

\$800,000 - 48980 Rabun Rd, Bay Minette

MLS® #633730

\$800,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

None, Bay Minette, AL

Bay Minette, AL - This 0.74-acre lot is located on 4-lane Hwy 287/Rabun Road and is UNZONED... CORNER lot located in an area that is seeing growth, and it has all the makings of a good investment opportunity. The property is just a half mile from the certified 3,000-acre South Alabama Mega Site and 0.8 miles from the \$2.5 Billion Novelis Recycling plant, which will drive traffic and put you in a prime position to take advantage of this area's strong industrial base and potential for development. Novelis is expected to be up and running in full capacity in 2025...no better time than to own land close to an up-and-coming business. Great visibility and heavy traffic with over 10,000 travelers, truckers & locals passing by daily just on Rabun Rd alone! The property is also just 2 MILES FROM I-65 with over 20,000 vehicles traveling this stretch of the interstate per day and provides an easy commute if you're coming from another part of town. Plenty of paved road frontage with 345 feet of access on Rabun Rd/Hwy 287 and Ransom Stewart Ln. This corner location with no zoning gives you plenty of options for future development, whether you want to put up an office building or even build a restaurant! And because it's also located in an Opportunity Zone, your investment will be eligible for tax breaks and other incentives. All these factors combined make this vacant lot an amazing opportunity for investors looking for a solid return on their investment in Baldwin County, which is home



to 4 of Alabama's top 10 fastest-growing cities. The property was previously a service station so there are 4 underground tanks 2 small and 2 larger tanks are underground. The Seller has obtained a quote to remove (negotiable with offer on removal).

Essential Information

MLS® #	633730
Price	\$800,000
Bathrooms	0.00
Acres	0.74
Type	Land
Sub-Type	Land/Acreage
Status	Active

Community Information

Address	48980 Rabun Rd
Subdivision	None
City	Bay Minette
County	Baldwin
State	AL
Zip Code	36507

Amenities

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

Exterior

Lot Description	Corner Lot, Cleared
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School Information

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

Additional Information

Zoning	Business,Commercial,County,Mobile Homes,Res Multi,Unrestricted
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Listing Details

Listing Office PHD Real Estate, LLC

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