

\$3,400,000 - 6684 Roscoe Rd Unit 3, Gulf Shores

MLS® #277778

\$3,400,000

Bedroom, Bathroom,
Land & Lots on 40 Acres

N/A, Gulf Shores, Alabama

1/15th mile from the FOLEY BEACH EXPRESS & just north of the city approved BAMA BAYOU development, which will include marine park, water park, hotels & more in Orange Beach, Alabama. ***40 ACRES for sale. Partially Cleared and Flat.*** GREAT LOCATION - GREAT OPPORTUNITY! South of the new median development, south of County Road 8. Short drive to BEACHES, THE WHARF, and OWA (the new family-friendly retail, dining and entertainment destination in Foley, Alabama). EASY ACCESS TO ORANGE BEACH, GULF SHORES, & FOLEY. Near the new Auburn development and the proposed Gulf Shores Higher Education Campus. This lot is south east of the proposed new road entrance to the Foley Beach Express. (This is two, 20 acre adjacent parcels. Approx 1327' X 1324'. There is a 4 BD/2.5 BA house on property that conveys with land. Could be converted to office or used as home. Currently owner occupied.)



Essential Information

MLS® #	277778
Price	\$3,400,000
Acres	40.00
Type	Land & Lots
Sub-Type	Land, Land
Status	Active

Community Information

Address	6684 Roscoe Rd
Unit	3
Area	Gulf Shores 2
Subdivision	N/A
City	Gulf Shores
County	Baldwin
State	Alabama
Zip Code	36542

Amenities

Amenities	None
Utilities	Water-City
View	None
Waterfront	No Waterfront
Boat Facilities	None

Exterior

Lot Description	1327' x 1324', 25-50 acres, Some Trees
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School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores

Additional Information

Terms of Sale	Cash, Conventional, FHA, VA
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Listing Details

Listing Office	Coldwell Banker Coastal Realty
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The Gulfshoreslife.com Team -
Realtors® serving the Alabama Gulf Coast

For more information about this property or to request a showing call our team office!
251-923-2322 GulfShoresLife.com Team Office

Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

The Gulfshoreslife.com Team -
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We welcome referrals of your family and friends - please send them a link to our site!
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