

OUTPARCELS AVAILABLE ON FOLEY BEACH EXPRESS

Wahoo Plaza | 6787 M Foley Beach Express, Gulf Shores, AL | ±4 Acres

OVERVIEW

AERIALS

SITE PLAN

DEMOGRAPHICS



Wahoo Plaza is an exciting new commercial development between the North and South bound lanes of the Foley Beach Express. The Foley Beach Express is a 4-lane expressway providing direct access from Interstate-10 to the vacation destinations of Orange Beach and Gulf Shores, Alabama, and Perdido Key, Florida. Wahoo Plaza is located 7 miles North of Orange Beach and Gulf Shores and 3 miles South of the OWA development, which is currently under construction. The development is also directly to the East of the site proposed for the new Gulf Shores High School. Outparcel lots ranging from 1-4 acres are available for sale or lease. A perimeter service road will encircle the development, providing easy access from northbound and southbound traffic. Wahoo Plaza will be well-suited for fast food restaurants, specialized retail and office uses, and quick-service vehicle related businesses.

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

**VALLAS
REALTY, INC.**

Robert H. Cook, CCIM | 2600 Dauphin Street, Mobile, AL 36606 | 251.344.1444 • 251.367.2970 | robert@vallasrealty.com



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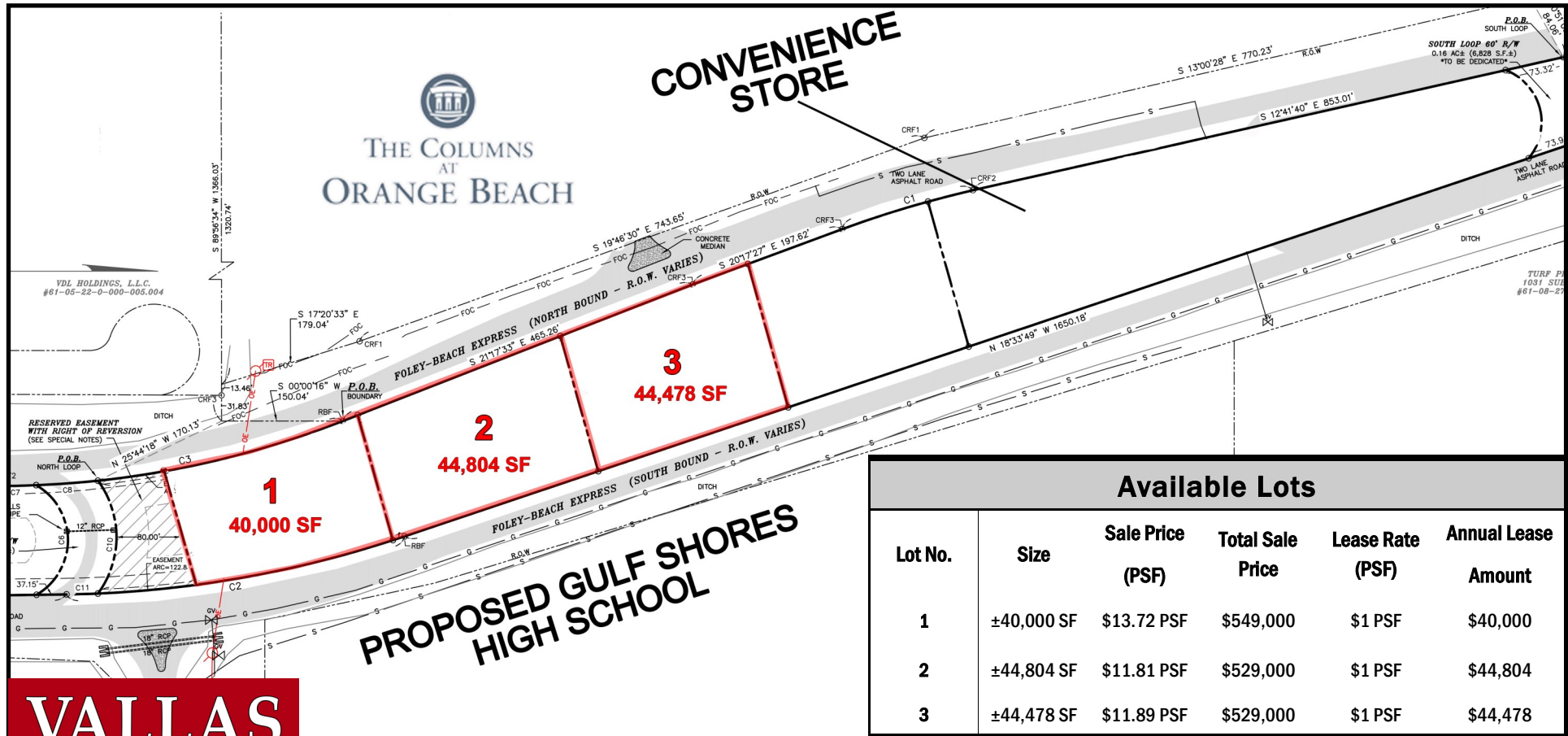
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2016 Demographics

	1-mile	3-mile	5-mile
Population	925	10,034	28,207
Growth 2010-16	86.11%	20.73%	19.75%
Households	385	4,519	12,057
Avg HH Income	\$69,688	\$68,246	\$61,134
Median Age	42	42	41



Baldwin County Information

#1 tourism destination in Alabama (*Baldwin Economic Alliance, 2015*)

Fastest growing County in Alabama (*Baldwin Economic Alliance, 2015*)

45% population increase since 2000 (*Baldwin Economic Alliance, 2015*)

Receives 33% of all travel expenditures in the state (*Department of Tourism and Travel*)

Gulf Shores and Orange Beach are host to nearly 6.1 million visitors each year (*AL.com, 2016*)

Baldwin County bound visitors spent an estimated \$3.9 billion in 2016 (*AL.com, 2016*)

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Demographic and Income Comparison Profile

6892 Foley Beach Exp, Gulf Shores, Alabama, 36561
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.32599
Longitude: -87.65407

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	497	8,246	23,460
Households	244	3,733	10,019
Families	159	2,431	6,542
Average Household Size	2.04	2.21	2.34
Owner Occupied Housing Units	141	2,073	5,799
Renter Occupied Housing Units	103	1,660	4,220
Median Age	39.7	40.8	39.6
2016 Summary			
Population	925	9,970	28,127
Households	385	4,486	12,021
Families	248	2,893	7,775
Average Household Size	2.40	2.22	2.34
Owner Occupied Housing Units	215	2,439	6,830
Renter Occupied Housing Units	170	2,047	5,191
Median Age	41.5	42.2	40.9
Median Household Income	\$54,092	\$51,816	\$45,644
Average Household Income	\$69,688	\$68,241	\$61,213
2021 Summary			
Population	1,069	11,519	32,239
Households	445	5,186	13,787
Families	285	3,328	8,871
Average Household Size	2.40	2.22	2.34
Owner Occupied Housing Units	248	2,813	7,822
Renter Occupied Housing Units	197	2,372	5,965
Median Age	42.8	43.3	41.8
Median Household Income	\$57,938	\$56,356	\$50,919
Average Household Income	\$77,550	\$75,850	\$67,524
Trends: 2016-2021 Annual Rate			
Population	2.94%	2.93%	2.77%
Households	2.94%	2.94%	2.78%
Families	2.82%	2.84%	2.67%
Owner Households	2.90%	2.89%	2.75%
Median Household Income	1.38%	1.69%	2.21%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	44	11.4%	483	10.8%	1,507	12.5%
\$15,000 - \$24,999	38	9.9%	505	11.3%	1,625	13.5%
\$25,000 - \$34,999	40	10.4%	481	10.7%	1,376	11.4%
\$35,000 - \$49,999	49	12.7%	671	15.0%	1,947	16.2%
\$50,000 - \$74,999	90	23.4%	934	20.8%	2,366	19.7%
\$75,000 - \$99,999	61	15.8%	714	15.9%	1,542	12.8%
\$100,000 - \$149,999	31	8.1%	380	8.5%	1,002	8.3%
\$150,000 - \$199,999	18	4.7%	143	3.2%	336	2.8%
\$200,000+	14	3.6%	174	3.9%	322	2.7%
Median Household Income	\$54,092		\$51,816		\$45,644	
Average Household Income	\$69,688		\$68,241		\$61,213	
Per Capita Income	\$29,751		\$29,850		\$26,076	

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	51	11.5%	552	10.6%	1,733	12.6%
\$15,000 - \$24,999	50	11.2%	668	12.9%	2,151	15.6%
\$25,000 - \$34,999	35	7.9%	400	7.7%	1,172	8.5%
\$35,000 - \$49,999	46	10.3%	596	11.5%	1,681	12.2%
\$50,000 - \$74,999	97	21.8%	1,095	21.1%	2,760	20.0%
\$75,000 - \$99,999	73	16.4%	864	16.7%	1,913	13.9%
\$100,000 - \$149,999	46	10.3%	550	10.6%	1,434	10.4%
\$150,000 - \$199,999	27	6.1%	216	4.2%	492	3.6%
\$200,000+	20	4.5%	245	4.7%	449	3.3%
Median Household Income	\$57,938		\$56,356		\$50,919	
Average Household Income	\$77,550		\$75,850		\$67,524	
Per Capita Income	\$33,099		\$33,190		\$28,782	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	33	6.6%	524	6.4%	1,566	6.7%
Age 5 - 9	28	5.6%	436	5.3%	1,328	5.7%
Age 10 - 14	25	5.0%	402	4.9%	1,274	5.4%
Age 15 - 19	26	5.2%	452	5.5%	1,384	5.9%
Age 20 - 24	38	7.6%	579	7.0%	1,651	7.0%
Age 25 - 34	68	13.7%	1,150	13.9%	3,188	13.6%
Age 35 - 44	61	12.2%	976	11.8%	2,876	12.3%
Age 45 - 54	63	12.7%	1,045	12.7%	3,074	13.1%
Age 55 - 64	69	13.9%	1,158	14.0%	3,094	13.2%
Age 65 - 74	51	10.2%	938	11.4%	2,456	10.5%
Age 75 - 84	27	5.4%	488	5.9%	1,270	5.4%
Age 85+	7	1.4%	99	1.2%	298	1.3%

2016 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	57	6.2%	591	5.9%	1,757	6.2%
Age 5 - 9	50	5.4%	526	5.3%	1,552	5.5%
Age 10 - 14	46	5.0%	513	5.1%	1,521	5.4%
Age 15 - 19	42	4.6%	455	4.6%	1,425	5.1%
Age 20 - 24	68	7.4%	674	6.8%	1,957	7.0%
Age 25 - 34	125	13.6%	1,353	13.6%	3,833	13.6%
Age 35 - 44	108	11.7%	1,177	11.8%	3,342	11.9%
Age 45 - 54	107	11.6%	1,146	11.5%	3,393	12.1%
Age 55 - 64	133	14.4%	1,389	13.9%	3,756	13.4%
Age 65 - 74	115	12.5%	1,337	13.4%	3,420	12.2%
Age 75 - 84	56	6.1%	646	6.5%	1,704	6.1%
Age 85+	15	1.6%	162	1.6%	467	1.7%

2021 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	64	6.0%	657	5.7%	1,943	6.0%
Age 5 - 9	55	5.1%	587	5.1%	1,734	5.4%
Age 10 - 14	53	5.0%	599	5.2%	1,767	5.5%
Age 15 - 19	49	4.6%	540	4.7%	1,628	5.0%
Age 20 - 24	69	6.5%	671	5.8%	1,954	6.1%
Age 25 - 34	141	13.2%	1,492	12.9%	4,363	13.5%
Age 35 - 44	129	12.1%	1,436	12.5%	3,918	12.2%
Age 45 - 54	114	10.7%	1,241	10.8%	3,607	11.2%
Age 55 - 64	152	14.2%	1,557	13.5%	4,219	13.1%
Age 65 - 74	149	14.0%	1,676	14.5%	4,259	13.2%
Age 75 - 84	74	6.9%	859	7.5%	2,253	7.0%
Age 85+	19	1.8%	207	1.8%	595	1.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	439	88.3%	7,374	89.4%	20,466	87.2%
Black Alone	10	2.0%	262	3.2%	1,364	5.8%
American Indian Alone	2	0.4%	45	0.5%	145	0.6%
Asian Alone	3	0.6%	72	0.9%	200	0.9%
Pacific Islander Alone	1	0.2%	8	0.1%	25	0.1%
Some Other Race Alone	32	6.4%	352	4.3%	858	3.7%
Two or More Races	10	2.0%	132	1.6%	401	1.7%
Hispanic Origin (Any Race)	74	14.9%	778	9.4%	2,024	8.6%

2016 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	810	87.5%	8,823	88.5%	24,317	86.5%
Black Alone	19	2.1%	326	3.3%	1,638	5.8%
American Indian Alone	5	0.5%	55	0.6%	174	0.6%
Asian Alone	7	0.8%	115	1.2%	322	1.1%
Pacific Islander Alone	2	0.2%	10	0.1%	30	0.1%
Some Other Race Alone	60	6.5%	436	4.4%	1,033	3.7%
Two or More Races	23	2.5%	204	2.0%	613	2.2%
Hispanic Origin (Any Race)	142	15.4%	997	10.0%	2,517	8.9%

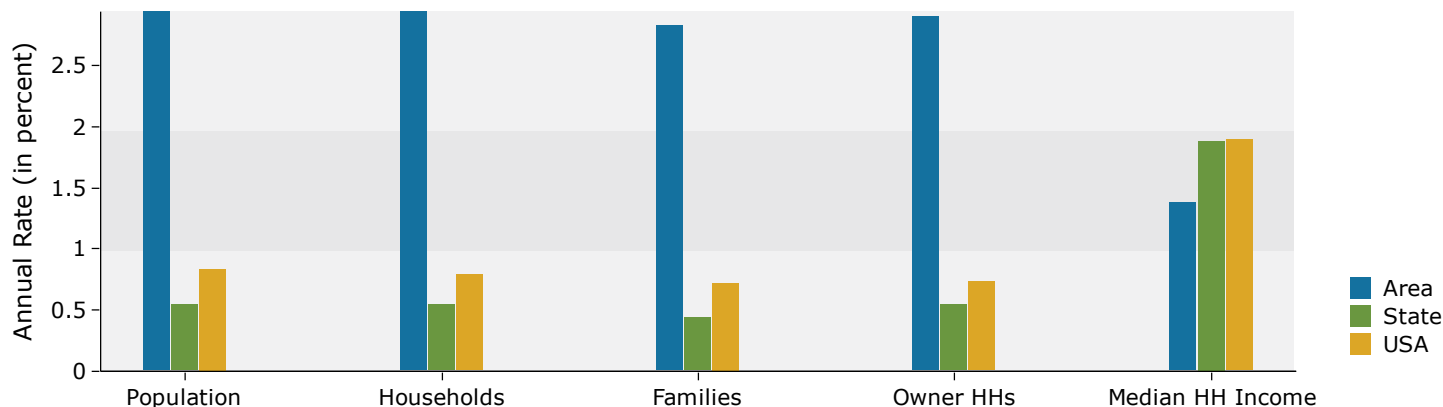
2021 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	927	86.7%	10,100	87.7%	27,618	85.7%
Black Alone	21	2.0%	376	3.3%	1,865	5.8%
American Indian Alone	6	0.6%	66	0.6%	204	0.6%
Asian Alone	11	1.0%	170	1.5%	471	1.5%
Pacific Islander Alone	2	0.2%	12	0.1%	35	0.1%
Some Other Race Alone	70	6.5%	509	4.4%	1,196	3.7%
Two or More Races	32	3.0%	286	2.5%	849	2.6%
Hispanic Origin (Any Race)	176	16.5%	1,234	10.7%	3,097	9.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

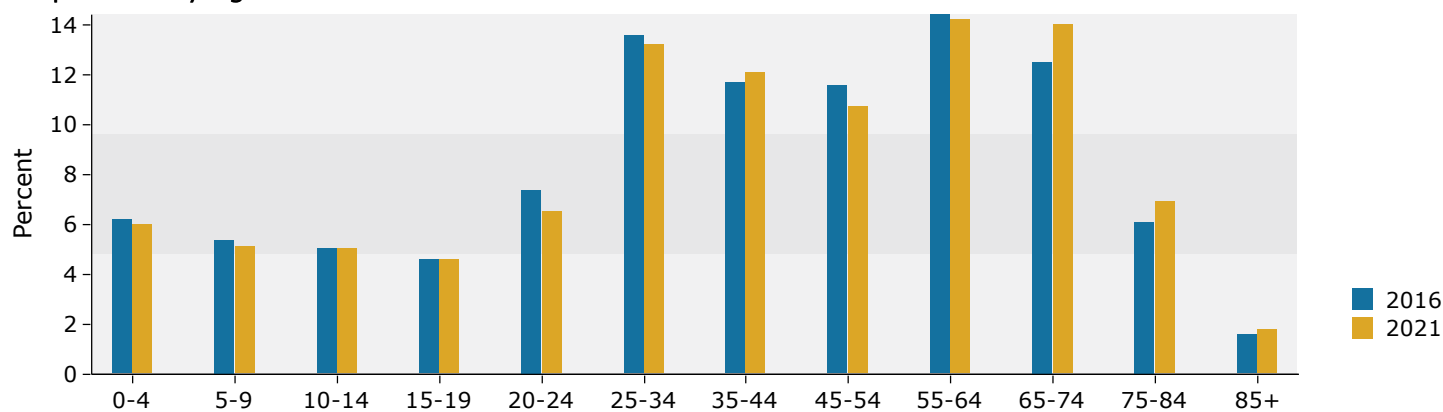
December 15, 2016

1 mile

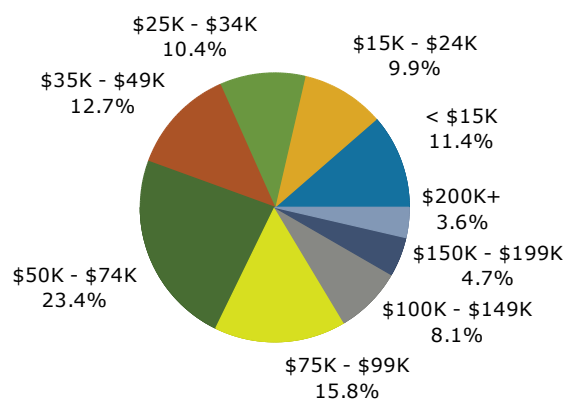
Trends 2016-2021



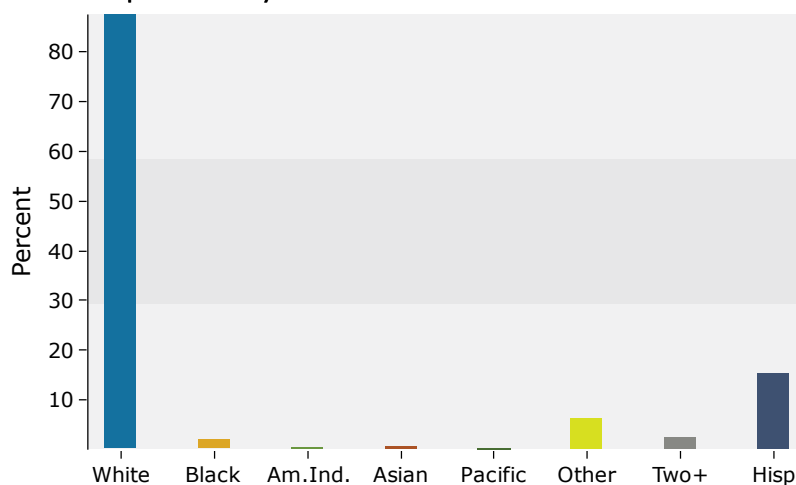
Population by Age



2016 Household Income

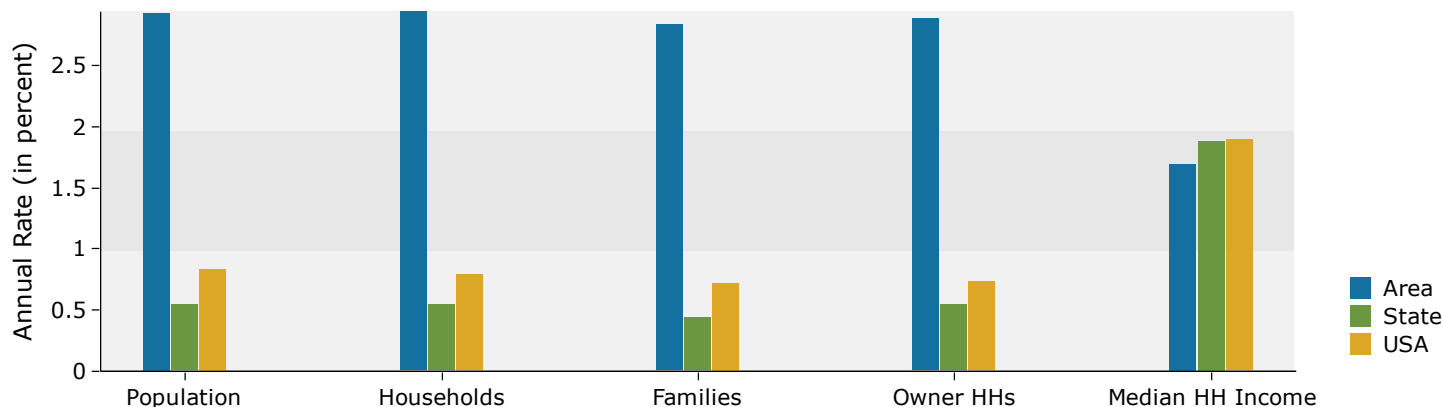


2016 Population by Race

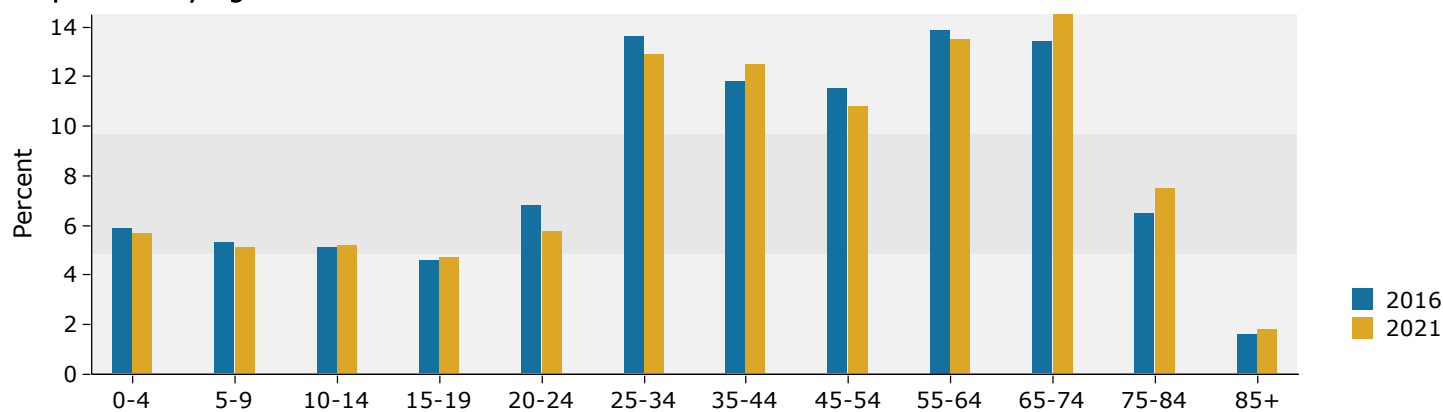


3 miles

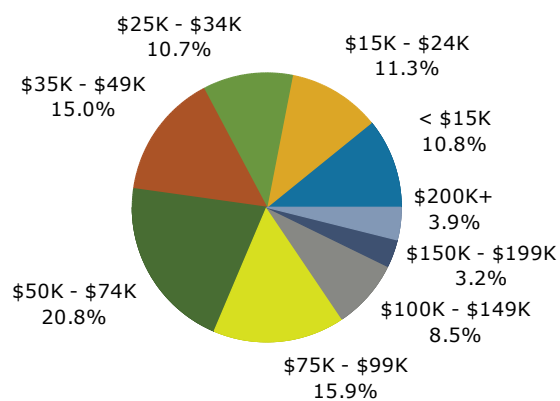
Trends 2016-2021



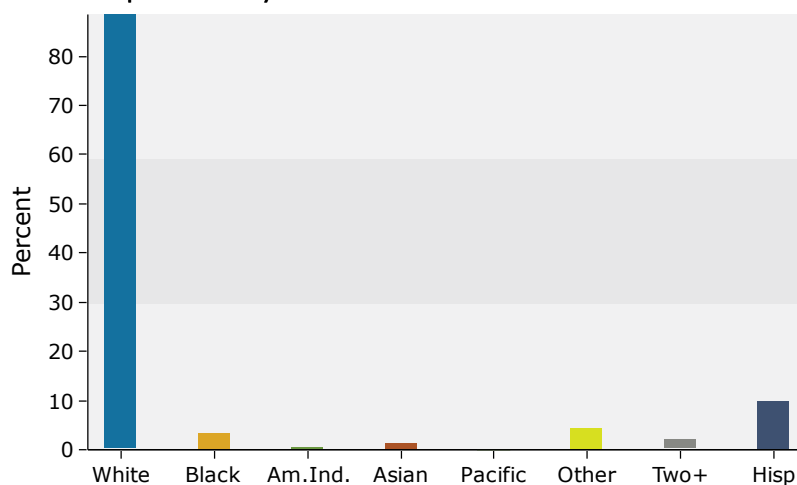
Population by Age



2016 Household Income

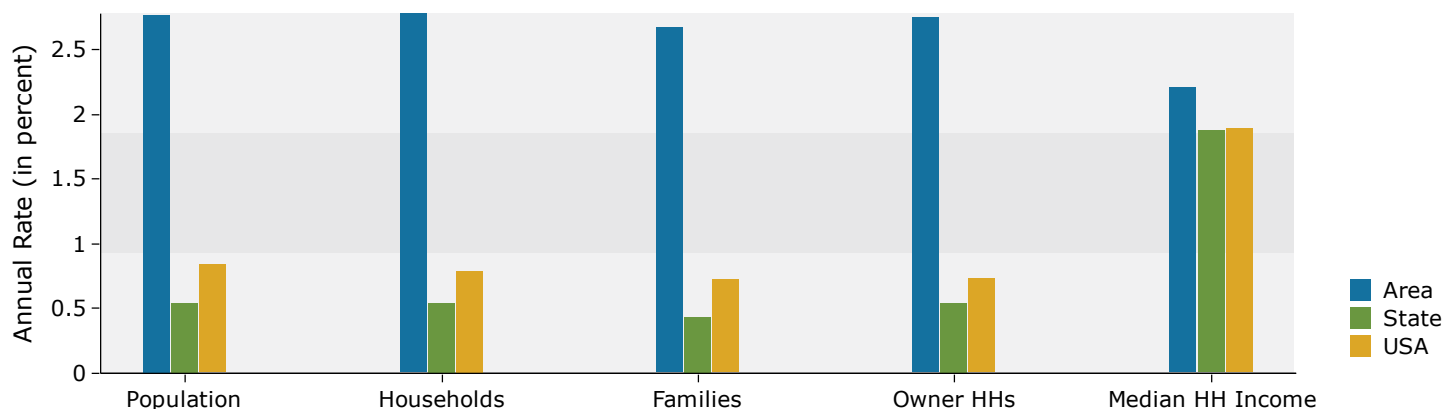


2016 Population by Race

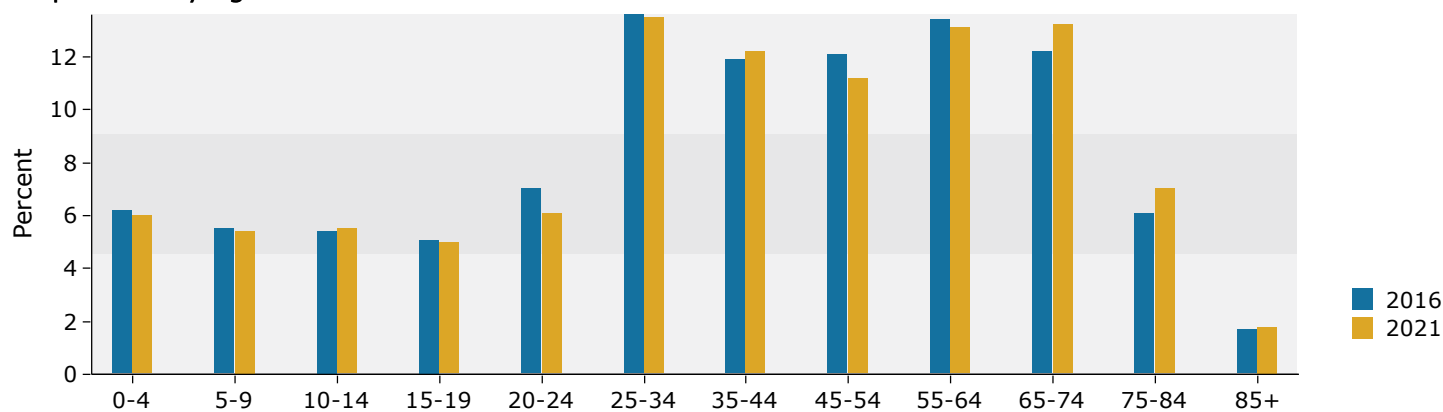


5 miles

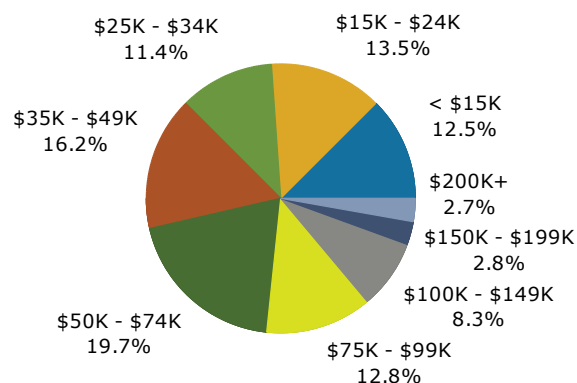
Trends 2016-2021



Population by Age



2016 Household Income



2016 Population by Race

