

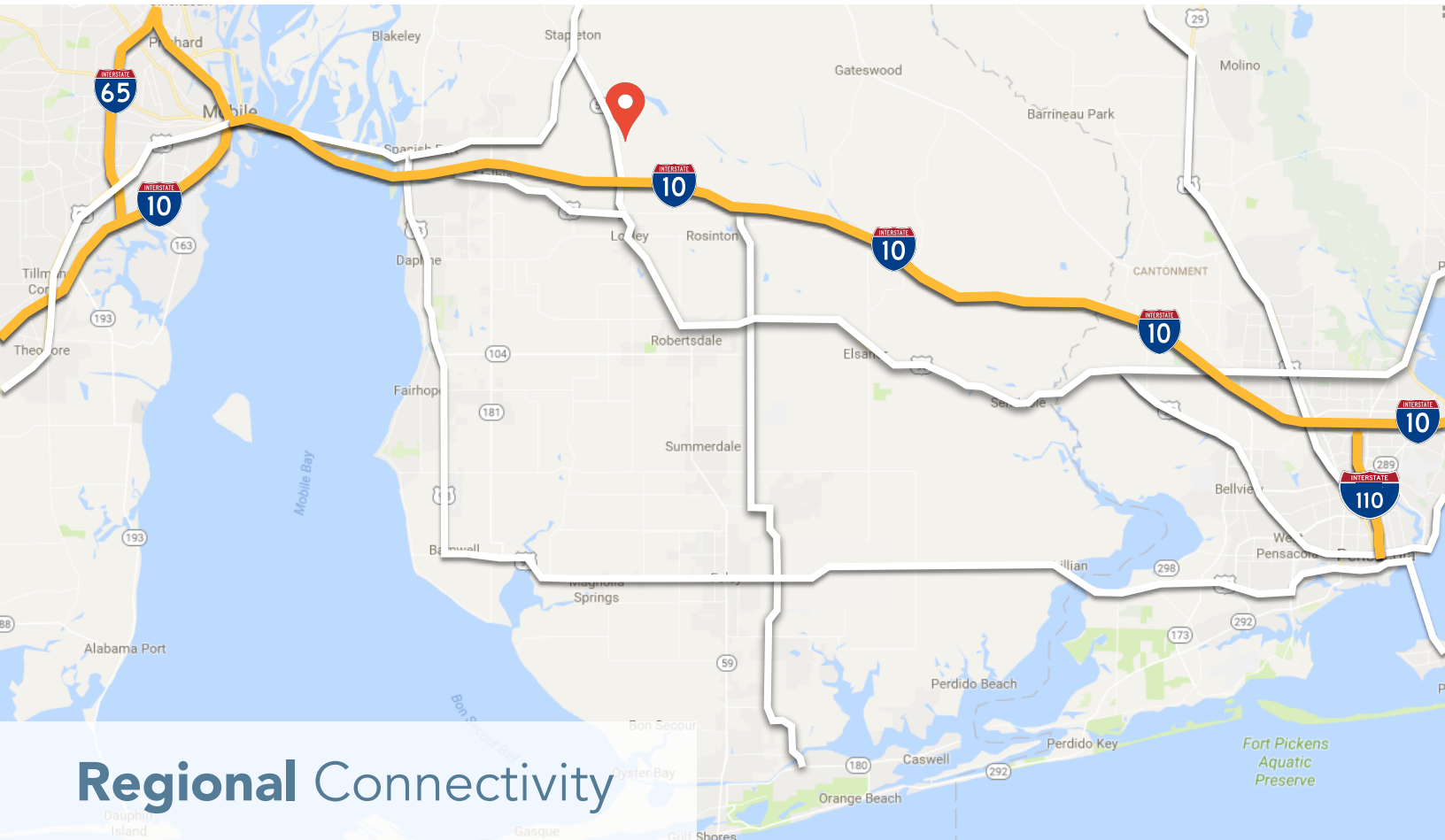


**BALDWIN  
COUNTY**

ECONOMIC  
DEVELOPMENT  
ALLIANCE

## LOXLEY COMMERCE SITE

31314 COUNTY ROAD 49 | LOXLEY, AL 36551



### Regional Connectivity

- **250 Acres**
- **Advantage Alabama Certified Site**
- Nearby Access to **Highway 59**
- **Less than 3 miles** from **Interstate 10**
- Within **1-hour** drive of Mobile and Pensacola
- **2 Airports** within 45 miles
- **Port of Mobile** within 30-minute drive

### Market Access



**I-10 CONNECTS JACKSONVILLE, FL  
TO SANTA MONICA, CA**



**I-65 CONNECTS OUR REGION TO  
CHICAGO, IL**







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# UTILITY MAP

Loxley Commerce Site

## MAP LEGEND

- Electric
- Gas
- Sewer
- Water
- Telecommunications
- Site Outline

## Site Overview

**SALE PRICE:** \$35,000 per acre

Build-to-suit price per acre will vary depending on the size of parcel, site work, and construction cost

### UTILITY PROVIDERS:

- Electric: Baldwin EMC
- Natural Gas: Riviera Utilities
- Water: City of Loxley
- Sewer: City of Loxley
- Fiber: CenturyLink

**ZONING:** Light Industrial

**LATITUDE:** 30.68170000

**LONGITUDE:** -87.75840000

**TOPOGRAPHY:** Slight Rolling

All environmental due diligence has been performed and completed for the Loxley Commerce Site.