

# ORANGE BEACH RETAIL DEVELOPMENT

24191 PERDIDO BEACH BLVD  
ORANGE BEACH, AL 36561

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$461,730 - \$4,469,290

Zoning: GB

Market: Orange Beach

Acres Available: 1.06 - 7.86

Traffic Count: 17,000

Price / SF: \$4.31

## PROPERTY OVERVIEW

This offering is a 54.82 acre planned development with 4 retail out-parcels ranging from 1.06 to 2.76 acres. Each out-parcel is ideal for Retail, Hospitality, Restaurant, Hotel or an Entertainment Complex. Zoning for the parcels is GB "General Business" which allows for 1000+ Residential Low Rise Condominiums and retail trades and services that serve the residents and seasonal populations. The property is stubbed with utilities such as water, sewer and electrical. An access road between Lot 2 and Lot 3 has been installed for complete access to Lots 1, 4 and 5. The site has more than 935 feet of frontage on Hwy 182.

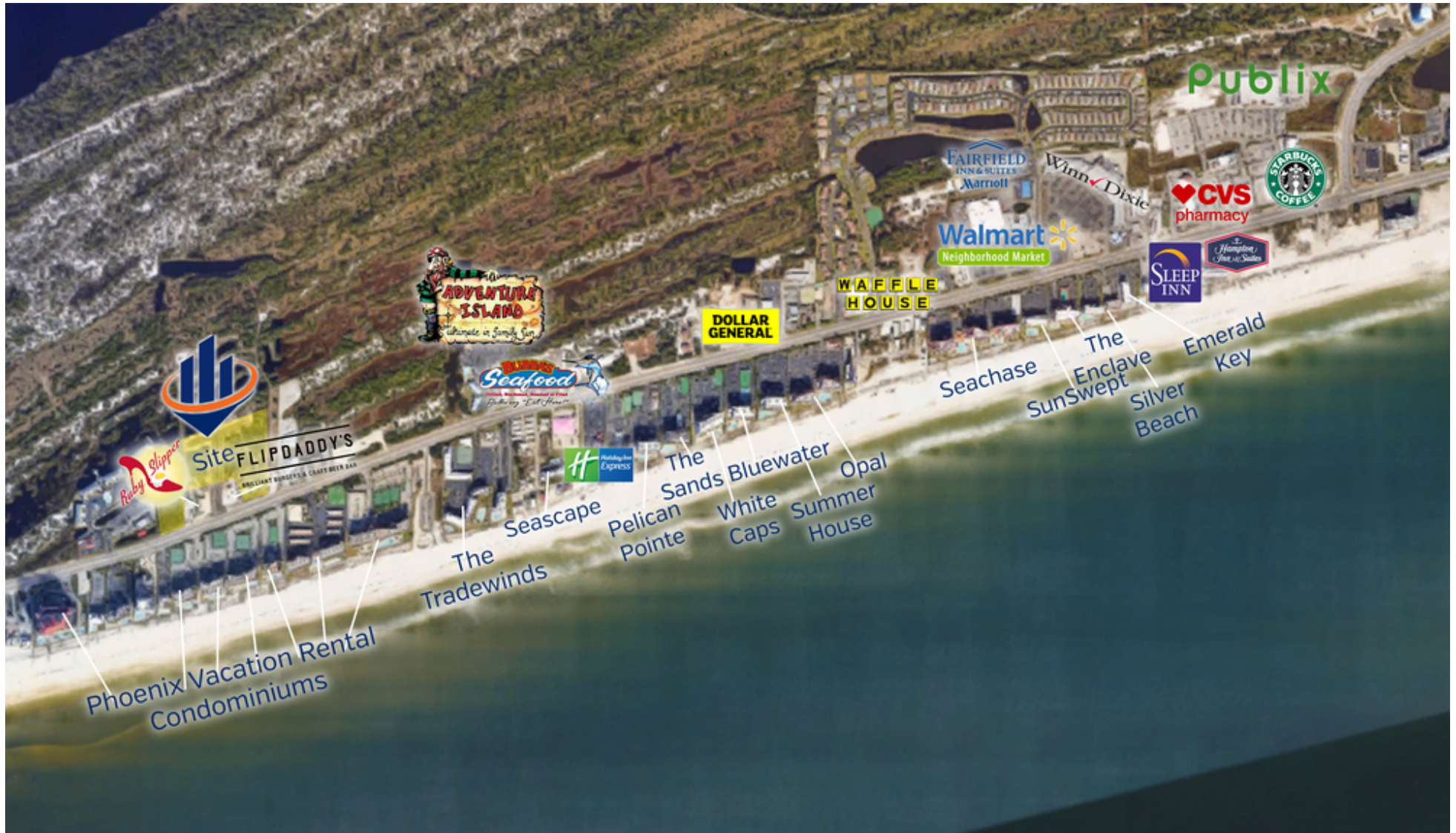
## PROPERTY HIGHLIGHTS

- Lot 1: 2.76 ac- \$1,725,000
- Lot 2B: 1.28 ac- \$557,560
- Lot 3B: 1.06 ac- \$461,730
- Lot 4: 2.76 ac- \$1,725,000
- Stubbed Utilities
- Asphalt Access Road
- Wetland Delineation Available

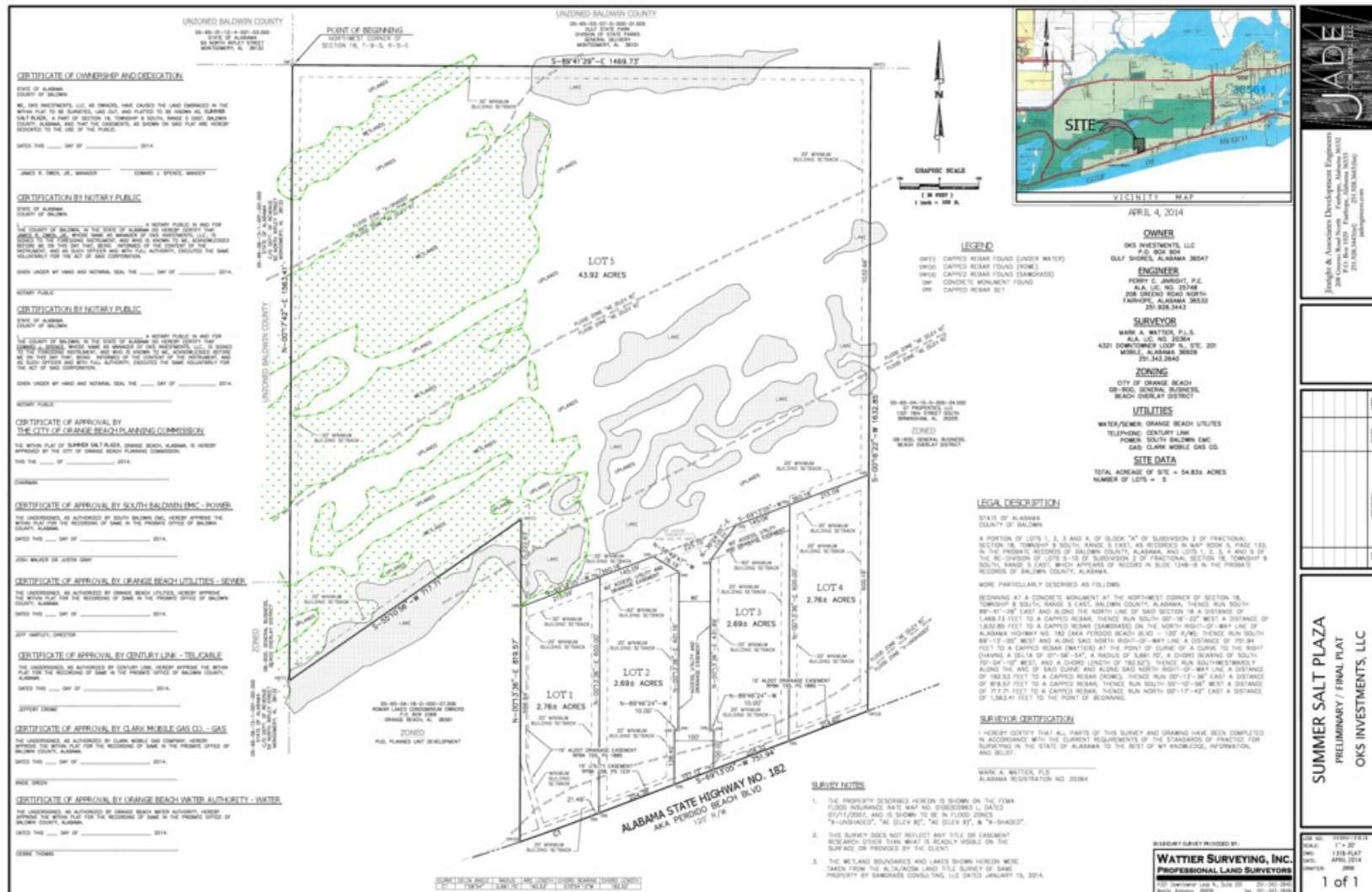
# Aerial Map



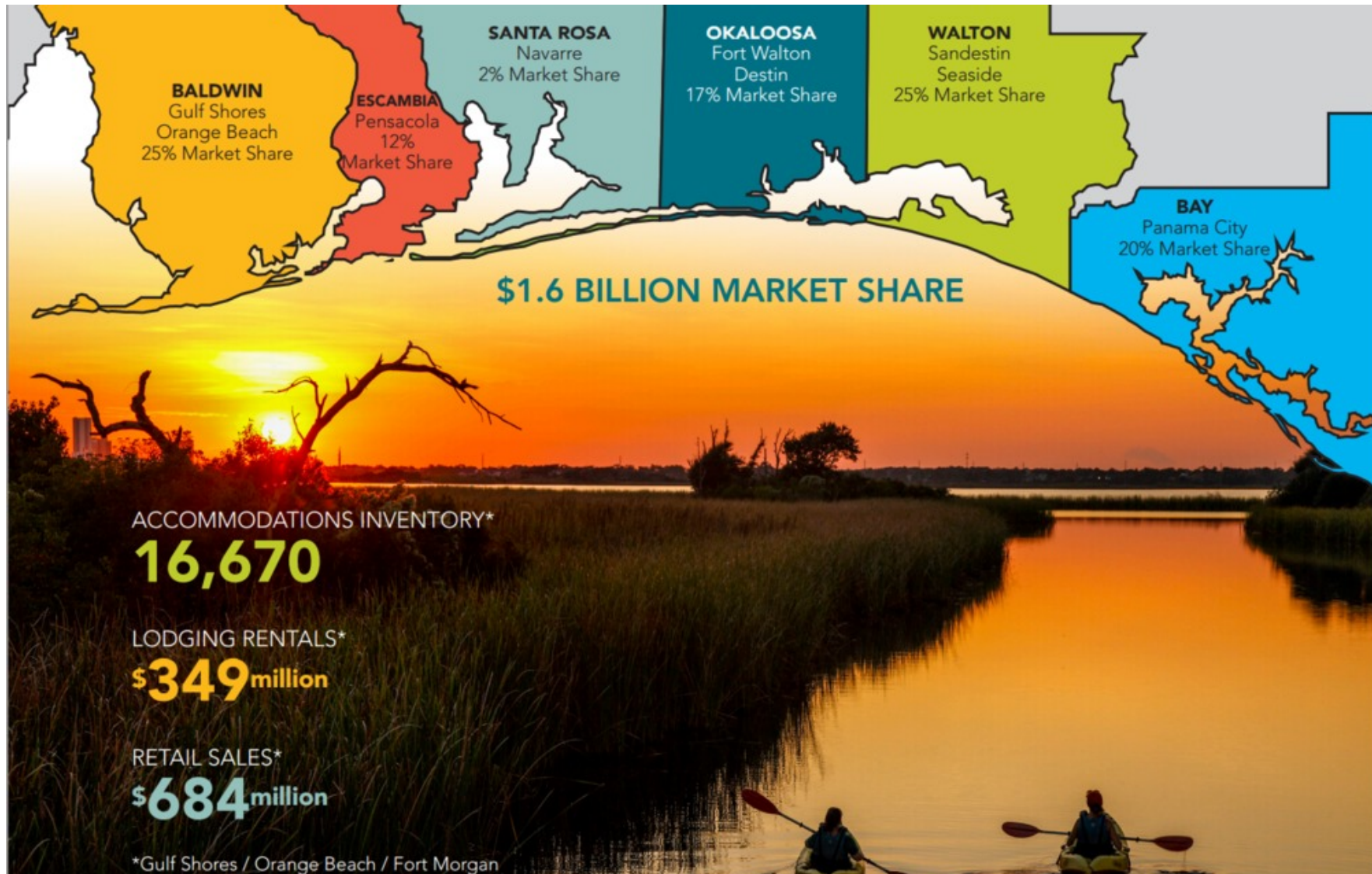
# Trade Map



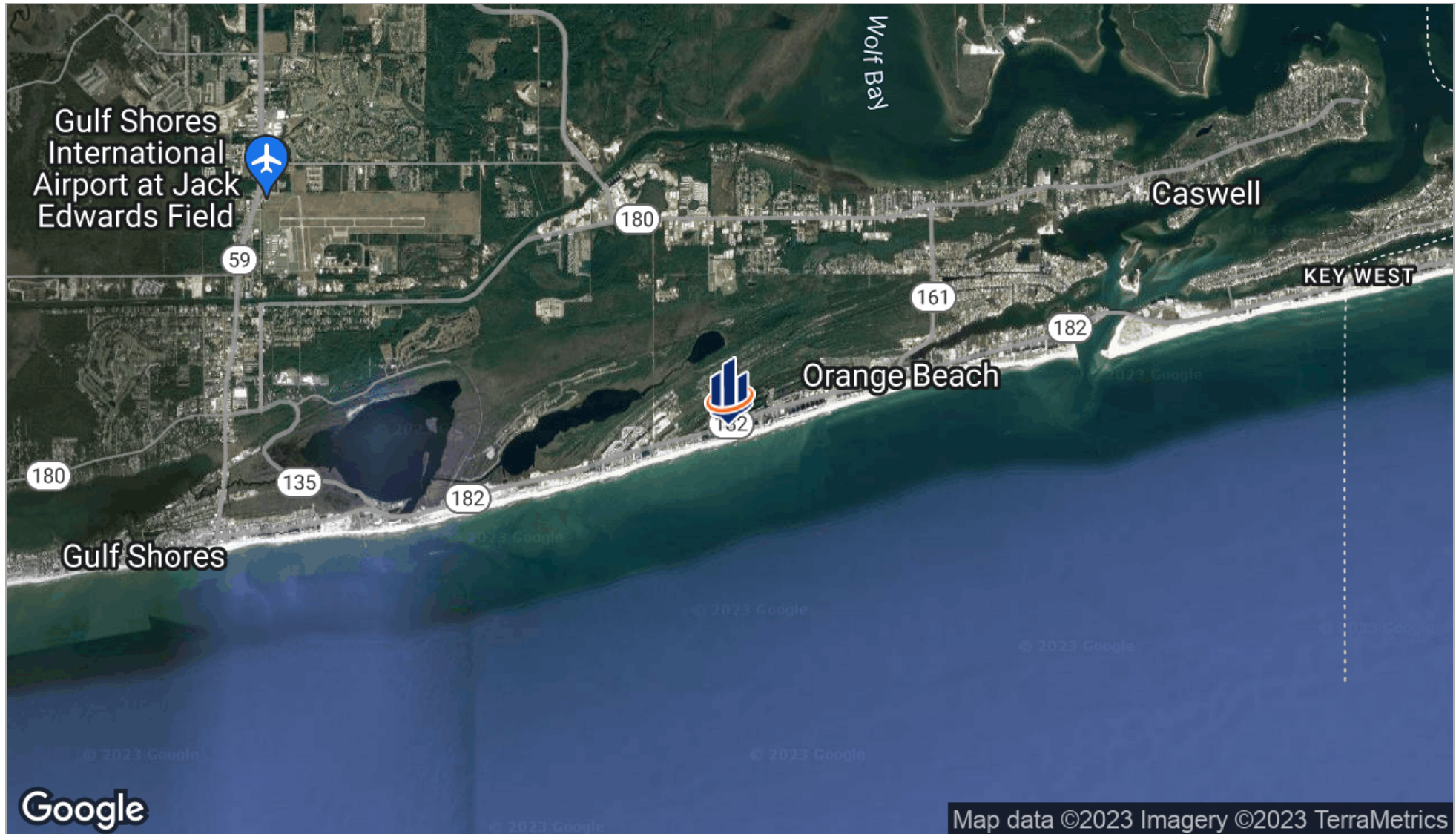
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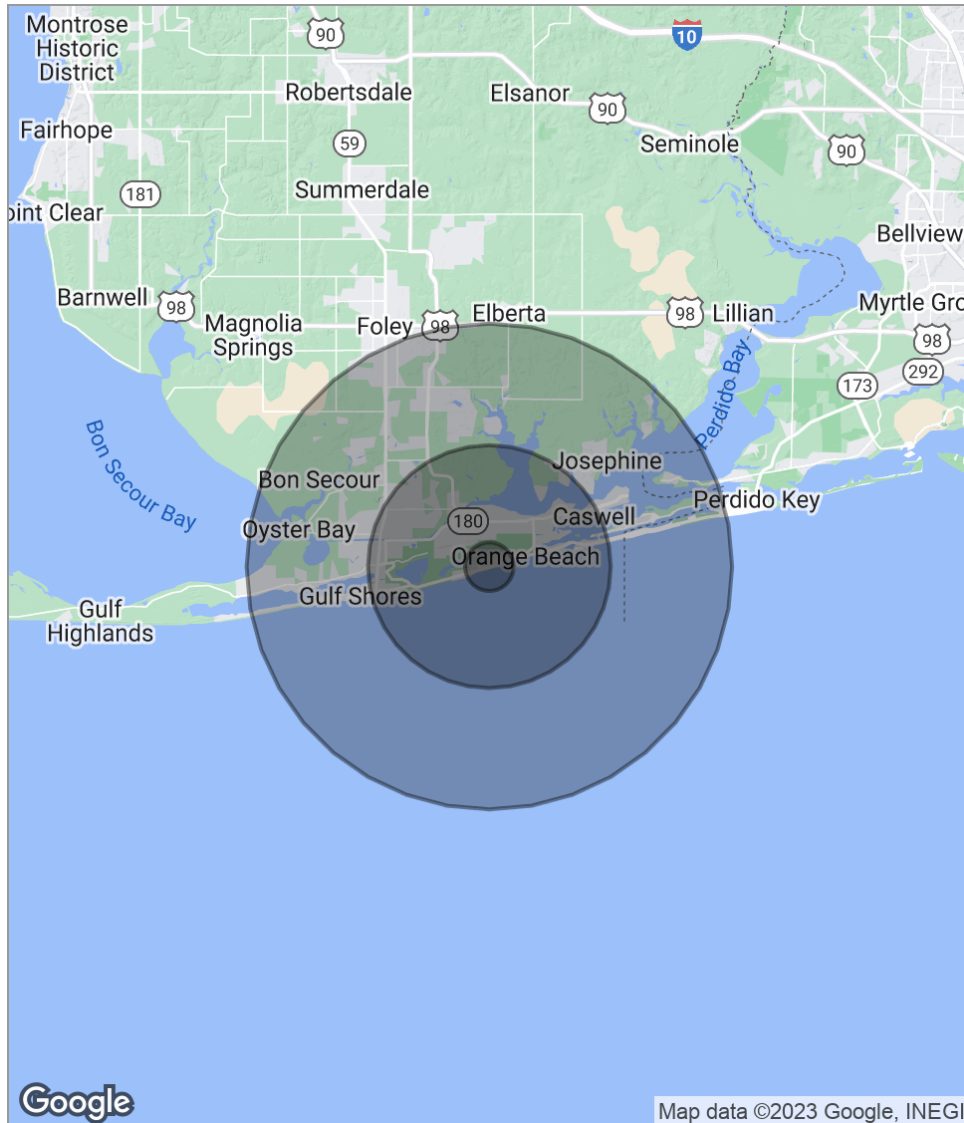
# Market Share



# Location Map



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	363	8,241	32,049
Median age	36.0	41.1	42.4
Median age [Male]	34.9	40.6	41.6
Median age [Female]	36.9	41.8	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	143	3,413	13,241
# of persons per HH	2.5	2.4	2.4
Average HH income	\$67,319	\$75,661	\$68,405
Average house value	\$332,251	\$293,942	\$264,459

\* Demographic data derived from 2020 ACS - US Census

# Michael Carro, CCIM

## MICHAEL CARRO, CCIM

Senior Advisor, Principal



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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN  
2016 #3 Top Producer in the USA for SVN  
2016 NAIOP Broker Deal of the Year Award Winner

### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts “The Restaurant Realty Show” weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee’s Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee’s Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity
- Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS & AFFILIATIONS

- President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and “Sertoman of the Year” in 2012 and 2013.
- 2008 Received the National “President’s Volunteer Service Award”