

# Undeveloped Bay-Connected Property Hits Market at \$15M



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**A** large undeveloped tract is for sale in Baldwin County. Jon Kohler & Associates announced a property known as Perdido Bluff is for sale for \$15 million. It has a 70-acre coastal lake connected to Perdido Bay.

The 3,636 acres of undeveloped intercostal property is north of Gulf Shores and Orange Beach. It is 25 minutes away from Pensacola, Florida, and 40 minutes away from Fairhope.

"This is the most desirable undeveloped intercostal

property along the entire Gulf Coast of Florida or Alabama," said listing broker Jon Kohler. "There are only three, and one with a lesser location is on the market for \$50 million."

There were plans to develop the property for a 900-lot private subdivision. Permitting, road construction and a sales center were put in place for the proposed development. The new owner could proceed with those development plans or leave the property as an undeveloped area.