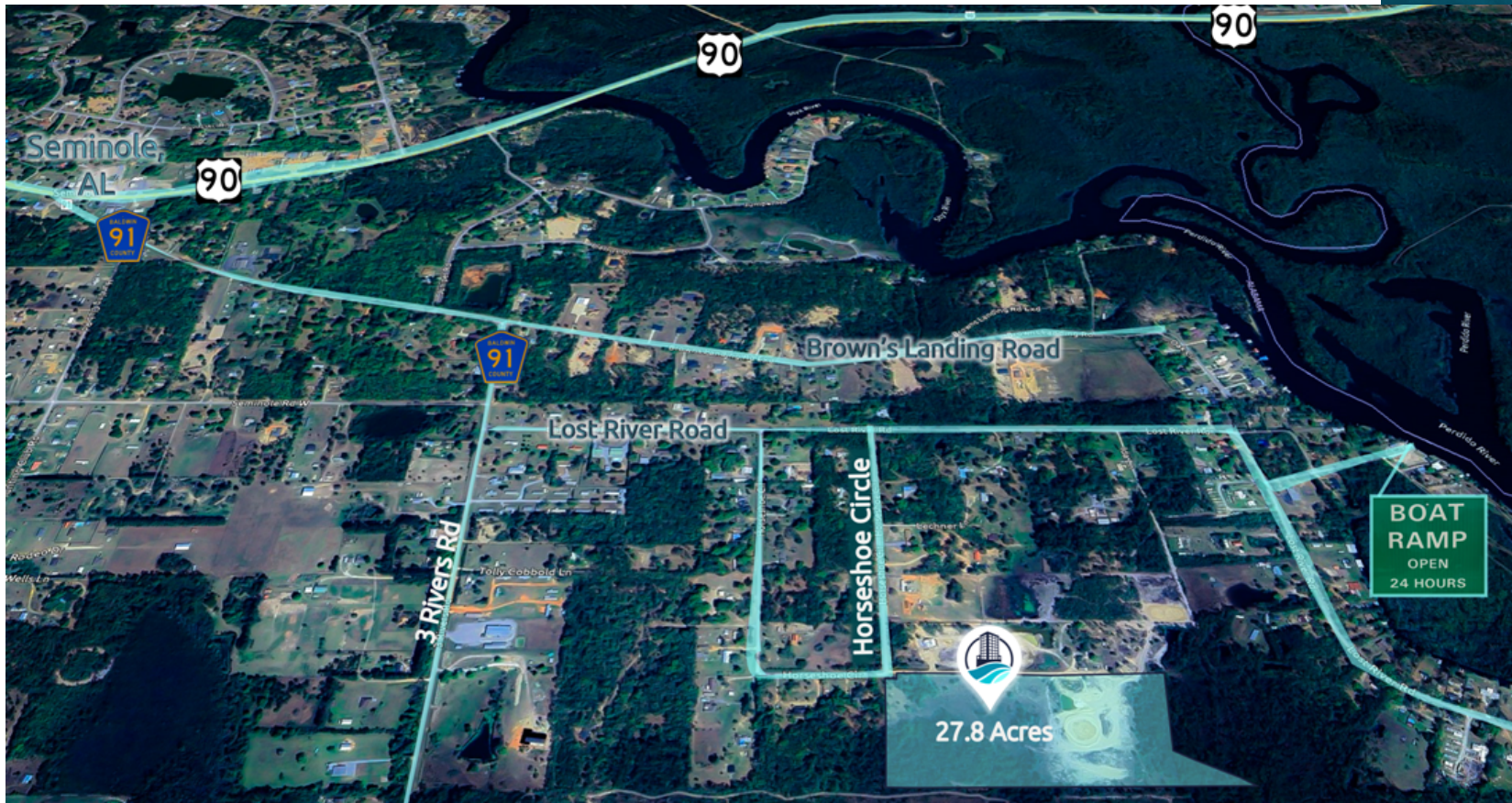


LAND OFFERING FOR SALE

# 27.8 Acres Unzoned Property in Seminole, AL

Lost River Rd Seminole, AL 36574



Bay City Realty  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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LAND OFFERING FOR SALE

27.8 Acres Unzoned Property in Seminole, Al

Lost River Rd Seminole, AL 36574

Sale Price	\$329,900
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Location Information

Building Name	27.8 Acres Unzoned Property in Seminole, Al
Street Address	Lost River Rd
City, State, Zip	Seminole, AL 36574
County	Baldwin
Cross-Streets	Horseshoe Circle
Township	6S
Range	6E
Section	22
Market Type	Rural
Nearest Highway	Hwy 90   2 Miles
Nearest Airport	Pensacola International Airport   21 Miles

Property Information

Property Type	Land
Property Subtype	Other
Zoning	Unzoned
Lot Size	27.8 Acres
APN #	05-50-05-22-0-000-030.002
Lot Depth	637 ft
Amenities	Pond Partially Cleared Deer hunting stand Wide open space for pasture
Soil Type	Sandy

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Sale Price	\$329,900
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### Offering Summary

Lot Size:	27.8 Acres
Price / Acre:	\$11,867
Zoning:	Unzoned

### Property Overview

One parcel in Seminole, AL consisting of 27.8 acres, a man made pond and lots of deer tracks! This versatile property offers the unique advantage of being unzoned, providing unparalleled flexibility and loads of possibilities for development.

Put a boat in at the public boat launch less than a mile away! You are minutes from Pensacola and not far from shopping, restaurants and beaches. Don't wait to make this property your tranquil getaway.

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### Location Description

Discover the beauty of Seminole, AL, where the natural surroundings inspire an ideal setting for chill living. Nestled in close proximity to the property, the Perdido River beckons with its tranquil waters and picturesque views. offering a peaceful escape from the hustle and bustle. Just a short drive away to the east in Pensacola, Florida offering an array of dining and entertainment. Additionally to the west, Foley, AL boasts a variety of local shops, dining options, and events, less than 30 miles away!

### Site Description

27.8 acres of mostly cleared property unzoned with endless possibilities. No utilities on this property, but the owner's lot north of this does. No neighbors on your southern property line, just Alabama State Conservation land.

### Bullet Points

- Wide open space for pasture
- Man made pond
- Conservation land to the south (no neighbors)
- Deer hunting stand
- Partially cleared

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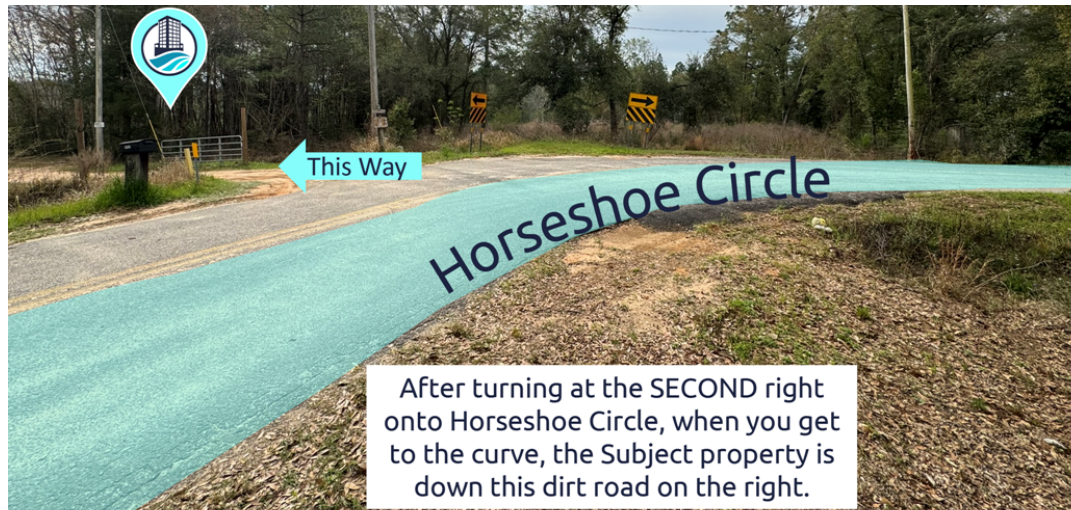




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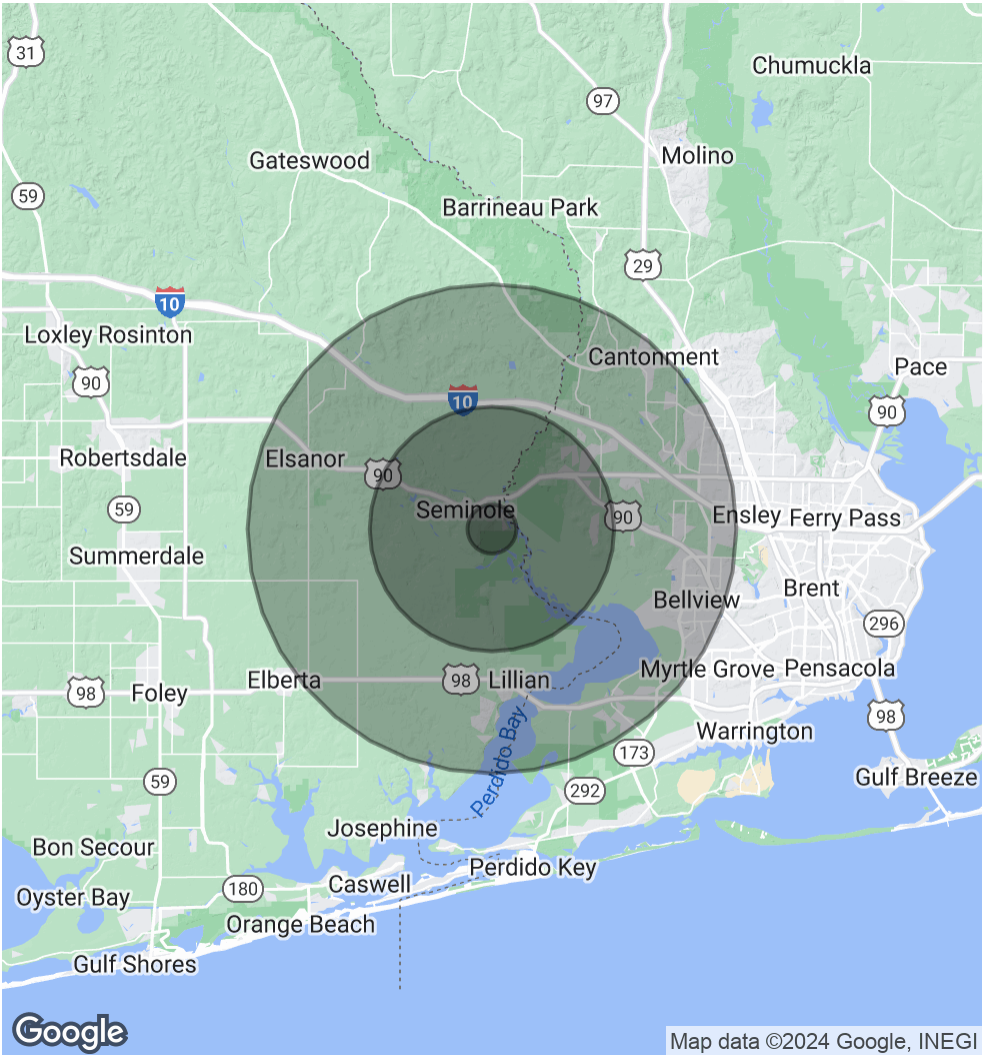
LAND OFFERING FOR SALE

27.8 Acres Unzoned Property in Seminole, Al

Lost River Rd Seminole, AL 36574

Population	1 Mile	5 Miles	10 Miles
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census



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## 27.8 Acres Unzoned Property in Seminole, AL

Lost River Rd Seminole, AL 36574

### 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.