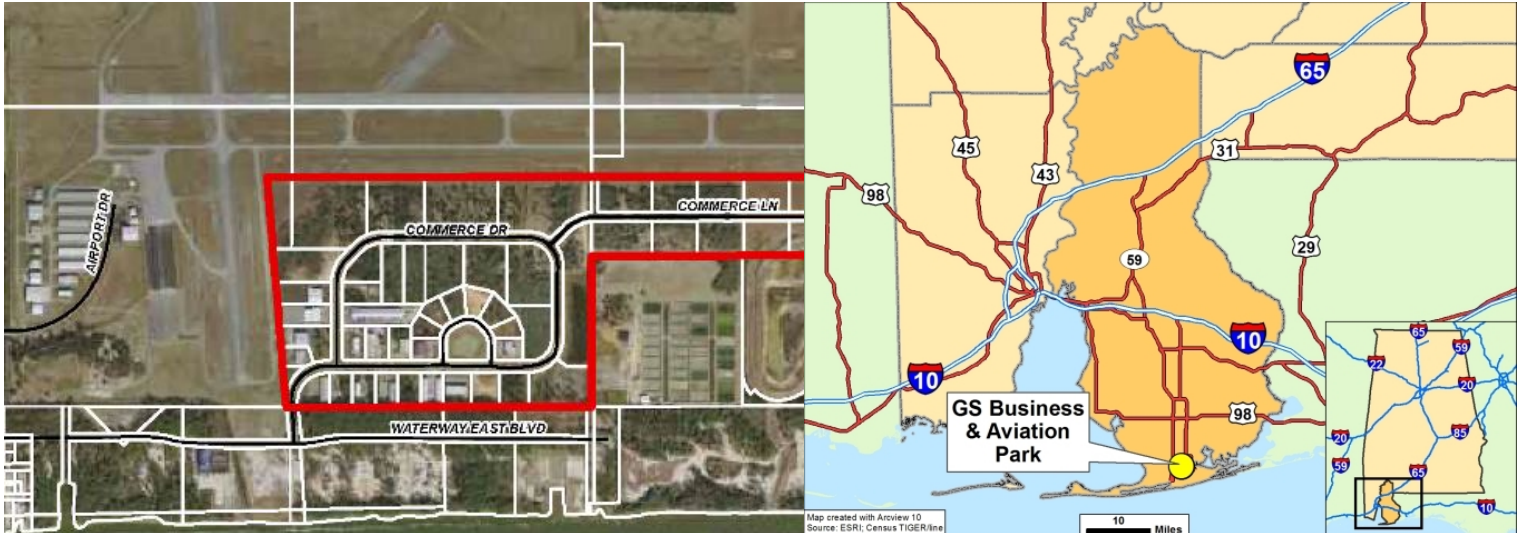


GS Business & Aviation Park

City: Gulf Shores

County: Baldwin



General Site Data

Street Address:	Commerce Drive	Total Acres:	78.60
Nearest City:	Gulf Shores	Available Acres:	78.60
Within City Limits:	Yes	Additional Available:	Yes
Zip Code:	36542	Largest Tract:	78.00
MSA:	Daphne-Fairhope-Foley	Smallest Tract:	3.00
Latitude:	30.28480000	Protective Covenants:	Yes
Longitude:	-87.66920000	Phase 1 Enviro:	Yes
Loc. In Industrial Par:	Yes	Prelim Geotech:	Yes
Park Name:	Gulf Shores Business and Aviation Park	Topography:	Flat
Within Enterprise Zone:	No	Wetlands Assesment:	Yes
Within Favored Geo Area:	No	Ecol Review:	Yes
Within Renewal Community:	No	Cultural Resources Review:	Yes
Within HubZone:	No	Zoning:	Light Industry
Within New Market Tax Credit Area:	No	Previous Use:	Commercial
		Description of Current Use:	

Transportation

Rail Service

Provider:
Track Status: Not Available

Waterway

Provider: Mobile River
Dock Facility: Port 26 to 50 miles

Nearest Commercial Air City

Pensacola, FL
Mi. to Service: 41.00

Nearest Municipal Air City

Gulf Shores
Mi. to Service: 0.00

Highways Type

Type	Name	Mi. To Access	4 Lane?
Federal	98	11.0	No
Interstate	I-10	28.0	Yes
Interstate	I-165	50.0	Yes
State	59	1.0	Yes

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SITE PROFILE

Utilities

Natural Gas

Provider: Riviera Utilities
Status: Existing
Size of Main: 12
Main PSI: 56

Electric

Provider: Baldwin County EMC
Status: Existing
Transmission:
Distribution: Yes

Water

Provider: Gulf Shores Utilities
Status: Existing
Size of Main: 8

Fiber/Telecom

Provider: CenturyLink
Status: CenturyLink
Fiber Optics: Yes
Redundancy:
xDSL Available: Yes

Sewer

Provider: Gulf Shores Utilities
Status: Existing
Size of Main:

Price

Lease Rate: \$8,712.00
Sale Price: \$78,000.00 per acre
Negotiable: Yes
Date Quoted: 7/18/2018 11:06:48 AM
Price Comments: Lots may be combined. Market value pricing is required to meet FAA Grant Assurances, currently set at \$0.20 per square foot or \$8,712.00 per acre.

Site Comments:

Area Amenities:

Current Park Tenants:

