

RETAIL OFFERING FOR SALE

I-10 Baldwin County - 6.75 Acres

24041 Waterworld Road Robertsdale, AL 36567



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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SITE & LOCATION DESCRIPTION

Directly on the way to tons of fun and recreation at Styx River and several RV parks, this site will be suitable for all things retail, Light Industrial, Hotel and more!

Located in Baldwin County, Alabama, it is in view from Interstate 10. It's the North East quadrant of County Road 64 (extension) and I10 with frontage on both CR64 and Waterworld Road. Pensacola, Florida is 30 miles to the East and Mobile, Alabama is 30 miles to the West.

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Property Description

Interstate 10 frontage in Robertsdale, AL!

This property is located in an unincorporated sector of Baldwin County and is unzoned. The building is 9,158 SF, includes generous retail showroom, versatile warehouse space and an office. Incredible potential for several types of business on this high and dry acreage with ample paved parking. This sale also includes a .02 acre parcel with a large billboard for west bound advertising directly on I-10. See photos.

Exterior Description

Metal buildings with steel columns, surrounded by several acres of vacant land.

Interior Description

Well maintained, large, open, air conditioned retail/showroom space with one office and two restrooms. Warehouse interior, no HVAC, has unfinished concrete floors, exposed 8.5' ceiling 1 rollup door.

Parking Description

Ample paved parking.

Utilities Description

Electric, Water, Septic, Phone and Gas

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Sale Price	\$1,250,000
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Location Information

Building Name	I-10 Baldwin County - 6.75 Acres
Street Address	24041 Waterworld Road
City, State, Zip	Robertsdale, AL 36567
County	Baldwin
Market	Robertsdale
Cross-Streets	I10 & Country Road 64
Township	5S
Range	5E
Section	07
Side of the Street	Northeast
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	I10 Frontage
Nearest Airport	Pensacola International Airport 29 Miles, Mobile Regional Airport 43 Miles

Property Information

Property Type	Retail & More
Property Subtype	Street Retail
Zoning	None. This is an unincorporated sector of Baldwin County.
Lot Size	6.75 Acres
APN #	05-40-03-07-0-000-006.000, 05-40-03-07-0-000-007.000, 05-40-03-07-0-000-008.002, 05-40-03-07-0-000-008.000, 40-03-07-0-000-015.000
Corner Property	Retail & More
Traffic Count	48000
Traffic Count Street	Interstate 10
Amenities	Easy access from I-10 Wilcox Road (53) Exit Warehouse storage Retail frontage Small office

Additional Info

Central HVAC	Yes
Restrooms	2

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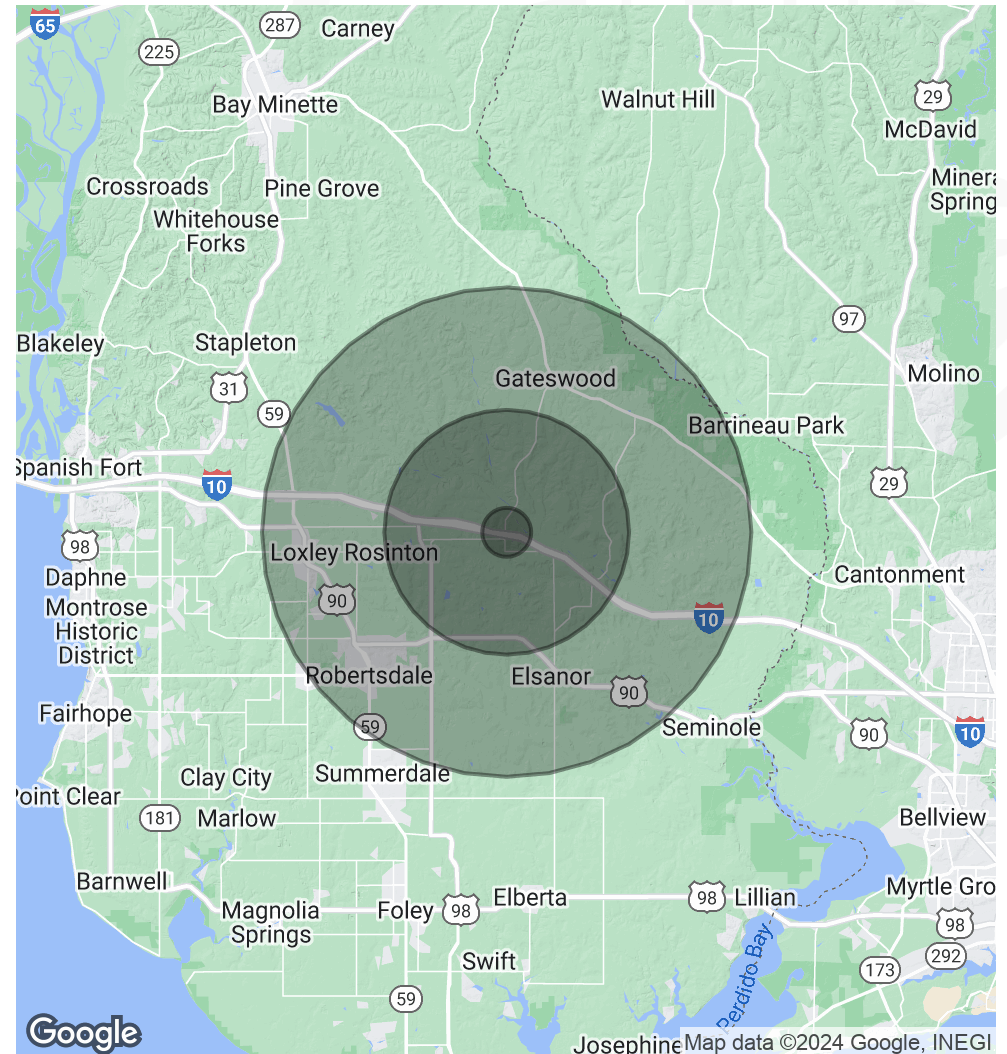
Population	1 Mile	5 Miles	10 Miles
Total Population	115	3,123	24,009
Average Age	55.1	53.2	41.3
Average Age (Male)	55.8	54.0	40.5
Average Age (Female)	53.6	51.9	41.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	58	1,582	9,988
# of Persons per HH	2.0	2.0	2.4
Average HH Income	\$74,529	\$69,964	\$60,779
Average House Value	\$518,686	\$461,893	\$222,956

Traffic Counts

I10 & Country Road 64 48,000/day

2020 American Community Survey (ACS)



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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.