

## 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.

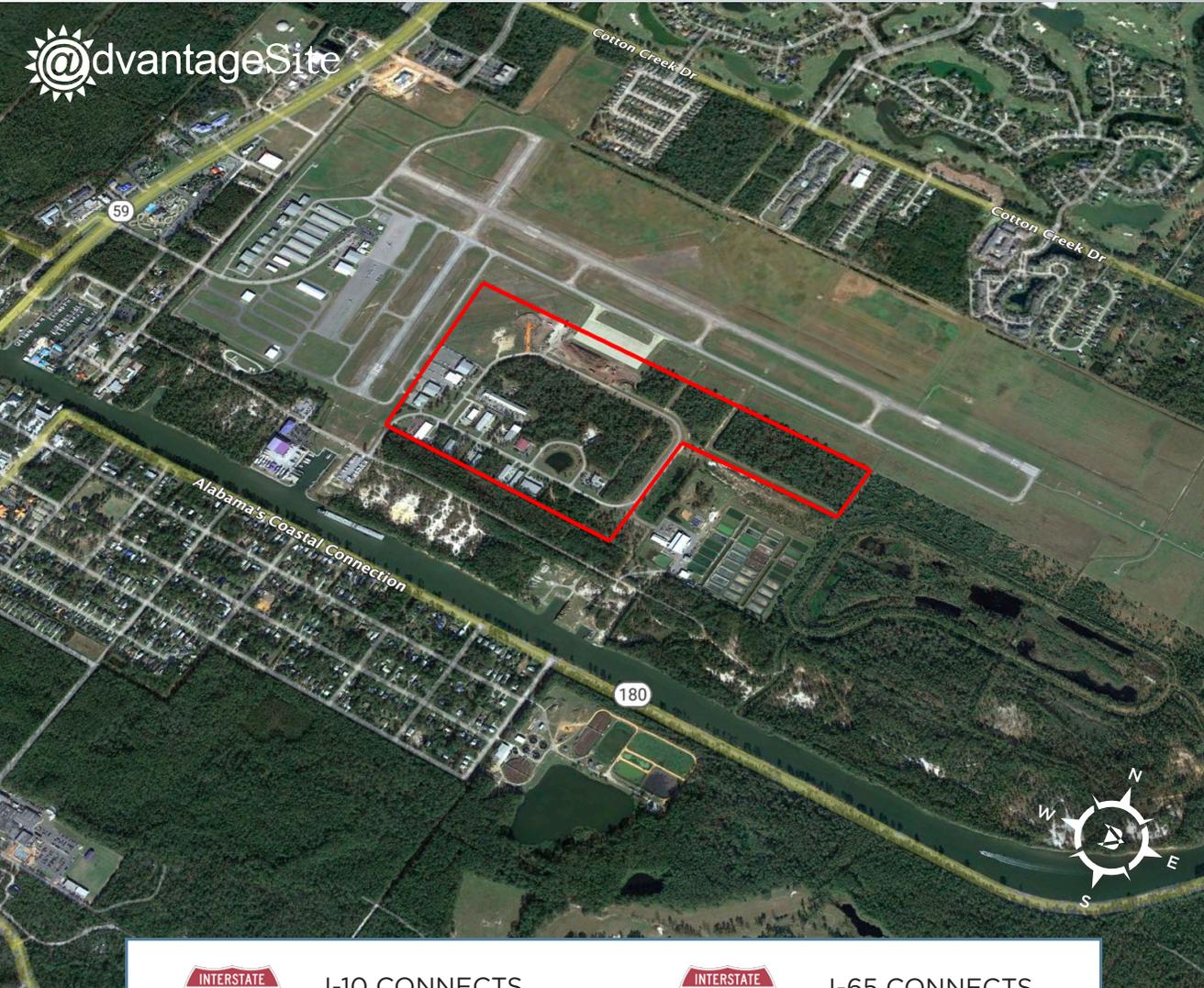


### CONTACT US

251.970.4081

[www.baldwineda.com](http://www.baldwineda.com)

## 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

# GULF SHORES BUSINESS & AVIATION PARK

COMMERCE DRIVE | GULF SHORES, AL 36542

## UTILITIES

### ELECTRIC

**PROVIDER:** Riviera Utilities  
Existing infrastructure

### NATURAL GAS

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

### WATER

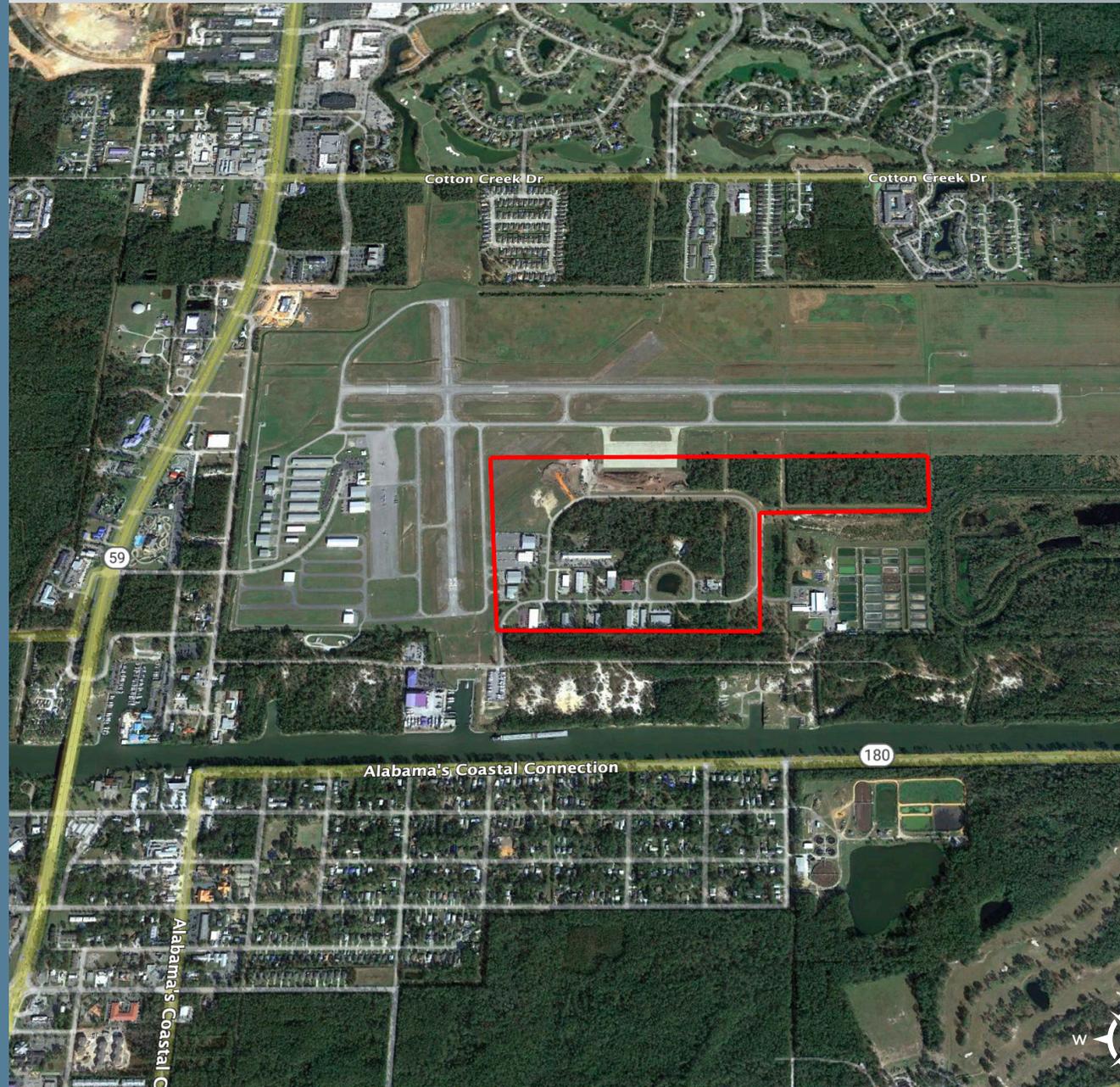
**PROVIDER:** Gulf Shores Utilities  
18" lines on site

### WASTEWATER

**PROVIDER:** Gulf Shores Utilities  
Existing infrastructure

### FIBER

**PROVIDER:** Century Link  
Fiber infrastructure available on-site





**BALDWIN  
COUNTY**

ECONOMIC  
DEVELOPMENT  
ALLIANCE

# GULF SHORES BUSINESS & AVIATION PARK

COMMERCE DRIVE | GULF SHORES, AL 36542

## 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.

**7<sup>TH</sup> 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

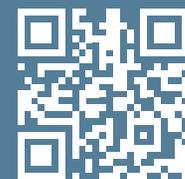
**OVER 1,300,000 RESIDENTS** in the Region.

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

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