

# \$129,500 - 1440 Bienville Blvd, Dauphin Island

MLS® #643447

## \$129,500

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

DAUPHIN ISLAND, Dauphin Island, AL

Beautiful wooded corner lot, located in the middle of Dauphin Island on the Mardi Gras route! Come join the fun life on the Island. Take the bridge to Paradise! You can build a single family home or up to 4 units. Dauphin Island has white sandy beaches and the beach is just across the street and one block. The bike path is across the street and runs the entire length of the Island. The Island is approx 14 miles long and we live on approx 7 miles. Dauphin Island is a destination for bird watching and fishing! Build your new home and enjoy the Island lifestyle! Build some condos and keep one for yourself and rent the other units. Learn about gold fortified construction. This certification will save you money on your wind insurance premium. There are plenty of builders on the Island that know the fortified program. You are within walking distance of restaurants, shops, bayside park and the beach. The lot runs through to Cadillac Ave. All dimensions are approximate. Buyer to take full responsibility to confirm lot dimensions and use requirement.



## Essential Information

MLS® #	643447
Price	\$129,500
Bathrooms	0.00
Acres	0.00
Type	Land
Sub-Type	Lot

Status Active

## Community Information

Address 1440 Bienville Blvd  
Area Dauphin Island  
Subdivision DAUPHIN ISLAND  
City Dauphin Island  
County MOBILE  
State AL  
Zip Code 36528

## Amenities

Features None  
View Woods

## Interior

Fireplace Yes

## Exterior

Lot Description 80x135, SUBDIVISION

## Additional Information

Zoning R3

## Listing Details

Listing Agent Grace Tyson  
Listing Office Grace Tyson Real Estate

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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!

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