

The Foley, Alabama Relocation Guide

A practical look at neighborhoods, schools, everyday life, ownership costs and the move timeline for buyers comparing Foley with the Alabama beaches.



INLAND VALUE

COASTAL ACCESS

YEAR-ROUND LIFE

Prepared by the Big Beach AL Team

Local buyer guidance for Gulf Shores, Orange Beach and Foley

Is Foley the right fit for your move?

Foley is the inland hub of South Baldwin County. It often appeals to buyers who want a traditional year-round town, newer subdivision choices, practical shopping and services, and a manageable drive to Gulf Shores and Orange Beach.

What Foley tends to solve

- More single-family neighborhood choices than the beach-island market typically offers.
- Everyday access to shopping, dining, county services, healthcare and recreation.
- A coastal lifestyle without needing to live in the highest-exposure beachfront location.
- A useful middle ground for households that want beach access but do not need to be at the beach every day.

Foley-first buyer

Prioritizes daily convenience, single-family neighborhoods, yard space, schools, errands and value.

Beach-first buyer

May be happier closer to Gulf Shores or Orange Beach if walkable sand, boating or Gulf-front living drives the move.

The best test is simple: drive your real routes. Try school traffic, grocery runs, beach access, work commutes and airport travel before deciding which city feels easiest to live from.

Budget, taxes and insurance

Foley's value is not just the list price. Compare the full monthly carry for each home, including taxes, insurance, HOA dues, utilities, maintenance and commute patterns.

Price the complete ownership picture

- Request a homeowners insurance quote before the inspection period is nearly over.
- Ask how roof age, construction, wind mitigation and flood exposure affect the quote.
- Review HOA dues, reserve responsibilities, amenities, rental rules and future development plans.
- Confirm the property-tax treatment that applies to your intended use and homestead status.
- For new construction, compare incentives with closing costs, rate-lock timing and the final monthly payment.

Older resale

May offer established streets and larger lots.
Review roof age, systems, insurance, drainage and renovation needs.

New construction

May offer current codes and builder incentives.
Verify completion timing, warranties, lot conditions and HOA details.

Do not treat inland as risk-free. The advantage is often lower coastal exposure than Gulf-front property, but every address still needs its own flood, drainage, roof and insurance review.

Neighborhoods to compare



Primland

A common starting point for newer-home buyers who want community amenities and practical access toward Gulf Shores.

Kensington Place

A traditional residential option for buyers focused on everyday convenience and a year-round Foley rhythm.

GlenLakes area

Useful for buyers comparing golf access, established neighborhoods and the east Foley corridor.

Cottages on the Greene

A gated, lower-maintenance cottage-style lane near the GlenLakes side of Foley.

Compare neighborhoods by the life you will actually live: school route, beach route, work commute, HOA responsibilities, lot size, storm comfort and the time you want to spend maintaining the property.

Schools and family routines



Foley-area public schools are part of Baldwin County Public Schools. School assignments, programs, calendars and enrollment requirements can change, so confirm the current assignment directly with the district before relying on a listing or map.

Questions to answer before choosing a home

- Which school serves the exact address today?
- How long is the morning and afternoon route during real traffic?
- Which academic, athletic, arts or career programs matter to your family?
- Will a future school boundary or construction phase affect the routine?
- How does the neighborhood fit after-school activities, healthcare and work commutes?

A good relocation plan treats the school route as part of the home search, not a detail to solve after closing.

Healthcare, recreation and everyday life



Foley works as a regional service center. Buyers often compare its healthcare access, county services, shopping, restaurants, parks and recreation with the more tourism-centered routines closer to the beach.

Build a normal-week checklist

- Primary care, urgent care, pharmacy and specialist travel.
- Groceries, household shopping and county services.
- Parks, trails, golf, youth activities and community events.
- Beach access by Highway 59 and the Foley Beach Express at the times you expect to travel.
- Airport options and the drive home after a late arrival.

The right Foley home should make the ordinary week easier, not simply look attractive during a weekend visit.

Your relocation timeline

9-12 months	Clarify budget, target move date, work and school needs, property type and the cities you want to compare.
6-9 months	Talk with a lender, price insurance early, watch real inventory and narrow to a few Foley neighborhoods.
3-6 months	Plan a focused scouting trip. Drive daily routes, tour subdivisions, compare new construction and resale homes, and review HOA details.
1-3 months	Align the sale of your current home, financing, offer timing, inspections, insurance and closing logistics.
After closing	Confirm utilities, Alabama vehicle and license steps, homestead requirements and the practical setup of your new home.

Remote buyers can do much of the early work with focused listing reviews and video walk-throughs, then save travel for the strongest short list.

Ready to compare Foley homes?



The next step is not to search every listing. It is to define the version of Foley that fits your household, then compare a short list of neighborhoods and homes against the complete monthly and daily-life picture.

Big Beach AL Team

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Information in this guide is educational and can change. Buyers should independently verify schools, taxes, insurance, flood information, HOA terms, property condition, licensing and other material facts before making a purchase decision.