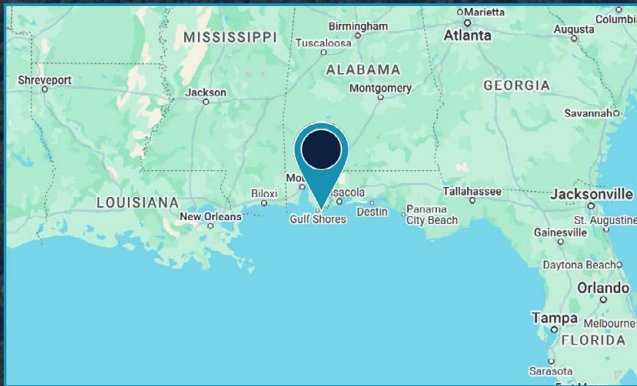


BALDWIN COUNTY PROPERTY FOR SALE

# BEECH RV PARK

4224 Orange Beach Blvd, Orange Beach, AL



COMMERCIAL  
REAL ESTATE

**Stephanie Boyd**

504.831.2363  
sboyd@srsa-realestate.com

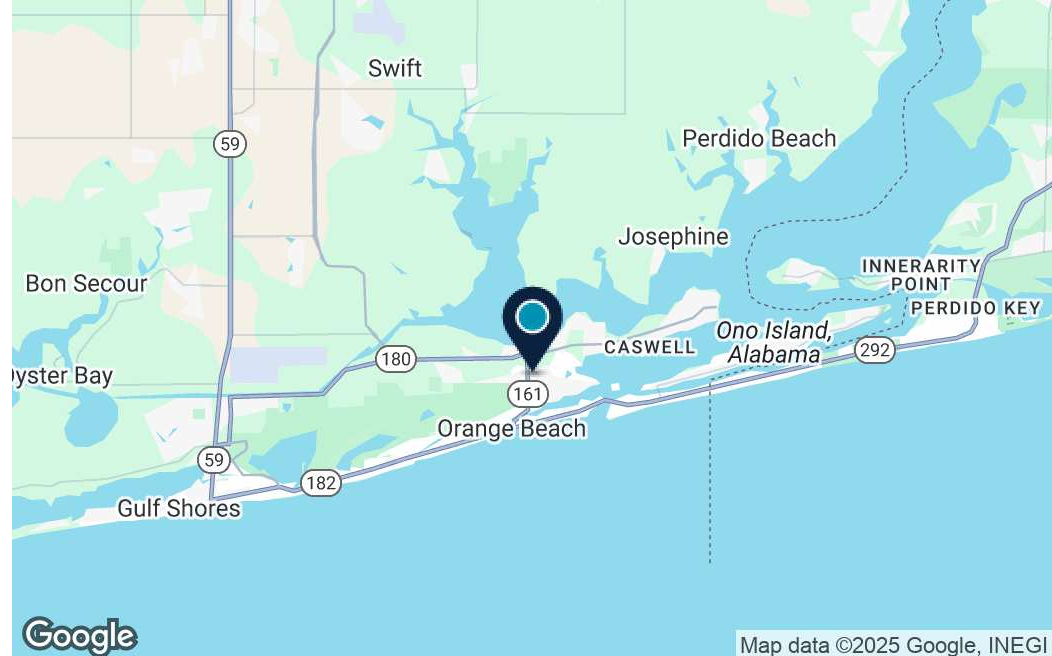
**Cathy Alba Saucier**

504.669.1031  
casaucier@gsres.com

**Mike Saucier**

985.969.0081  
msaucier@gsres.com





## RV PARK FOR SALE IN THE HEART OF ORANGE BEACH, ALABAMA

This expansive RV park presents an exceptional investment opportunity with over 24 acres of beautifully landscaped grounds and more than 900 feet of prime frontage on Highway 161. Located just one mile from the beach and conveniently located on a pedestrian bike and walking path to the beaches and State Park. The property currently features 108 spacious RV pads, equipped with 30/50 amp power and convenient guest showers. In 2022, the City of Orange Beach approved a development plan allowing 167 RV pads, a general store, and clubhouse, offering tremendous growth potential (See proposed site plan).

Strategically positioned across from the Orange Beach Municipal Offices, the property provides excellent visibility in a safe, pedestrian-friendly area. Its proximity to top attractions further enhances its desirability— including Adventure Island Amusement Park and The Wharf, a vibrant entertainment hub featuring shopping, dining, live music, an AMC amphitheater, and a full-service marina.

Zoned MHP (Mobile Home Park, Allowing RV Sites) and NB (Neighborhood Business), this versatile property offers extensive development potential in one of Alabama's most sought-after coastal destinations in Baldwin County. Don't miss this rare opportunity to acquire a prime piece of Orange Beach real estate, perfectly positioned for expansion and long-term success.

## PROPERTY HIGHLIGHTS

- 900+ feet of prime frontage on HWY 161 - A 4-lane connector road to the beach
- 108 spacious RV pads in place with full hookups (Pre-approved for 167 pads)
- Up to 10 RV pads per acre allowed "By Right" under current zoning (MHP)
- Offers dedicated boat parking with several marinas just minutes away for easy water access.
- 1 mile from the beach, easily accessible via pedestrian walking and bike path
- Financials available upon request

## OFFERING SUMMARY

|             |                                                                          |
|-------------|--------------------------------------------------------------------------|
| Sale Price: | \$16,500,000                                                             |
| Lot Size:   | 24.2 Acres                                                               |
| Zoning:     | MHP (Mobile Home Park, Allowing RV Sites) and NB (Neighborhood Business) |



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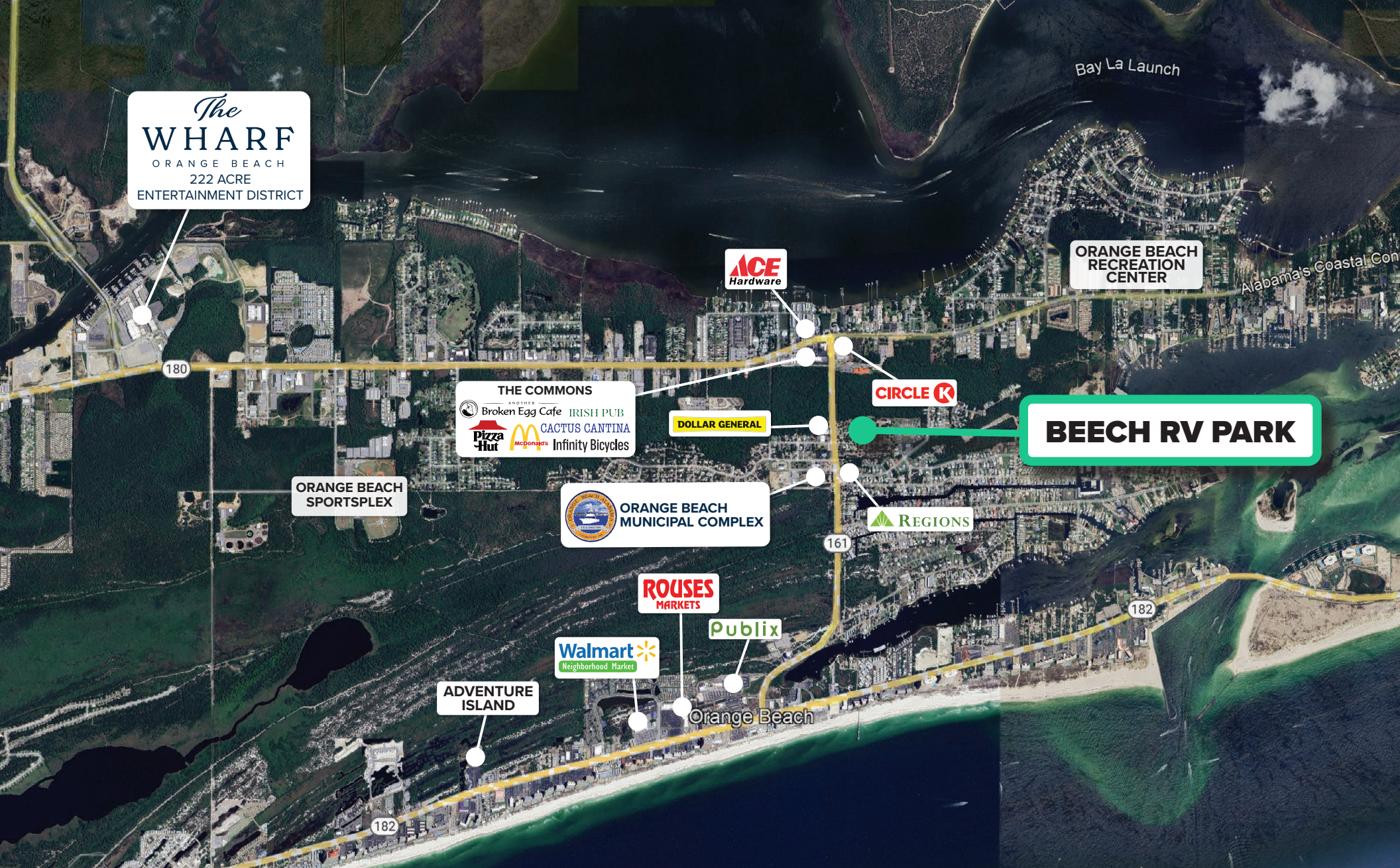
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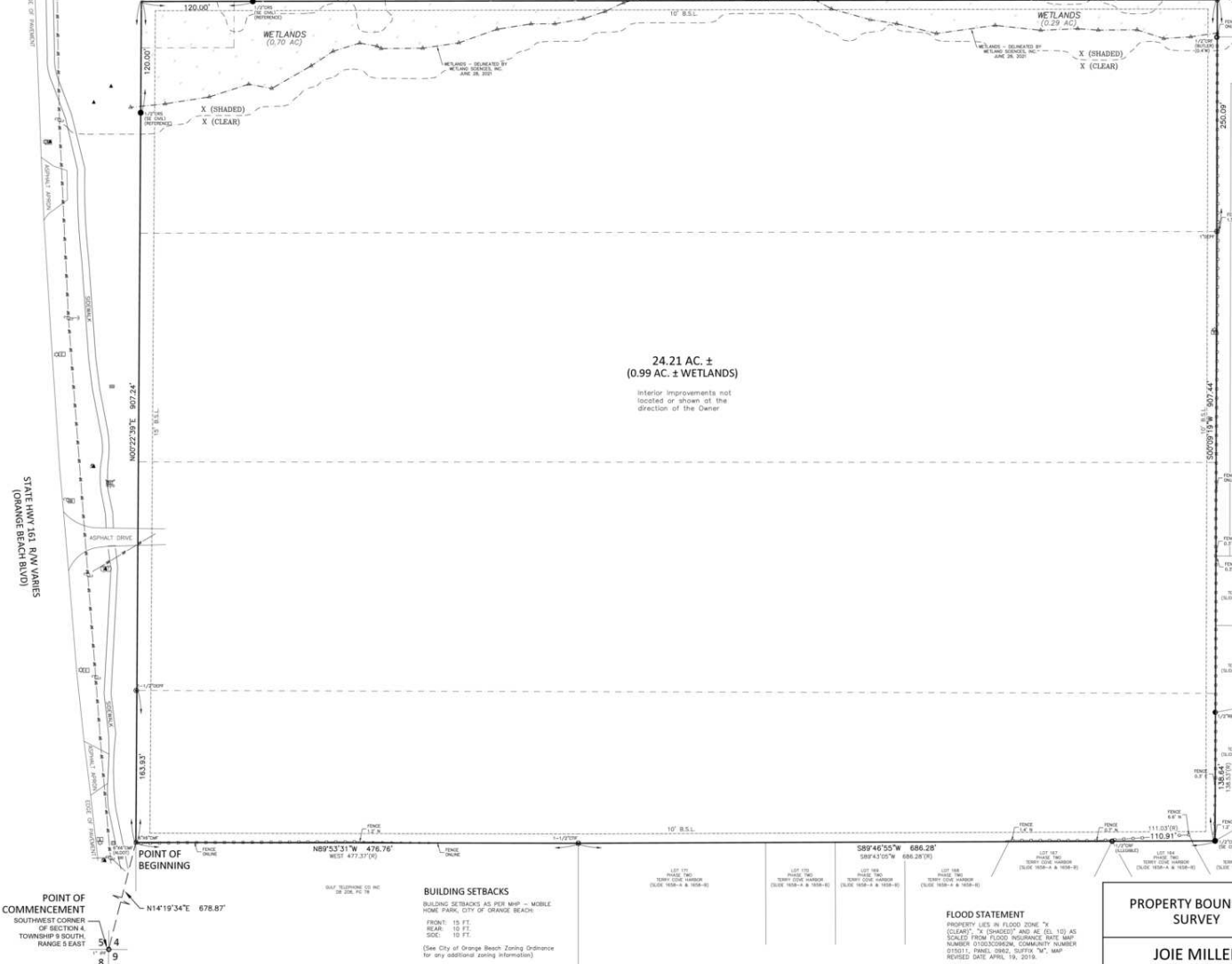
## FIGURE 4.1



**NEEL-SCHAFFER**  
*Solutions you can build upon*



# Property Survey



## SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 14 DEGREES 19 MINUTES 34 SECONDS EAST, A DISTANCE OF 678.87 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 161 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 22 MINUTES 39 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 907.24 FEET, THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF 1159.52 FEET TO AN IRON PIPE, THENCE RUN SOUTH 03 DEGREES 00 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF HARBOR RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDE 2581-A AND THE WEST LINE OF TERRY COVE HARBOR, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDES 1608-A AND 1608-B, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 907.44 FEET TO A CAPPED REBAR (DE CIVIL), THENCE RUN SOUTH 89 DEGREES 45 MINUTES 55 SECONDS WEST, ALONG THE SUBDIVISION LINE OF SAID TERRY COVE HARBOR, PHASE TWO, A DISTANCE OF 686.28 FEET TO A CRAMP TOP IRON PIPE AT THE NORTHWEST CORNER OF LOT 171, SAID TERRY COVE HARBOR, PHASE TWO, THENCE RUN NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, A DISTANCE OF 476.76 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 24.21 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E. DIEHL, AL. P.L.S. NO. 26014 DATE 07-19-2021

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



EXHIBIT A

## LEGEND:

- B.S.L. = BUILDING SETBACK LINE
- (D) = RECORD DRAWING/DISTANCE
- (C) = CAPPED REBAR SET (DE CIVIL-CAT1675)
- (CR) = CRAMP TOP IRON FOUND
- (CM) = CONCRETE MONUMENT FOUND
- (CE) = OPEN END PIPE FOUND
- (RP) = REBAR FOUND (NO CAP)
- (P) = POST & WIRE FENCE
- (W) = WOOD FENCE
- (O) = OVERHEAD POWER LINE
- (U) = UTILITY POLE
- (-) = OUT WIRE
- (T) = TELEPHONE PEDESTAL
- (M) = WATER METER
- (V) = WATER VALVE
- (F) = FIRE HYDRANT
- (G) = GAS VALVE
- (E) = ELECTRIC BOX
- (A) = FINDER OPTIC MARKER
- (W) = WETLAND MARKER

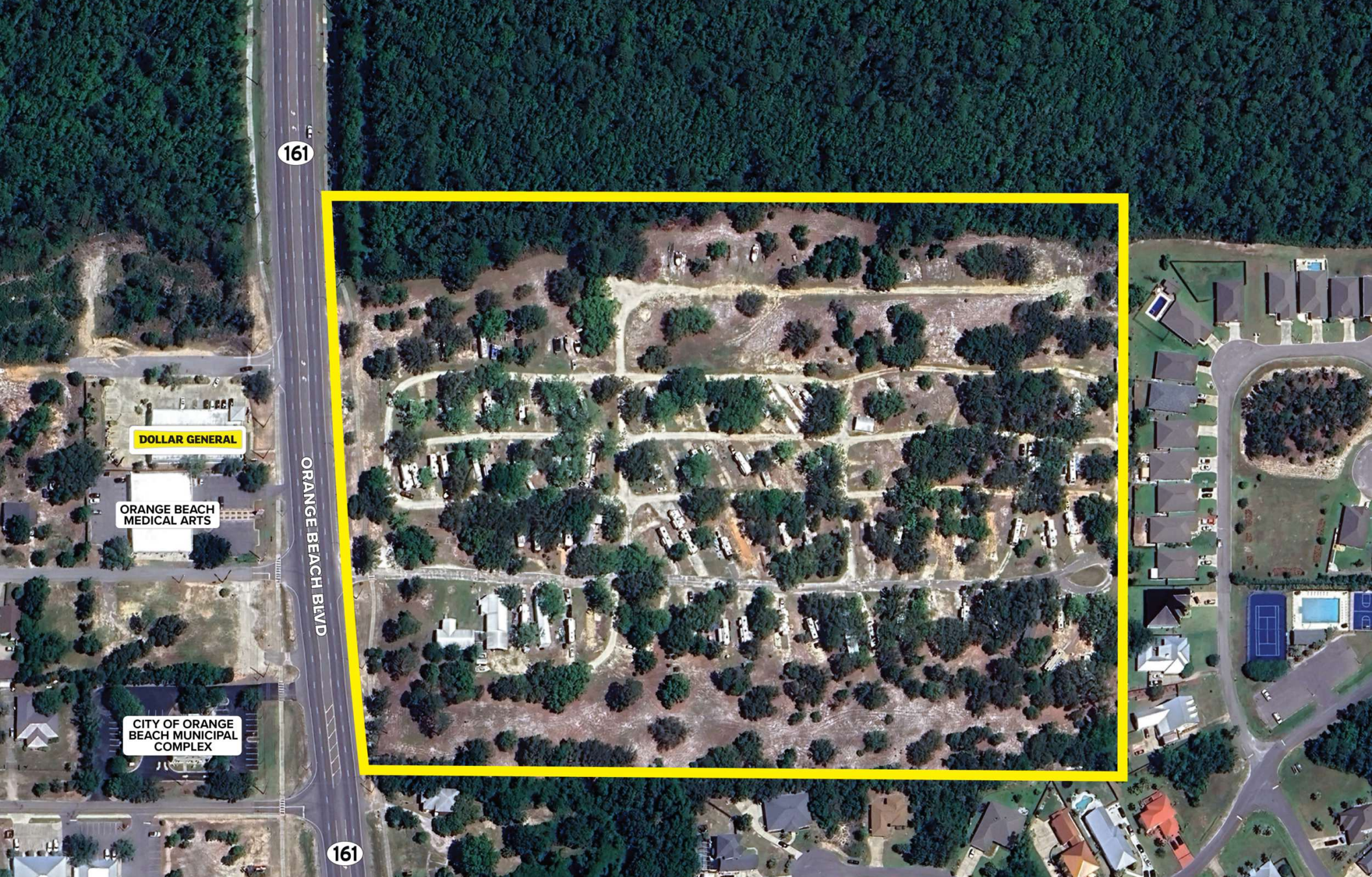
## SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JULY 13, 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL FIELD MEASUREMENTS AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, STATE OF ALABAMA DATUM.
5. ALL UTILITY INFORMATION SHOWN HEREIN WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
6. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



|            |          |
|------------|----------|
| DRAWN      | RDC      |
| CHECKED    | JAF      |
| PROF. MGR. | DEED     |
| SCALE      | 1"=50'   |
| PROJECT    | 20200802 |
| FILE       | BEECH    |
| SHEET      | 1 OF 1   |





COMMERCIAL  
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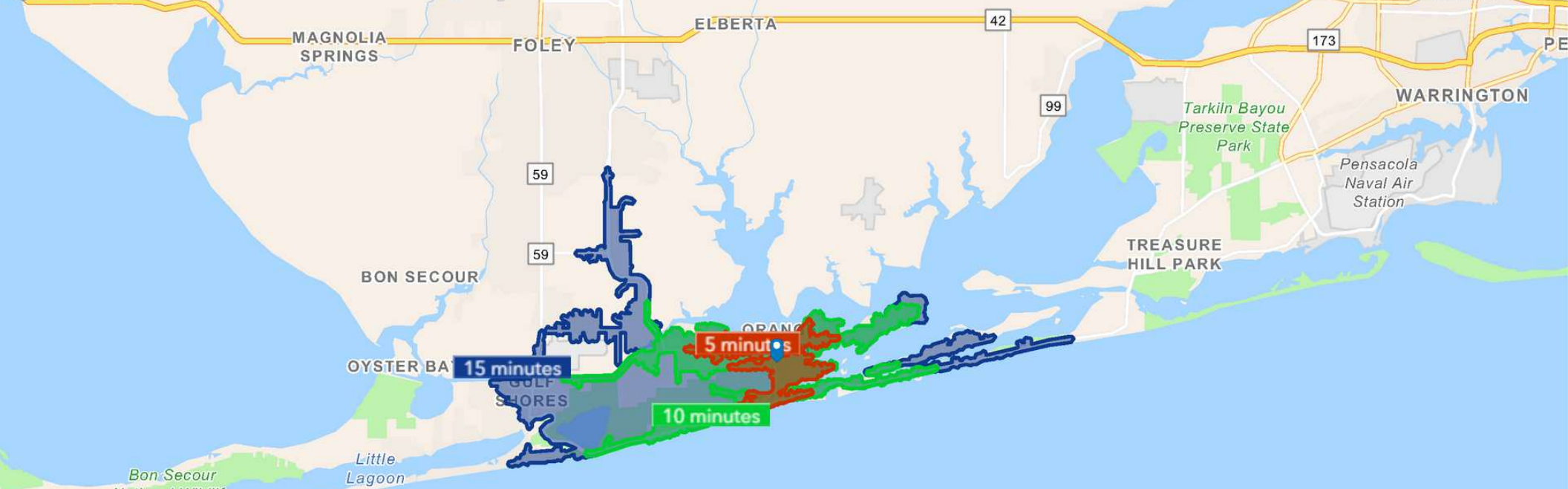
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## DEMOGRAPHICS (DRIVE TIME)

| INDICATORS         | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------|-----------|------------|------------|
| TOTAL POPULATION   | 2,877     | 6,142      | 11,937     |
| DAYTIME POPULATION | 4,336     | 9,489      | 19,116     |
| TOTAL HOUSEHOLDS   | 1,285     | 2,838      | 5,696      |
| MEDIAN HH INCOME   | \$105,736 | \$96,295   | \$90,523   |
| TOTAL BUSINESSES   | 279       | 602        | 1,148      |



COMMERCIAL  
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# **BALDWIN** BY THE NUMBERS



**BALDWIN  
COUNTY**

ECONOMIC  
DEVELOPMENT  
ALLIANCE



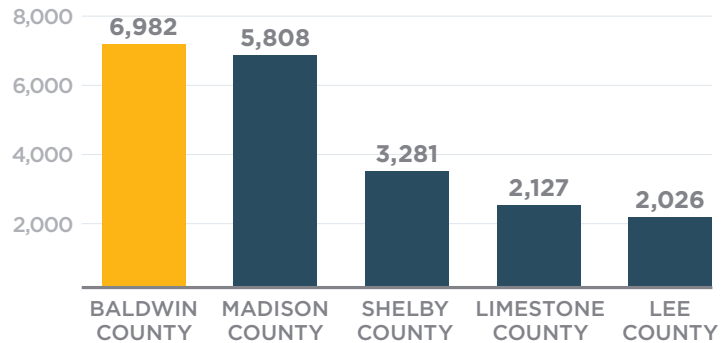
# ALABAMA'S GROWTH LEADER

## ALABAMA'S FASTEST-GROWING COUNTIES

| Population Growth (2012-2022) |       |
|-------------------------------|-------|
| Baldwin County                | 29.6% |
| Limestone County              | 27.0% |
| Lee County                    | 21.6% |
| Madison County                | 17.7% |
| Shelby County                 | 14.5% |

Source: U.S. Census Bureau

## ALABAMA'S TOP COUNTIES FOR NET DOMESTIC MIGRATION (2021-2022)



Source: U.S. Census Bureau

## ALABAMA'S LARGEST COUNTIES

|                       | 2022 Population (Census Estimate) | Population Growth (2012-2022) |
|-----------------------|-----------------------------------|-------------------------------|
| Jefferson County      | 665,409                           | 1.1%                          |
| Mobile County         | 411,411                           | -0.6%                         |
| Madison County        | 403,565                           | 17.7%                         |
| <b>Baldwin County</b> | <b>246,435</b>                    | <b>29.6%</b>                  |
| Tuscaloosa County     | 236,780                           | 19.1%                         |
| Shelby County         | 230,115                           | 14.5%                         |
| Montgomery County     | 226,361                           | -1.1%                         |
| Lee County            | 180,773                           | 21.6%                         |
| Morgan County         | 124,211                           | 3.4%                          |
| Calhoun County        | 115,788                           | -1.1%                         |

Source: U.S. Census Bureau

## QUICK FACT

**BALDWIN COUNTY IS ALABAMA'S LEADER** for total population growth and net migration.

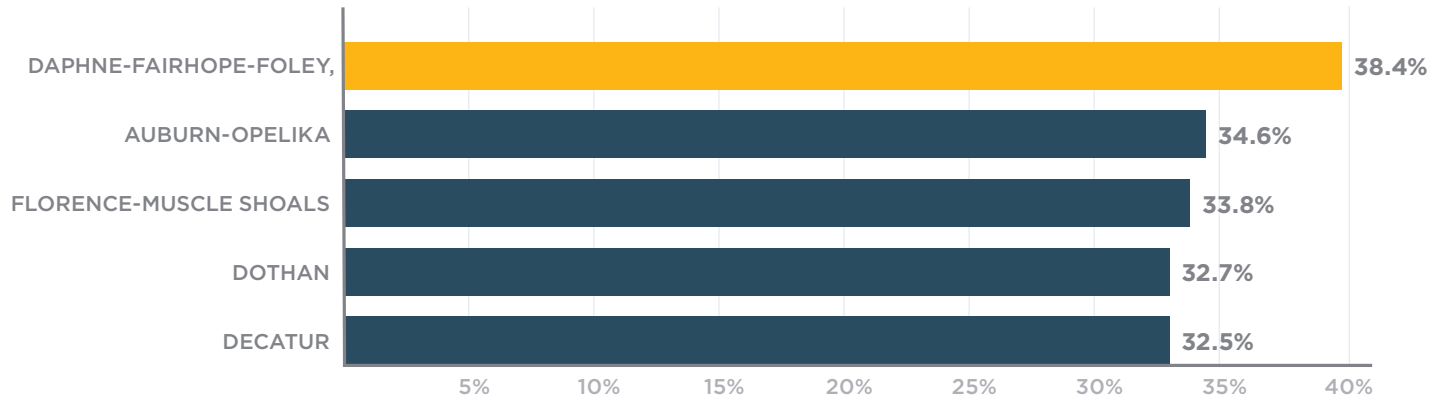
Source: U.S. Census Bureau

**BALDWIN COUNTY RANKS AMONG ALABAMA'S TOP 5 COUNTIES FOR**  
Business Growth • GDP Growth  
New Building Permits • Business Investment

Source: SmartAsset



## ALABAMA'S TOP METROS FOR WAGE GROWTH (2012-2022)



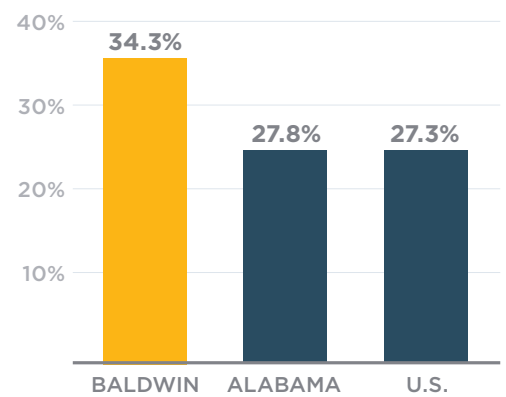
Source: JobsEQ

## BUSINESS ESTABLISHMENTS BY ALABAMA METRO (2022)

| Region                        | Business Establishments per Capita |
|-------------------------------|------------------------------------|
| Daphne-Fairhope-Foley, AL MSA | 0.033                              |
| Huntsville, AL MSA            | 0.031                              |
| Birmingham-Hoover, AL MSA     | 0.030                              |
| Dothan, AL MSA                | 0.030                              |
| Mobile, AL MSA                | 0.029                              |
| Montgomery, AL MSA            | 0.027                              |

Source: JobsEQ

## FIVE-YEAR WAGE GROWTH (2018-2023)



Source: JobsEQ

## ALABAMA'S TOP METRO AREAS FOR JOB GROWTH (2017-2022)

| Region                        | Job Growth |
|-------------------------------|------------|
| Huntsville, AL MSA            | 11.2%      |
| Daphne-Fairhope-Foley, AL MSA | 10.5%      |
| Decatur, AL MSA               | 6.7%       |
| Auburn-Opelika, AL MSA        | 5.0%       |
| Dothan, AL MSA                | 4.5%       |

Source: JobsEQ

## QUICK FACT

**DAPHNE-FAIRHOPE-FOLEY, AL MSA RANKS IN THE TOP 1% of U.S. MSAs in Wage and Salary Growth**

Source: Forbes



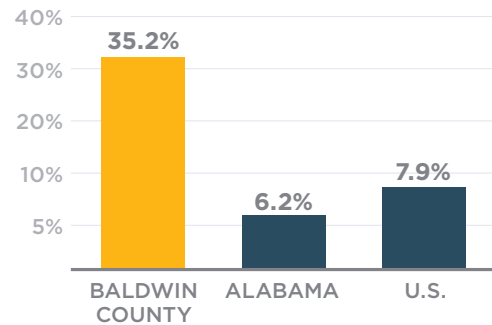
# POPULATION GROWTH



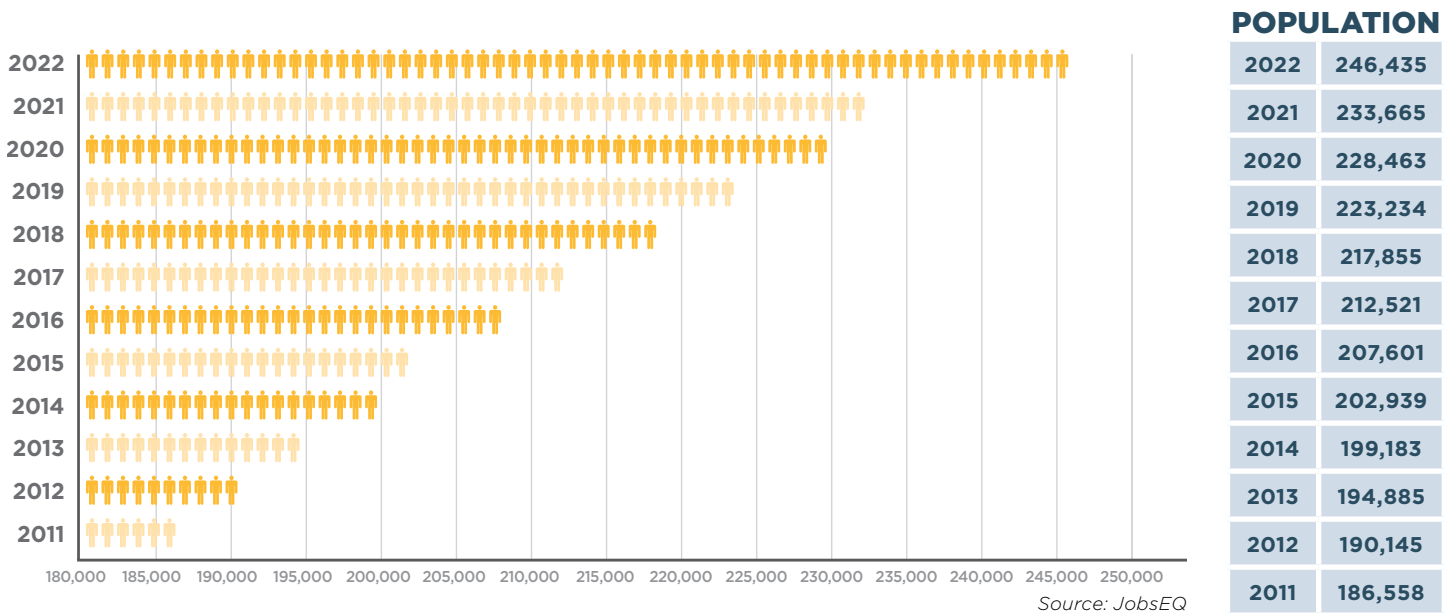
**246,435**  
**BALDWIN COUNTY**  
**2022 POPULATION**

## POPULATION GROWTH (2010-2022)

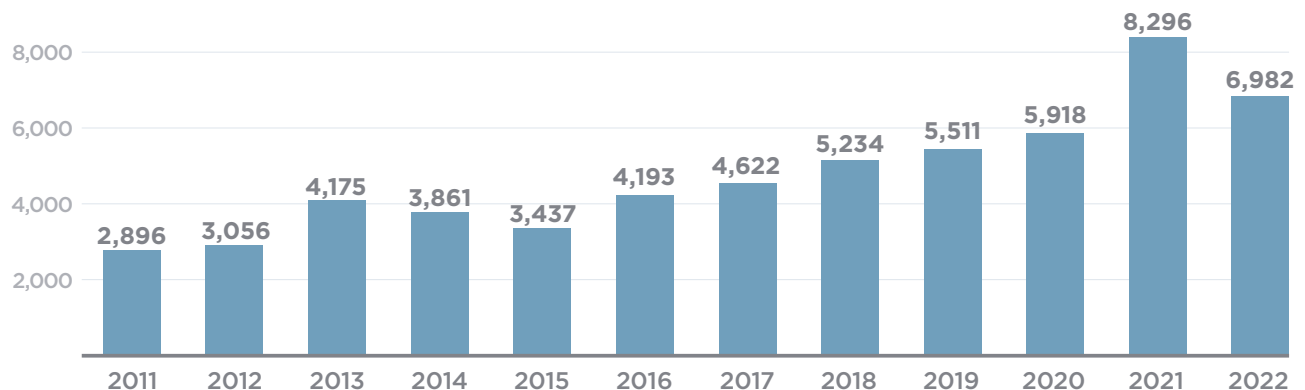
Source: U.S. Census Bureau



## BALDWIN COUNTY POPULATION GROWTH



## BALDWIN COUNTY ANNUAL NET DOMESTIC IN-MIGRATION



Source: U.S. Census Bureau

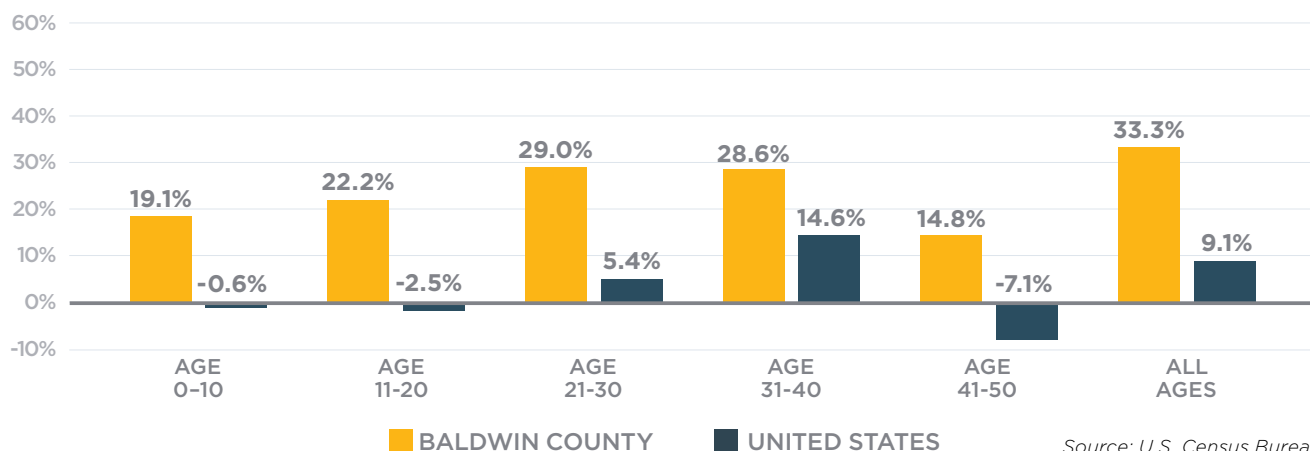


## POPULATION GROWTH BY MUNICIPALITY

| MUNICIPALITY     | 2022 POPULATION ESTIMATE | TOTAL GROWTH SINCE 2010 | PERCENTAGE GROWTH SINCE 2010 | PERCENTAGE GROWTH 2020 TO 2022 |
|------------------|--------------------------|-------------------------|------------------------------|--------------------------------|
| Bay Minette      | 8,159                    | 33                      | 0.4%                         | 3.4%                           |
| Daphne           | 29,677                   | 7,870                   | 36%                          | 3.1%                           |
| Elberta          | 2,140                    | 427                     | 25%                          | 6.2%                           |
| Fairhope         | 27,783                   | 12,184                  | 78%                          | 20%                            |
| Foley            | 24,735                   | 10,132                  | 69%                          | 12%                            |
| Gulf Shores      | 15,014                   | 5,343                   | 55%                          | -4.6%                          |
| Loxley           | 3,757                    | 1,589                   | 73%                          | 8.6%                           |
| Magnolia Springs | 1,325                    | 458                     | 52%                          | 61.8%                          |
| Orange Beach     | 8,095                    | 2,671                   | 49%                          | -3%                            |
| Perdido Beach    | 464                      | -170                    | -26%                         | -17%                           |
| Robertsdale      | 6,793                    | 1,485                   | 28%                          | -1.8%                          |
| Silverhill       | 711                      | 41                      | -5%                          | -31%                           |
| Spanish Fort     | 10,049                   | 3,113                   | 45%                          | -3%                            |
| Summerdale       | 1,497                    | 646                     | 76%                          | -3%                            |

Source: U.S. Census Bureau

## POPULATION GROWTH BY AGE VS. U.S. AVERAGE (2010-2023)



Source: U.S. Census Bureau

## QUICK FACTS

- ★ In 2020, Baldwin County became the **4TH LARGEST COUNTY IN ALABAMA.**  
Source: U.S. Census Bureau
- ★ **97% OF BALDWIN COUNTY'S POPULATION GROWTH** is a result of incoming migration.  
Source: JobsEQ
- ★ Baldwin County ranked as the **7TH FASTEST-GROWING MSA** in the 2020 Census.  
Source: U.S. Census Bureau



# WORKFORCE & INDUSTRY GROWTH

## BALDWIN COUNTY'S TOP SECTORS FOR JOB GROWTH (2017 Q1 - 2023 Q1)

| Industry Sector                                 | Job Growth |
|-------------------------------------------------|------------|
| Arts, Entertainment and Recreation              | 57.8%      |
| Construction                                    | 40.7%      |
| Professional, Scientific and Technical Services | 40.0%      |
| Wholesale Trade                                 | 31.6%      |
| Real Estate                                     | 31.0%      |
| Transportation and Warehousing                  | 27.4%      |
| Administrative and Support Services             | 25.0%      |

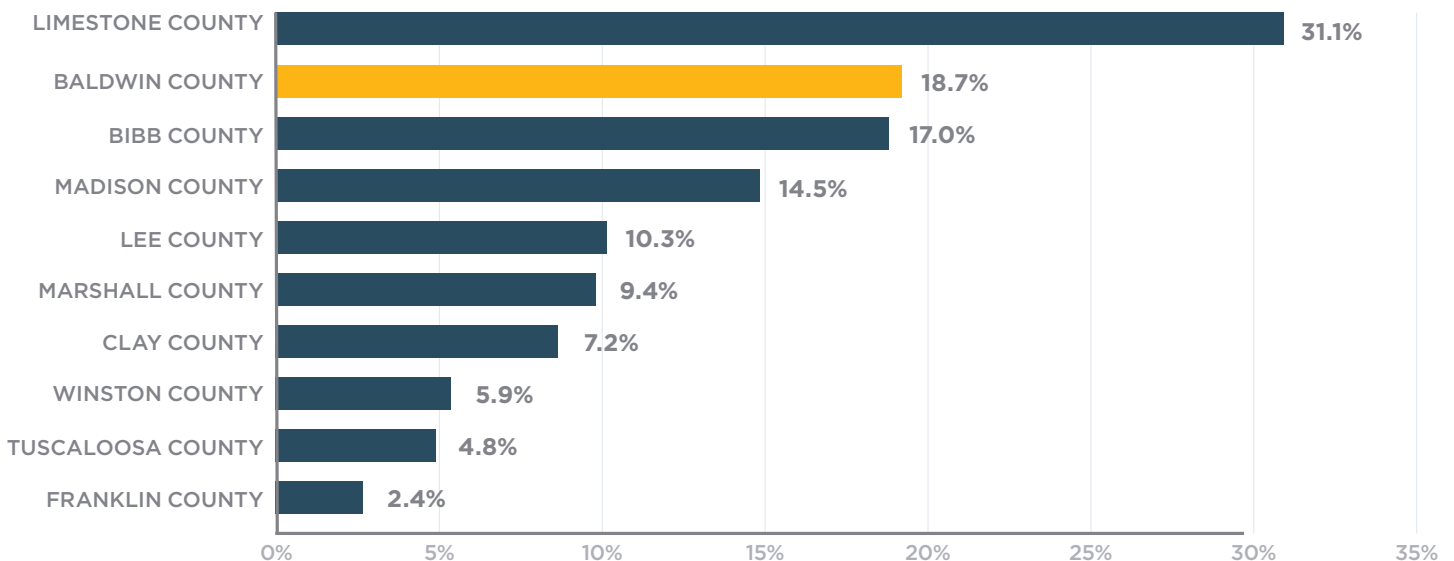
Source: JobsEQ



**556,000+**  
**WORKERS IN THE**  
**BALDWIN COUNTY**  
**LABOR SHED**

Source: JobsEQ

## ALABAMA'S TOP COUNTIES JOB GROWTH (2017-2023)



Source: JobsEQ

## BALDWIN COUNTY POPULATION BY EDUCATION LEVEL (AGES 25-64)

| Education Level         | Total  | Percentage of Total |
|-------------------------|--------|---------------------|
| No High School Diploma  | 10,059 | 8.7%                |
| High School Graduate    | 30,867 | 26.8%               |
| Some College, No Degree | 24,229 | 21.0%               |
| Associate's Degree      | 11,802 | 10.2%               |
| Bachelor's Degree       | 24,644 | 21.4%               |
| Postgraduate Degree     | 13,571 | 11.8%               |

Source: U.S. Census Bureau

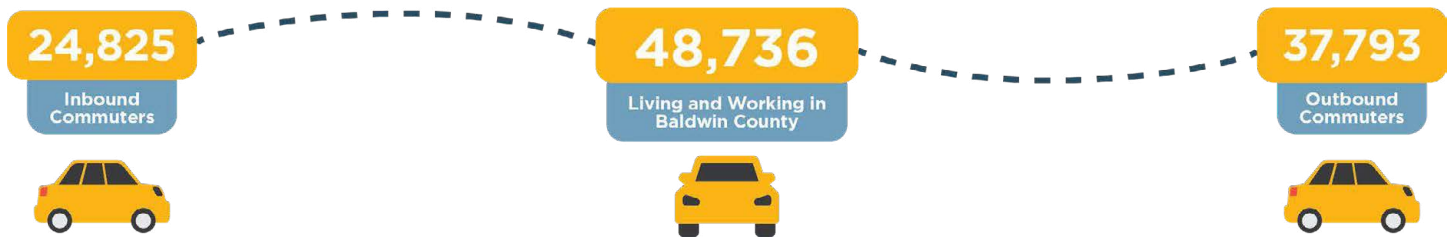
## QUICK FACT

★ **HEAVILY OUTPACES THE U.S. AVERAGE.** Baldwin County's growth in the number of residents with college degrees heavily outpaces the U.S. average.

Source: U.S. Census Bureau

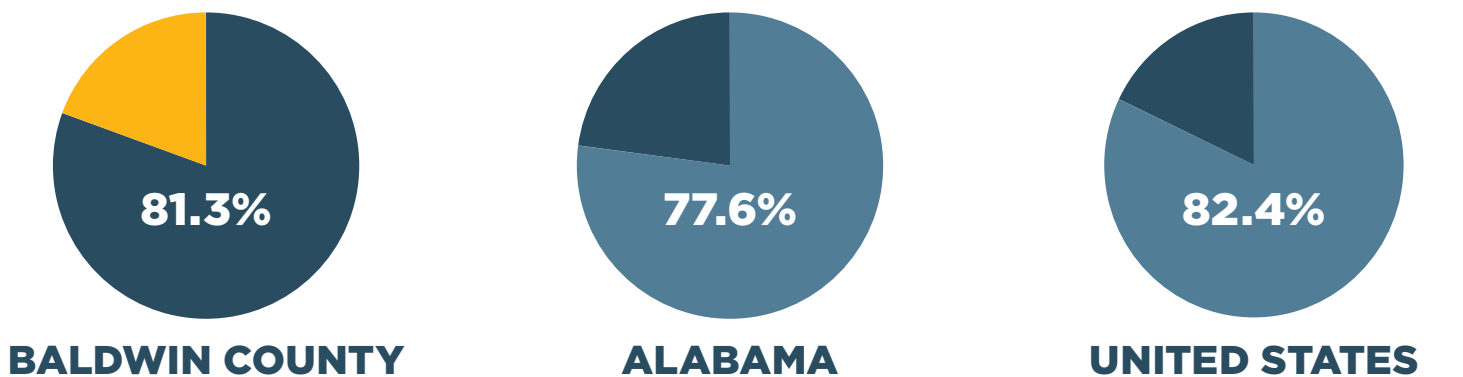


## COMMUTING PATTERNS (2020)



Source: U.S. Census Bureau

## PRIME-AGE LABOR FORCE PARTICIPATION RATE



Source: JobsEQ

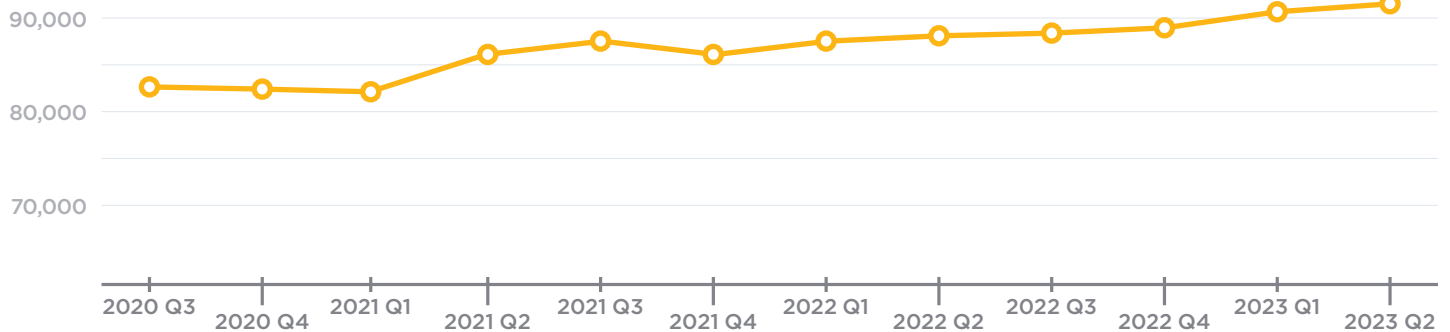
## QUICK FACTS

- ★ **BALDWIN COUNTY HAS A LOWER UNEMPLOYMENT RATE** than the United States overall.  
*Source: Alabama Dept. of Labor*
- ★ **BALDWIN COUNTY RANKS 10TH** of 203 small U.S. metropolitan statistical areas (MSAs) in the overall ranking for Best Small Places for Business and Careers.  
*Source: Forbes*
- ★ **DAPHNE-FAIRHOPE-FOLEY, AL MSA RANKS IN THE TOP 1%** of U.S. MSAs in Wage and Salary growth.  
*Source: Forbes*
- ★ **BALDWIN COUNTY RANKS IN THE TOP 13%** of 3,110 U.S. counties for the Innovation Index.  
*Source: StatsAmerica*



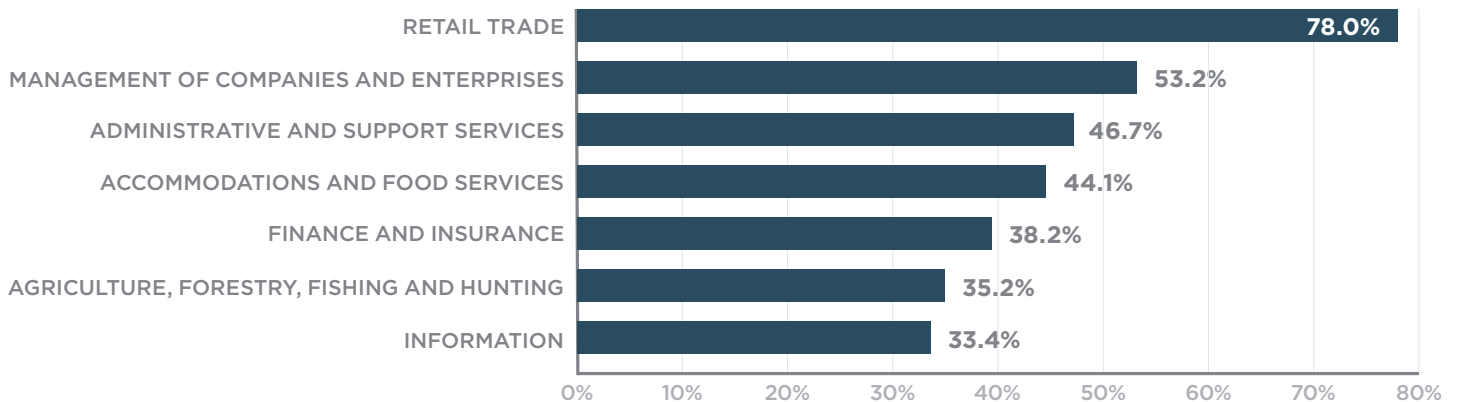
# ECONOMIC GROWTH

## BALDWIN COUNTY TOTAL EMPLOYMENT



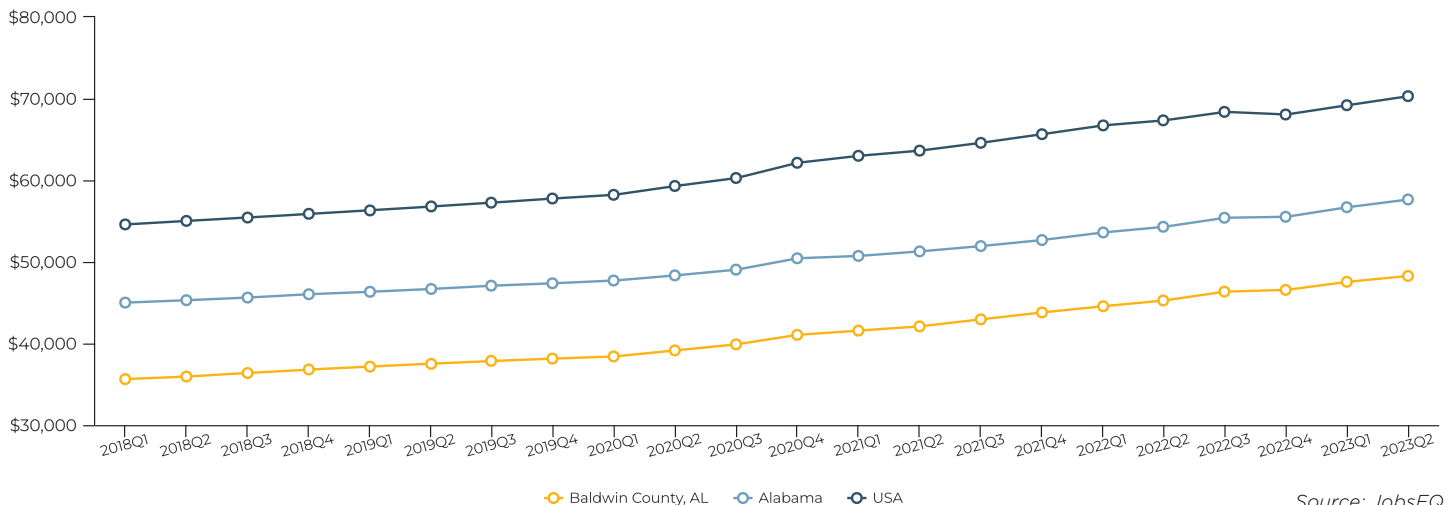
Source: JobsEQ

## TOP INDUSTRIES FOR WAGE GROWTH IN BALDWIN COUNTY (2018-2023)



Source: JobsEQ

## AVERAGE ANNUAL EMPLOYEE WAGES



Source: JobsEQ



# ALABAMA'S TOP COUNTIES FOR GDP GROWTH

| Region                         | Compensation           | GDP Growth (2017-2022) |
|--------------------------------|------------------------|------------------------|
| <b>Baldwin County, Alabama</b> | <b>\$4,884,107,000</b> | <b>48.8%</b>           |
| Limestone County, Alabama      | \$2,120,950,000        | 46.2%                  |
| Winston County, Alabama        | \$490,924,000          | 45.5%                  |
| Madison County, Alabama        | \$20,163,608,000       | 37.9%                  |
| DeKalb County, Alabama         | \$1,304,214,000        | 37.6%                  |
| Marshall County, Alabama       | \$2,252,819,000        | 36.5%                  |
| Clay County, Alabama           | \$224,455,000          | 33.0%                  |
| Pickens County, Alabama        | \$246,495,000          | 32.9%                  |
| St. Clair County, Alabama      | \$1,254,605,000        | 31.7%                  |
| Lee County, Alabama            | \$3,915,791,000        | 26.6%                  |

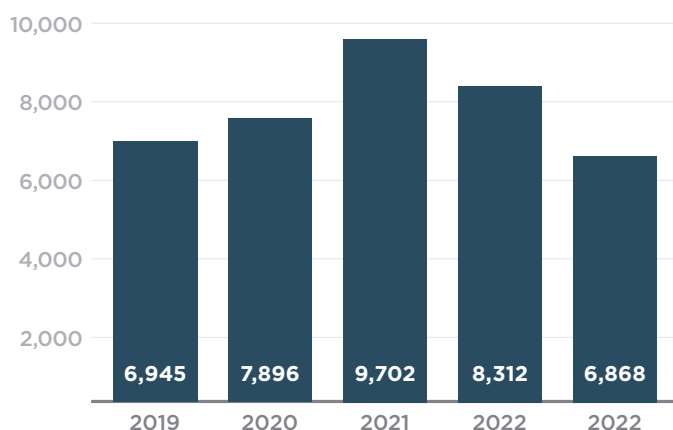
Source: JobsEQ

## BALDWIN COUNTY TOTAL HOME SALES

| Region          | 2021 Home Sales | 2022 Home Sales | 2023 Home Sales |
|-----------------|-----------------|-----------------|-----------------|
| Central Baldwin | 3,344           | 2,996           | 2,066           |
| Coastal Condos  | 2,210           | 1,748           | 1,239           |
| Coastal Homes   | 1,452           | 1,367           | 1,236           |
| Eastern Shore   | 3,159           | 2,710           | 2,162           |
| North Baldwin   | 323             | 271             | 230             |

Source: JobsEQ

## BALDWIN COUNTY TOTAL HOME SALES



Source: Baldwin Realtors

## 2023 HOME SALES



**TOTAL PROPERTIES SOLD**  
**6,868**



**AVERAGE SALES PRICE**  
**\$492,534**



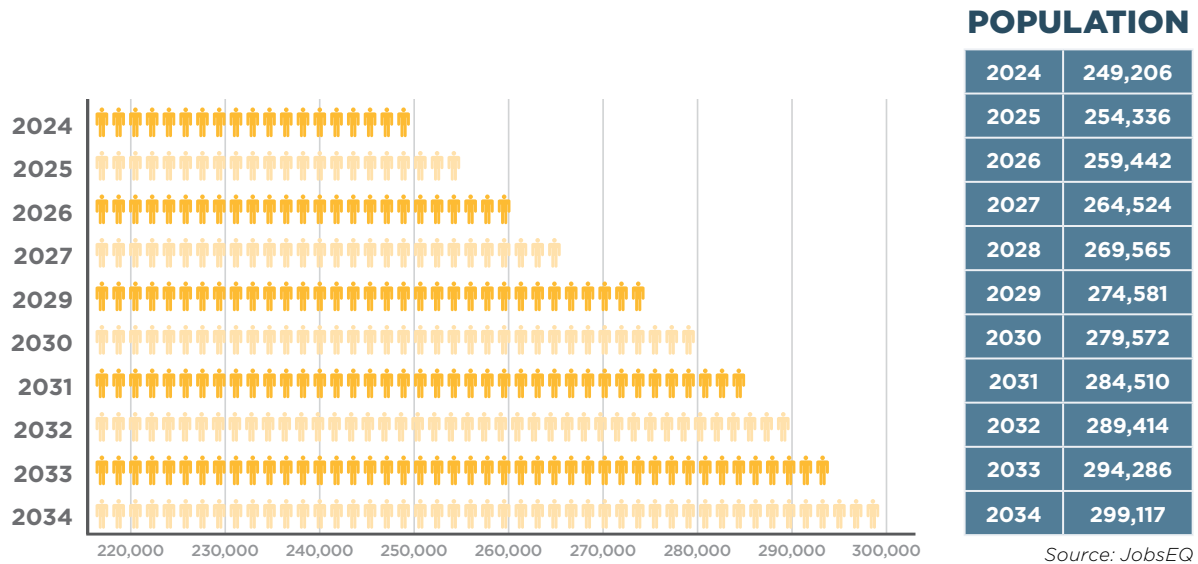
**AVERAGE DAYS ON MARKET**  
**59**

Source: Baldwin Realtors

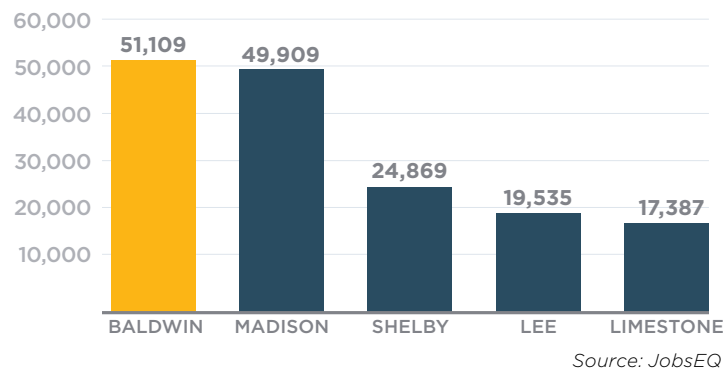


# LOOKING AHEAD

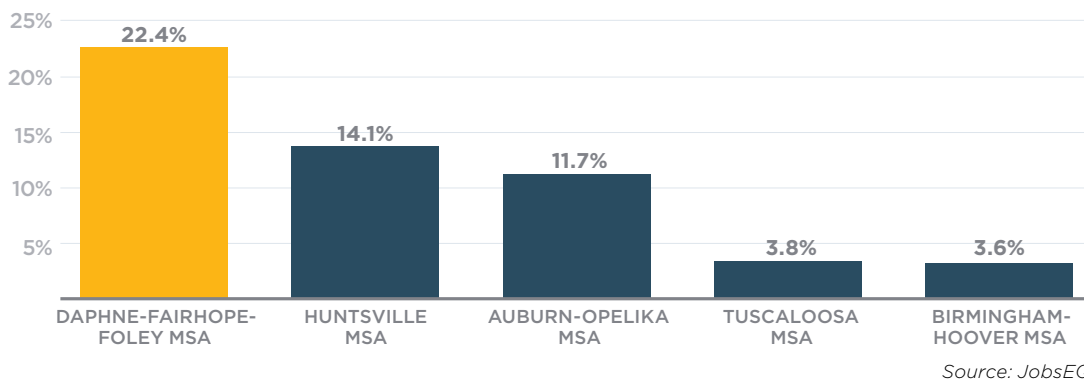
## BALDWIN COUNTY PROJECTED POPULATION



## PROJECTED TOTAL POPULATION GROWTH BY ALABAMA COUNTY (2020-2030)

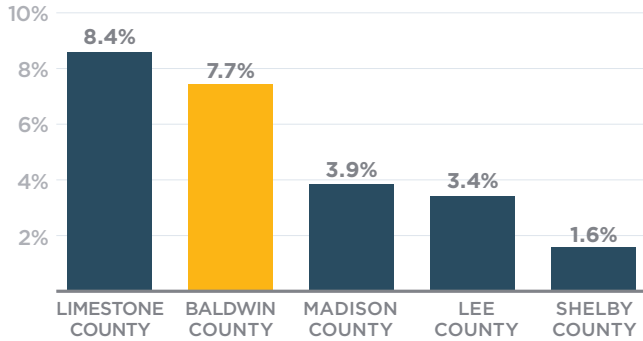


## PROJECTED POPULATION GROWTH BY ALABAMA METRO AREA (2020-2030)



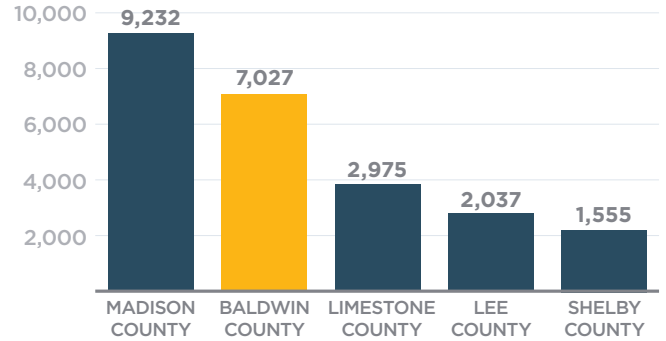


## PROJECTED JOB GROWTH BY COUNTY (2023-2028)



Source: JobsEQ

## PROJECTED TOTAL JOB GROWTH BY COUNTY (2023-2028)



Source: JobsEQ

# Novelis

## ECONOMIC IMPACT



**\$1.4 BILLION**  
IN **DIRECT** new  
salaries over the  
next 20 years



**\$1.1 BILLION** IN  
**NEW INDIRECT**  
salaries over the  
next 20 years



**AVERAGE ANNUAL  
WAGES OF \$65,000  
PER YEAR**

**53% HIGHER** than  
the current average  
wage for a Baldwin  
County worker



**1,000 NEW DIRECT JOBS**  
in Baldwin County



**900 NEW PERMANENT  
INDIRECT JOBS** in the region



Approximately **\$5 MILLION** in new  
annual property tax revenue to  
Baldwin County's public schools



**MORE THAN \$2.5 BILLION** in  
capital investment in Baldwin  
County



Baldwin County Economic Development Alliance  
P. O. Box 2243  
Fairhope, Alabama 36533  
[baldwineda.com](http://baldwineda.com) | 251.970.4081



## WHERE COASTLINE MEETS BOTTOM LINE.

For more data and information  
on Baldwin County visit  
[baldwinbythenumbers.com](http://baldwinbythenumbers.com).