



**BALDWIN
COUNTY**

ECONOMIC
DEVELOPMENT
ALLIANCE

GULF SHORES BUSINESS & AVIATION PARK

COMMERCE DRIVE | GULF SHORES, AL 36542

SUMMARY

AVAILABLE

- ± 78 ACRES

PRICE

- \$78,000/acre

PROPERTY OVERVIEW

78 acres available for commercial and industrial development. This Advantage Alabama Certified Site is within a 60 miles of two airports with only a 45 minute drive to the Port of Mobile. This property is located in the seventh fastest-growing metropolitan in the United States.



CONTACT US

251.970.4081

www.baldwineda.com



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SITE OVERVIEW



78 Acres

Site adjacent to
Gulf Shores Airport

Twenty minutes to I-10

1 mile to 4-lane Foley
Beach Express

45 minutes to I-65

Port of Mobile within
45-minute drive



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



I-65 CONNECTS
OUR REGION TO
CHICAGO, IL

LATITUDE: 30.28480

LONGITUDE: -87.66920

TOPOGRAPHY: Flat

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ELECTRIC

PROVIDER: Rivera Utilities
Existing infrastructure

NATURAL GAS

PROVIDER: Riviera Utilities
12" lines with 56 psi on site

WATER

PROVIDER: Gulf Shores Utilities
18" lines on site

WASTEWATER

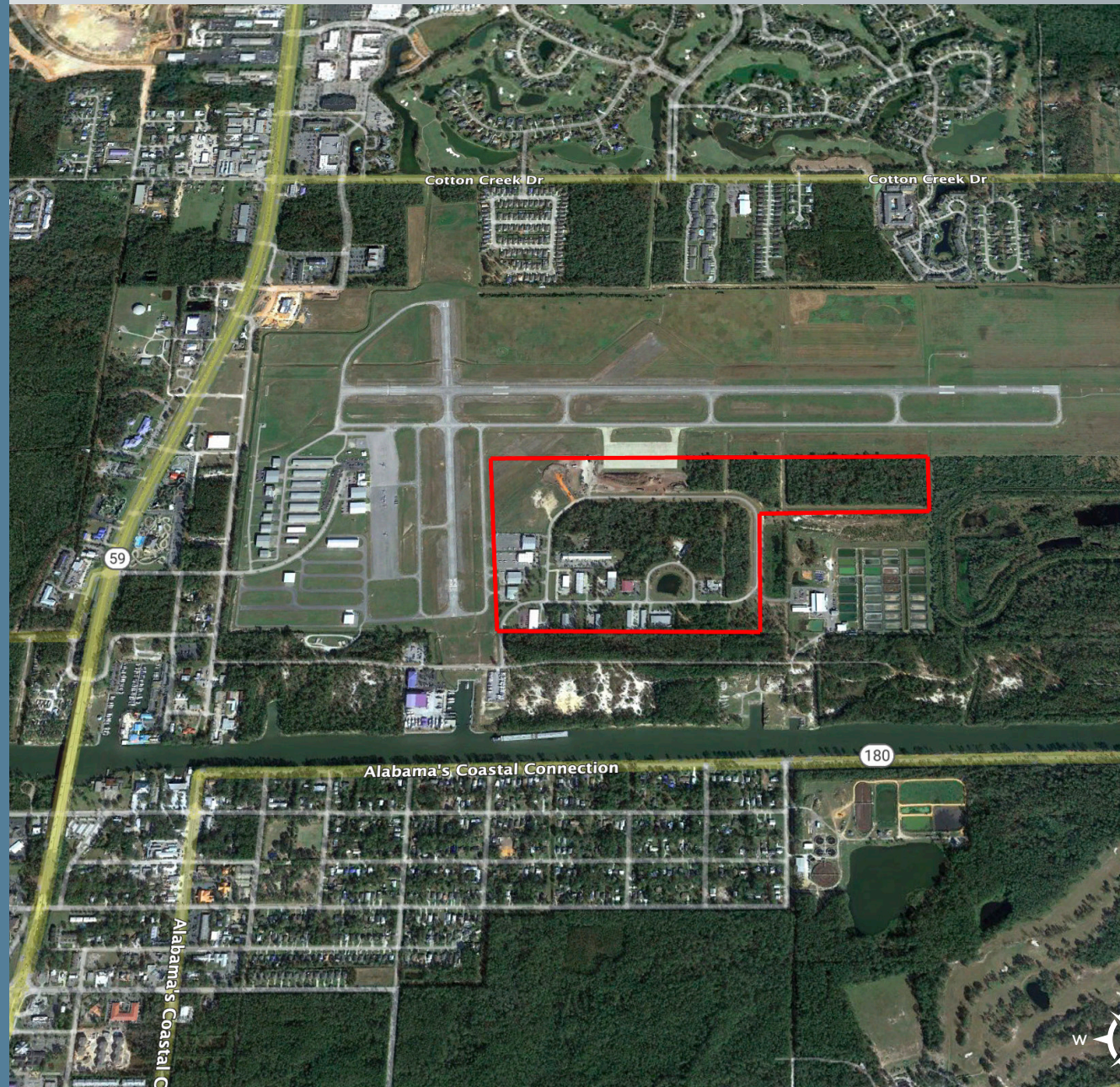
PROVIDER: Gulf Shores Utilities
Existing infrastructure

FIBER

PROVIDER: Century Link
Fiber infrastructure available on-site



UTILITIES





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WHY BALDWIN?



Located in Alabama's **FASTEST GROWING METRO AREA** and leader for business investment.

OVER 600,000 WORKERS, within a 50 minute drive time of site.

7TH FASTEST GROWING MSA IN THE UNITED STATES. Adding 6,100 residents per year. Top 3 area in the nation for job growth.

Source: US Census Bureau

OVER 1,300,000 RESIDENTS in the Region.

8,000,000 VISITORS to the community per year.



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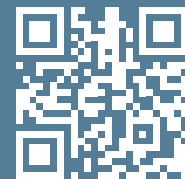
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