



Daphne Belforest Fish River Development Tract

518 +/- Acres (\$15,500/acre) | Baldwin County, AL | \$8,029,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

This versatile 484± acre riverfront development property lies within the city limits of Daphne, AL, one of the fastest-growing areas in the state and country. Ideal for residential, commercial, or industrial development, it offers flat to gentle topography, 1,699± feet of frontage on CR-64, 787± feet on Pursley Road North, and 60± feet on Pursley Road East, with utilities available on both ends. The property boasts 9,527± feet of frontage on Fish River, income-producing farmland, merchantable timber, and a private fishing lake. Located near the new Belforest School, Highway 181, Highway 98, and I-10 at Malbis, Daphne, or Loxley, this tract offers excellent access to Baldwin County's growing corridors. Feasible divisions will be considered. Additional site details available upon request.



ACREAGE BREAKDOWN

518+/- acres

PARCEL #/ID

Multiple

ADDRESS

0 CR 64
Daphne, AL 36551

LOCATION

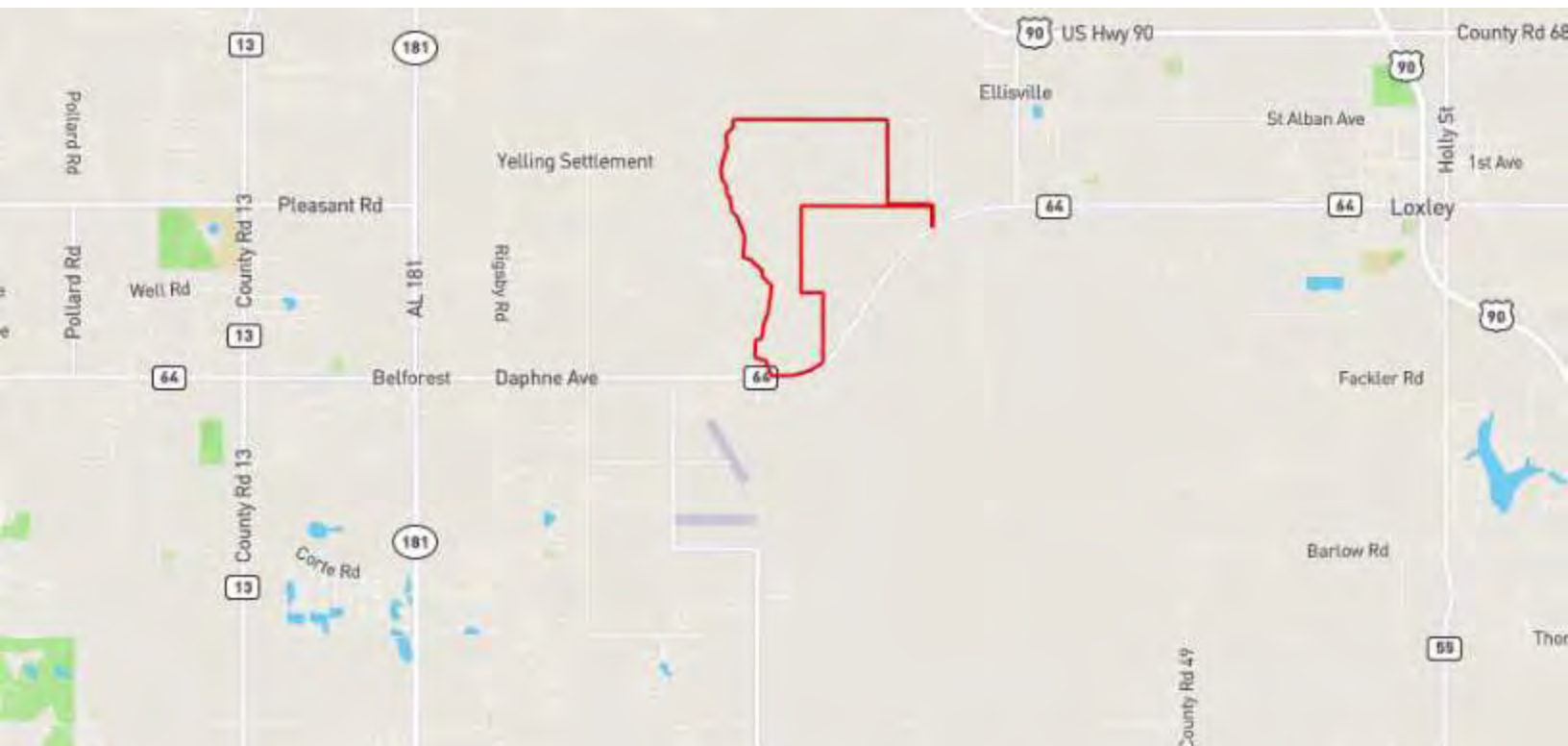
Contact us for property location details. There are access points on CR 64 and at two locations on Pursley Road.

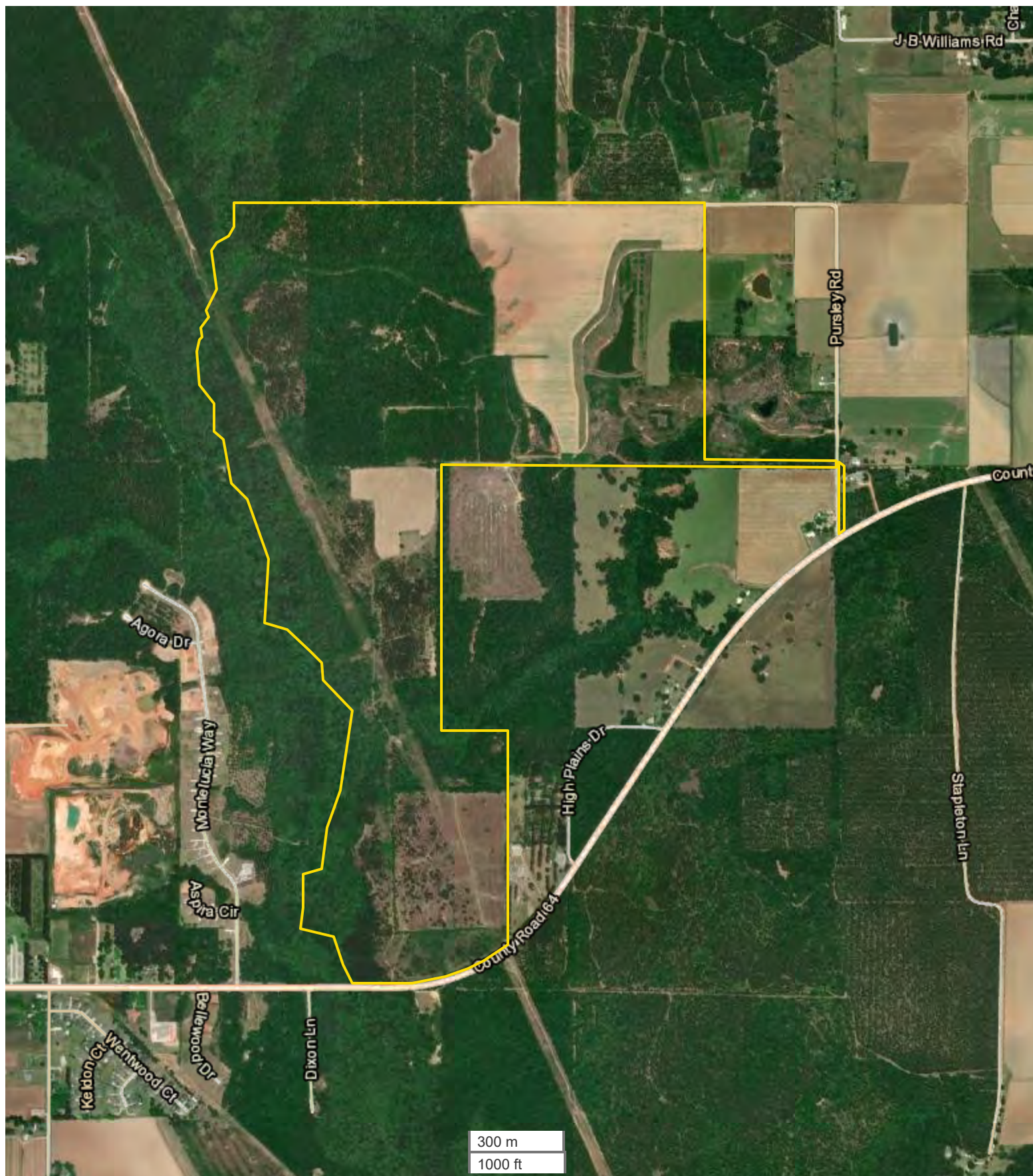
PROPERTY HIGHLIGHTS

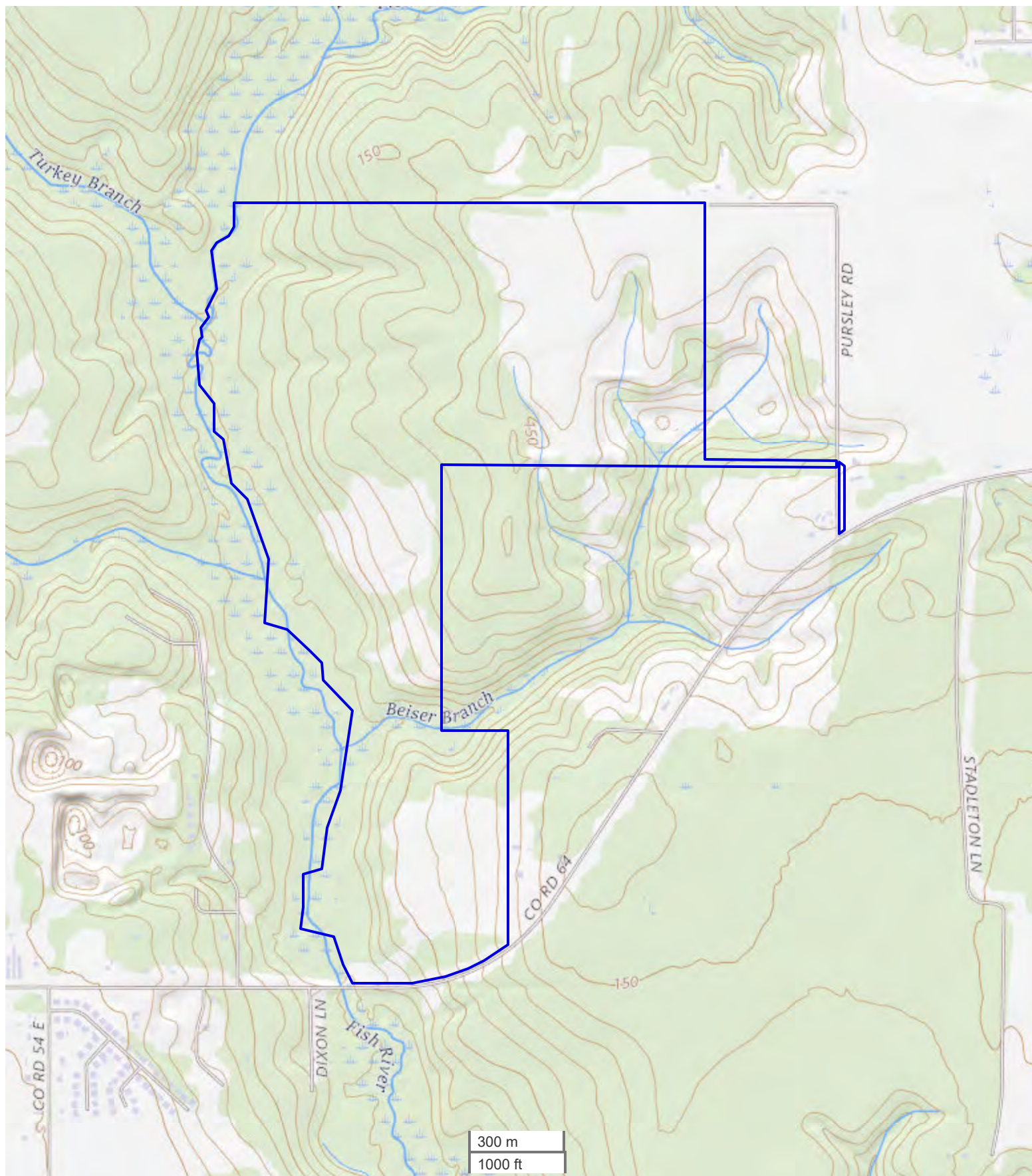
- Versatile riverfront development land in the corporate limits of Daphne, AL
- Large enough for residential, commercial, or industrial development
- Flat to gentle topography
- Road frontage on Pursley Road and County Road 64
- Frontage on Fish River
- Income producing farmland and merchantable timber
- Fishing lake surrounded by scenic building sites
- Located just a quick drive from the new Belforest school, Highway 181, Highway 98, and other Baldwin County growth corridors, as well as Interstate 10 at Malbis, Daphne, or Loxley
- Feasible divisions may be considered, and draft phase layouts and other details are available upon request

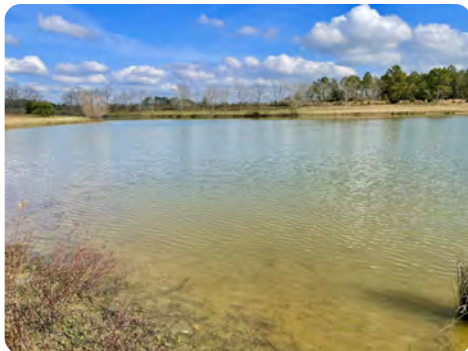


nationalland.com/listing/belforest-fish-river-development-tract









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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**