

# \$258,000 - 23799 Lonnie Hadley Rd, Perdido

MLS® #633039

**\$258,000**

0 Bedroom, 0.00 Bathroom,  
Land on 40 Acres

None, Perdido, AL

Explore this unique opportunity! 40+/- acres of pristine timberland in Perdido, Alabama, located in the northeast Baldwin County. 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 Megaproject, 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® #	633039
Price	\$258,000
Bathrooms	0.00
Acres	40.00
Type	Land
Sub-Type	Land/Acreage
Status	Active

**Community Information**

Address	23799 Lonnie Hadley Rd
Subdivision	None
City	Perdido
County	Baldwin
State	AL
Zip Code	36562

**Amenities**

Utilities	Electricity Connected, Phone Connected
Waterfront	No Waterfront, No Waterfront Features

**Exterior**

Lot Description	Wooded, Central Access, Corner Lot
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**School Information**

Elementary	Local School In County
Middle	Local School In County
High	Local School In County

**Additional Information**

Zoning	Agricultural,Business,Commercial,County,High Density Mixed Use,Horses Allowed,Industrial,Mobile Homes,Res Multi,Res Single,Unrestricted
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**Listing Details**

Listing Office                PHD Real Estate, LLC

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