing Broker: **KV Properties, LLC**
Keith Vaughn
(251) 432-0123**Transaction Details**

ID: 2755055

Sale Date: **05/29/2013 (343 days on market)**Sale Type: **Investment**Escrow Length: **30 days**Land Area: **2 AC (87,120 SF)**Sale Price: **\$100,000-Full Value**Proposed Use: **-**Asking Price: **125000**Price/AC Land Gross: **\$50,000.00 (\$1.15/SF)**Zoning: **Industrial**Street Frontage: **224 feet on Hwy 59**Topography: **Level**On-Site Improv: **Finished lot**Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**Parcel No: **33-08-27-0-000-004.001**Document No: **1400813**

Hwy 59 N - Loxley I-10 Business Park**SOLD**

Industrial Land of 2 AC (87,120 SF) - Sold for Land Value (con't)

Transaction Notes

The property on Hwy 59 N, Loxley, AL 36551 sold for \$100,000. This is 2 acres of land.

The property was on the market for approximately 1 year and was listed at \$100,000. The transaction was under contract for 30 days. The buyer was attracted to the property for speculation without any known plans to develop it at the time of sale.

The information in this report was confirmed by the listing broker, buyer broker and public record.

Income Expense Data

Expenses	- Taxes	\$817
	- Operating Expenses	
	Total Expenses	\$817

Current Land Information

ID: 8780086

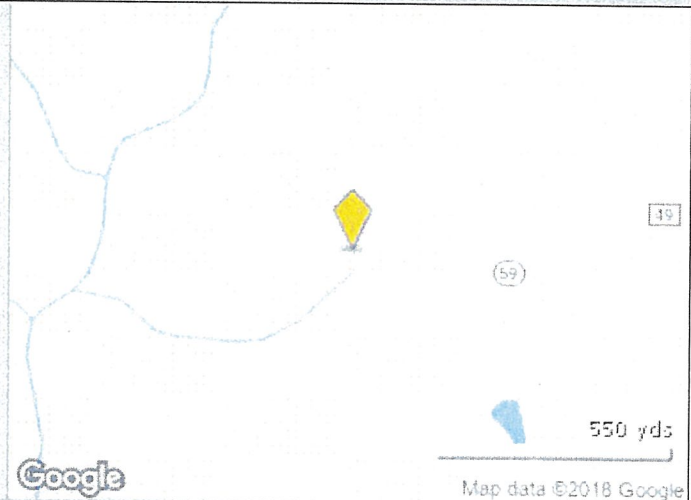
Zoning:	Industrial	Proposed Use:	-
Density Allowed:	-	Land Area:	2 AC (87,120 SF)
Number of Lots:	-	On-Site Improv:	Finished lot
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Street Frontage:	224 feet on Hwy 59		

Location Information

Metro Market:	Mobile
Submarket:	Baldwin County/Baldwin County
County:	Baldwin
CBSA:	Daphne-Fairhope-Foley, AL
CSA:	Mobile-Daphne-Fairhope, AL
DMA:	Mobile-Pensacola-Ft Walton Beach, AL-FL-MS

30347 State Highway 59**SOLD****Loxley, AL 36551**

Sale on 7/25/2013 for \$100,221 (\$100,221.00/AC) - Research Complete
 Commercial Land of 1 AC (43,560 SF) - Sold for Land Value

**Buyer & Seller Contact Info**Recorded Buyer: **TMT Enterprises, L.L.C.**

Recorded Seller: **Compass Bank**
 1 S Royal St
 Mobile, AL 36602
 (251) 470-7460

Seller Type: **Bank/Finance**
 Listing Broker: **Graham & Company**
Michael Lawley

Transaction Details

ID: 2810057

Sale Date: **07/25/2013 (472 days on market)**
 Escrow Length: **-**
 Sale Price: **\$100,221-Full Value**
 Asking Price: **140000**
 Price/AC Land Gross: **\$100,221.00 (\$2.30/SF)**

Sale Type: **Investment**
 Land Area: **1 AC (43,560 SF)**
 Proposed Use: **Commercial, Industrial**

Percent Improved: **-**
 Total Value Assessed: **\$260,000 in 2012**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$260,000**
 Land Assessed/AC: **\$260,000**

Financing: **\$89,221.00 from First Community Bank; Conventional loan type**
 Topography: **Sloping**
 On-Site Improv: **Raw land**
 Off-Site Improv: **Cable, Electricity, Gas, Irrigation, Sewer, Telephone, Water**

Legal Desc: **20 AC(C) IRR LOT 1 RESUB OF LOT 1 RENAISSANCE COMMERCIAL PAR K SUB PHASE 2 SLIDE 2202C LESS PAR DESC AS COMM AT THE SW CO R OF SEC 27, TH N 1242.6", TH E 893.2", TH S 202.5" TO THE P OB, TH S 260", TH E 57.9", TH N 251.4", TH W 58"(S) TO THE P OB L**

Parcel No: **33-08-27-0-000-004.015**

30347 State Highway 59**SOLD**

Commercial Land of 1 AC (43,560 SF) - Sold for Land Value (con't)

Transaction Notes

The land located at 30347 State Highway 59 in Loxley Alabama was sold on July 25, 2013 for a sale price of \$100,221. This land, which is approximately 20 acres located on a single parcel, was a bank-owned property that was sold by Compass Bank. This sale was financed by an \$89,221 conventional mortgage from First Community Bank. The buyer, seller, sale price, sale date, and financing information were all confirmed through public record inspection, while the sale was confirmed to have happened by speaking to the listing broker.

Current Land Information

ID: 7949974

Zoning:	-	Proposed Use:	Commercial/Industrial
Density Allowed:	-	Land Area:	1 AC (43,560 SF)
Number of Lots:	-	Min Div Lot Size:	-
Max # of Units:	-	On-Site Improv:	Raw land
Units per Acre:	-	Lot Dimensions:	-
Improvements:	-	Owner Type:	-
Topography:	Sloping		
Off-Site Improv:	Cable, Electricity, Gas, Irrigation, Sewer, Telephone, Water		

Location Information

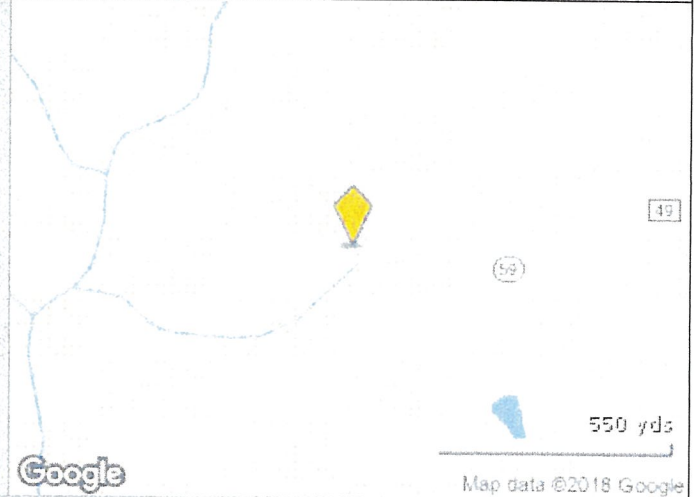
Metro Market:	Mobile
Submarket:	Baldwin County/Baldwin County
County:	Baldwin
CBSA:	Daphne-Fairhope-Foley, AL
CSA:	Mobile-Daphne-Fairhope, AL
DMA:	Mobile-Pensacola-Ft Walton Beach, AL-FL-MS

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30347 State Highway 59**FOR SALE**

Loxley, AL 36551

Land of 1 AC is for sale at \$85,000 (\$85,000/AC)

**Sale Contacts**Sales Co: **Joe Steen Real Estate & Development**Sales Contact 1: **Joe Steen**
(251) 605-38456170 Omni Park Dr
Mobile, AL 36609

(251) 605-3845

For Sale Data

Asking Price: **\$85,000**
 Price/AC Land Gross: **\$85,000.00 (\$1.95/SF)**
 Days on Market: **484**
 Sale Status: **Active**
 Topography: **Sloping**

Sale Type: **Investment OR Owner/User**
 Land Area: **1 AC (43,560 SF)**
 Proposed Use: **Commercial, Industrial**

Parcel No: **33-08-27-0-000-004.015****Transaction Notes**

9 Lots starting at \$86,500

Current Land Information

ID: 7949974

Zoning: -
 Density Allowed: -
 Number of Lots: -
 Max # of Units: -
 Units per Acre: -
 Improvements: -

Proposed Use: **Commercial/Industrial**
 Land Area: **1 AC (43,560 SF)**
 Min Div Lot Size: -
 On-Site Improv: **Raw land**
 Lot Dimensions: -
 Owner Type: -

Topography: **Sloping**
 Off-Site Improv: **Cable, Electricity, Gas, Irrigation, Sewer, Telephone, Water**

Location Information

Metro Market: **Mobile**
 Submarket: **Baldwin County/Baldwin County**

30347 State Highway 59**FOR SALE**

Land of 1 AC is for sale at \$85,000 (\$85,000/AC) (con't)

County: **Baldwin**
CBSA: **Daphne-Fairhope-Foley, AL**
CSA: **Mobile-Daphne-Fairhope, AL**
DMA: **Mobile-Pensacola-Ft Walton Beach, AL-FL-MS**

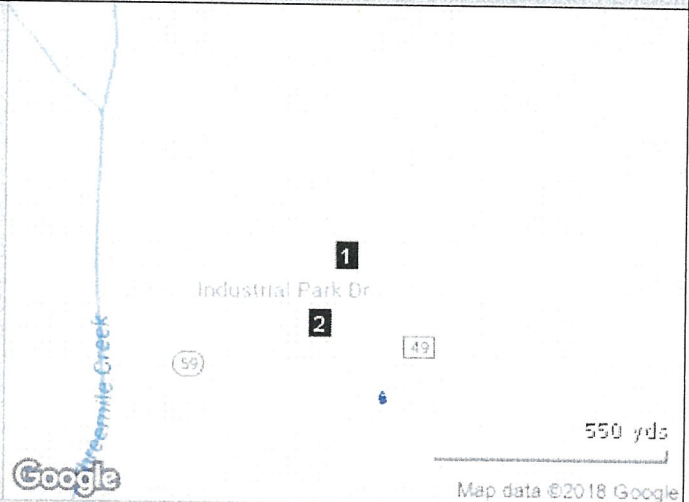
Portfolio of 2 Land parcels in Loxley, AL, having a land area of 18.75 AC, and for sale



1 Industrial Park Dr & CR



2 Industrial Park Dr



Summary of Property Info - at time of sale

	Address	City, State	Type-Class	Property SF	Built	Sale Price
1	Industrial Park Dr & CR 4	Loxley, AL	Land	-	-	
2	Industrial Park Dr	Loxley, AL	Land	-	-	

Sales Contacts

Sales Co: **NAI Mobile**
54-56 Saint Emanuel St
Mobile, AL 36602
-
(251) 438-4312

Sales Contact 1: Allan R. Cameron

For Sale Data

Asking Price:	-	# of Properties:	2
Price/SF:	-	RBA:	0 SF
Days on Market:	4,346	Total Land Area:	18.75 AC (816,750 SF)
Sale Status:	Active	Sale Type:	Investment
Pro Forma Cap Rate:	-	Sale Conditions:	-

Transaction Notes

- " 1 - 19 acres available
- " Light Industrial Sites available for purchase
- " All or part available (1 acre minimum divisible)
- " Flat topography, above street grade
- " All utilities
- " In the heart of Loxley's distribution hub
- " Frontage on US HWY 49

Loxley, AL is located in Baldwin County, the state's fastest growing county since 2010 according to the U.S. Census Bureau. Loxley 26 is located in the industrial park area of Loxley, convenient to US HWY 59 and I-10, the primary east-west highway of the Gulf Coast region of Alabama stretching 66.3 miles across the state.

(con't)

FOR SALE

Current Land Information: Industrial Park Dr & CR 4

ID: 7039761

Zoning:	I1	Proposed Use:	Industrial
Density Allowed:	-	Land Area:	11.75 AC (511,830 SF)
Number of Lots:	-	Min Div Lot Size:	-
Max # of Units:	-	On-Site Improv:	Raw land
Units per Acre:	-	Lot Dimensions:	-
Improvements:	-	Owner Type:	-
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

Location Information

Metro Market: **Mobile**
Submarket: **Baldwin County/Baldwin County**
County: **Baldwin**
CBSA: **Daphne-Fairhope-Foley, AL**
CSA: **Mobile-Daphne-Fairhope, AL**
DMA: **Mobile-Pensacola-Ft Walton Beach, AL-FL-MS**

Current Land Information: Industrial Park Dr

ID: 8805581

Zoning:	-	Proposed Use:	Industrial
Density Allowed:	-	Land Area:	7 AC (304,920 SF)
Number of Lots:	-	Min Div Lot Size:	-
Max # of Units:	-	On-Site Improv:	Raw land
Units per Acre:	-	Lot Dimensions:	-
Improvements:	-	Owner Type:	-
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

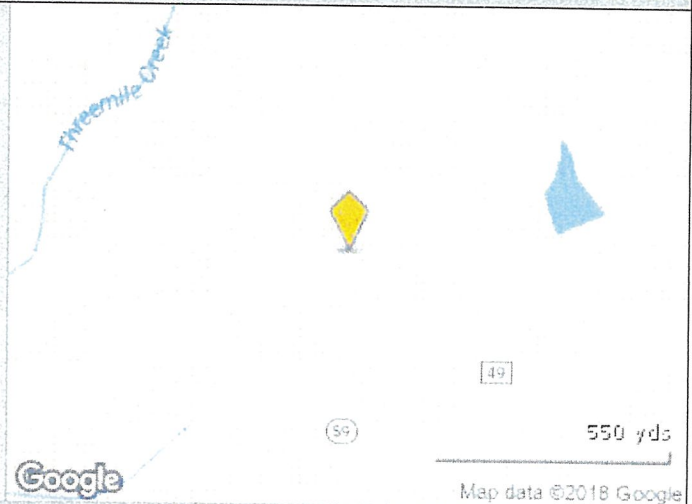
Location Information

Metro Market: **Mobile**
Submarket: **Baldwin County/Baldwin County**
County: **Baldwin**
CBSA: **Daphne-Fairhope-Foley, AL**
CSA: **Mobile-Daphne-Fairhope, AL**
DMA: **Mobile-Pensacola-Ft Walton Beach, AL-FL-MS**

Highway 59 - Lot 3 - Comm Lot Loxley I-10 Business Park**FOR SALE**

Loxley, AL 36551

Land of 2.01 AC is for sale at \$235,000 (\$116,915.42/AC)

**Sale Contacts**

Sales Co: **Berkshire Hathaway Home Services Cooper & Co., Inc**
 900 Hillcrest Rd
 Mobile, AL 36695
 (251) 639-4007

Sales Contact 1: David Cooper
 (251) 639-4007

For Sale Data

Asking Price: **\$235,000**
 Price/AC Land Gross: **\$116,915.42 (\$2.68/SF)**
 Days on Market: **624**
 Sale Status: **Active**
 Parcel No: **33-08-27-0-000-004.017**

Sale Type: **Investment**
 Land Area: **2.01 AC (87,556 SF)**
 Proposed Use: **Industrial, Distribution**

Transaction Notes

Commercial/Industrial Business Park lot for sale. Owner financing available. Lot is wooded with small pine trees and topography is flat. In file: protective covenants and boundary survey. This site is on the north side of I-10 at the Hwy 59 Exit #44. Less than 1.5 miles to I-10, providing quick trucking access to Florida or Mississippi.

From interstate 10 take Exit 44 to Highway 59, go North 0.4 miles. Turn left (North) on Highway 59 (Gulf Shores Parkway) for approx 1.5 miles. Property on the right side (East) of Hwy 59, before Industrial Park Rd.

Current Land Information

ID: 10036865

Zoning: **Industrial**
 Density Allowed: -
 Number of Lots: -
 Max # of Units: -
 Units per Acre: -
 Improvements: -

Proposed Use: **Industrial/Distribution**
 Land Area: **2.01 AC (87,556 SF)**
 Min Div Lot Size: -
 On-Site Improv: -
 Lot Dimensions: -
 Owner Type: -

Off-Site Improv: **Electricity**

Location Information

1 N Highway 59 - 1 North Highway 59 Loxley Commercial Lot
Commercial Land of 2 AC (87,120 SF) (con't)

SOLD

CSA: **Mobile-Daphne-Fairhope, AL**
DMA: **Mobile-Pensacola-Ft Walton Beach, AL-FL-MS**

Highway 59 - Lot 3 - Comm Lot Loxley I-10 Business Park

FOR SALE

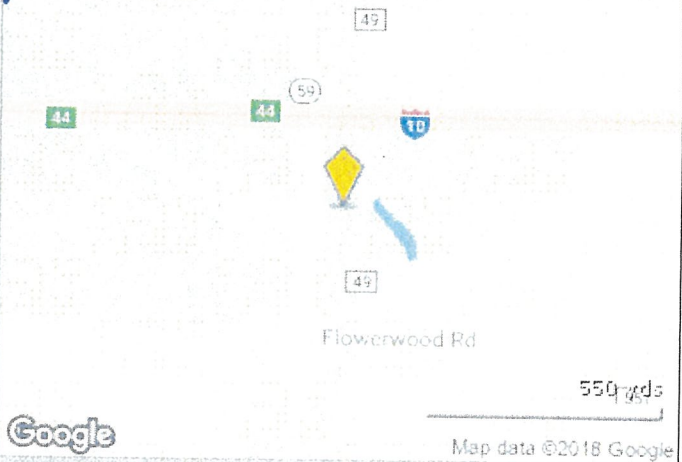
Land of 2.01 AC is for sale at \$235,000 (\$116,915.42/AC) (con't)

Metro Market: **Mobile**
Submarket: **Baldwin County/Baldwin County**
County: **Baldwin**
CBSA: **Daphne-Fairhope-Foley, AL**
CSA: **Mobile-Daphne-Fairhope, AL**
DMA: **Mobile-Pensacola-Ft Walton Beach, AL-FL-MS**

Hwy 59 & I-10

Loxley, AL 36551

Land of 2 AC is for sale at \$179,000 (\$89,500/AC)

FOR SALE**Sale Contacts**

Sales Co: **Research In Progress**
 501 S 5th St
 Richmond, VA 23219

Sales Contact 1: Research In Progress

For Sale Data

Asking Price: **\$179,000**
 Price/AC Land Gross: **\$89,500.00 (\$2.05/SF)**
 Days on Market: **313**

Sale Status: **Active**

Parcel No: **33-08-34-0-000-024.000**

Sale Type: **Investment**
 Land Area: **2 AC (87,120 SF)**
 Proposed Use: **Commercial, Retail, Hotel, Motel, Restaurant**

Transaction Notes

Will sell all or part. Three great commercial lots in the heart of Loxley, Alabama with frontage on a busy Hwy 59. IDEAL for bank, restaurant, or other retail. +-495 feet of frontage on Hwy 59.

Driving east on I-10 onto Hwy 59 and Loxley continue south down Hwy 59. The lots will be on your right between Relham Dr and Loxley Ave.

MLS # 238374 Active

List Price: \$225,000

25957 Highway 59 Loxley AL 36551



Apx Acreage: 1.9400
 Price Per ACRE: \$115,979.38
 Multiple Lots: No
 # Lots: 0
 Restrictive Covenants: No
 Property Type: Zoned
 Lot Type: Lot
 Water Property Type
 No Waterfront

Area: Central Baldwin County
 Subdivsn or Commnty: Central Baldwin
 County: Baldwin
 Elementary School: Loxley Elementary
 Middle School:
 Intermediate School:
 High School: Robertsedale High
 Zoning/Area:



Intersecting Street: Dawson Road

Lot/Block/Unit:

Tax PPIN #

Section/Township/Range: 23-T5S-R3E

Seller Disclosure: N

Parcel ID/Tax ID: 42-06-23-0-000-011.000

019255

Property Taxes: 645.00

Lot Size: 429'x197' Irr

Fairhope Single Tax: No

Lease Expire Date:

Transfer Fees No

Lot Description: 1-3 acres, Corner Lot

Association Fees: 0 Freq:

Additional Amenity Fees

Community Amenities: None

Road Frontage: 429'

Mineral Rights No Rights

Road Desc State Road

Utilities Sewage-City Available

Docs on File None

Community Amenities None

Water Property Type No Waterfront

Boat Facilities None

View None/Not Applicable

Directions From I-10 head South on Highway 59 towards Loxley. The lot is approximately 4 miles down on the right at the corner of Dawson Road. If you pass Loxley Super Storage you have gone too far.
Public Remarks Fantastic corner lot in the Heart of Loxley. Less than 5 miles from I-10 and center of Robertsedale. Located next to Loxley Super Storage. It's the perfect spot for your business to relocate or start your new business location!!!
Agent Remarks Any additional information needed please call Robbie Jaeger 251.978.0432. See the Documents Tab at the top of the page for the Plat layout.
Office Remarks

Buyer/Broker Comm: 3.00 % Refer to MLS #

Terms of Sale: Cash, Conv

Type of Listing: Exclusive Right to Sell

Agent Disclosure: Not Applicable

List Date: 4/8/2016 Expire Date:

Days On Market: 1223

Cumulative DOM: 1223

LA: Robert W Jaeger - PHONE: 251-978-0432

rjaeger@C21Meyer.com

LO: Century 21 Meyer Real Estate - Main: 251-968-7516

LA2:

Selling Price:

Close Date:

Pend Date:

Financing:

FSBO:

Non Member:

SO:

SA:

Seller Contributions:

This information is deemed reliable, but not guaranteed.

State of Alabama



This is to certify that

Weldon R. Payne

*having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a*

Certified General Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: **G00253**
EXPIRATION DATE: **09/30/2021**

Shirley W. Moore

ALABAMA REAL ESTATE APPRAISERS BOARD
Executive Director