

\$125,000 - Lot 4- 23799 Lonnie Hadley Road, Perdido

MLS® #357494

\$125,000

0 Bedroom, 0.00 Bathroom,
Land on 20 Acres

Perdido Highlands, Perdido, AL

Explore this unique opportunity! 20+/- acres of pristine timberland in Perdido, Alabama, located in the northeast Baldwin County. Additional acreage can be purchased to fit your needs! Home builders dream! Situated just 5.1 miles from I-65 Exit 45, this property offers a prime location to have your own hunting retreat, private custom home, or single/multi family development. Plus, it's not far from the South Alabama Megasite, a 3,000-acre certified site that offers businesses the opportunity to benefit from the excellent transportation links and shovel-ready industrial sites. Here's the exciting part – the new Novelis Aluminum recycling plant nearby brings tremendous advantages to North Baldwin County, AL. The Atlanta-based Novelis is building a New, Low-Carbon, \$2.5 Billion Aluminum Plant that is the first of its kind and first fully integrated, U.S. mill built in 40 years. Set up to employ over +1000 jobs. This development promises growth and opportunities for the area. With a remarkable high traffic count of 26,174 Average Annual Daily Traffic (AADT) on I-65, this location offers unparalleled visibility, making it a prime spot for your business or investment endeavors. The property comprises 4 parcels that are available to purchase at an additional cost, ranging from 20 to 33 acres each for a total of 93 acres, with lush pine timber in various stages of growth. It's a haven for wildlife enthusiasts, with deer and turkey frequently spotted. Utilities like power, water,



and telephone are readily available, making this land versatile for various uses. Whether you're looking for recreational space or considering development, this is a golden opportunity. You can purchase all or part of this fantastic property. Don't miss out on this chance to invest in a promising location!

Essential Information

MLS® #	357494
Price	\$125,000
Sold Price	\$119,000
Closed Date	2024-03-07
Bathrooms	0.00
Acres	20.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	Lot 4- 23799 Lonnie Hadley Road
Area	North Baldwin County
Subdivision	Perdido Highlands
City	Perdido
County	Baldwin
State	AL
Zip Code	36562

Amenities

Amenities	None
Utilities	See Remarks, Water Available
View	Wooded
Waterfront	No Waterfront

Exterior

Lot Description	Land, 10-25 acres, Wooded, Level, See Remarks
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School Information

Elementary	Perdido School
Middle	Perdido School
High	Baldwin County High

Additional Information

Zoning	Single Family Residence,2+ Family Residence,Not Zoned,Outside Corp Limits,Other-See Remarks
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Listing Details

Listing Office	Phd Realty, Llc
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