



LOXLEY COMMERCE SITE

31314 COUNTY ROAD 49 | LOXLEY, AL 36551

SUMMARY

AVAILABLE

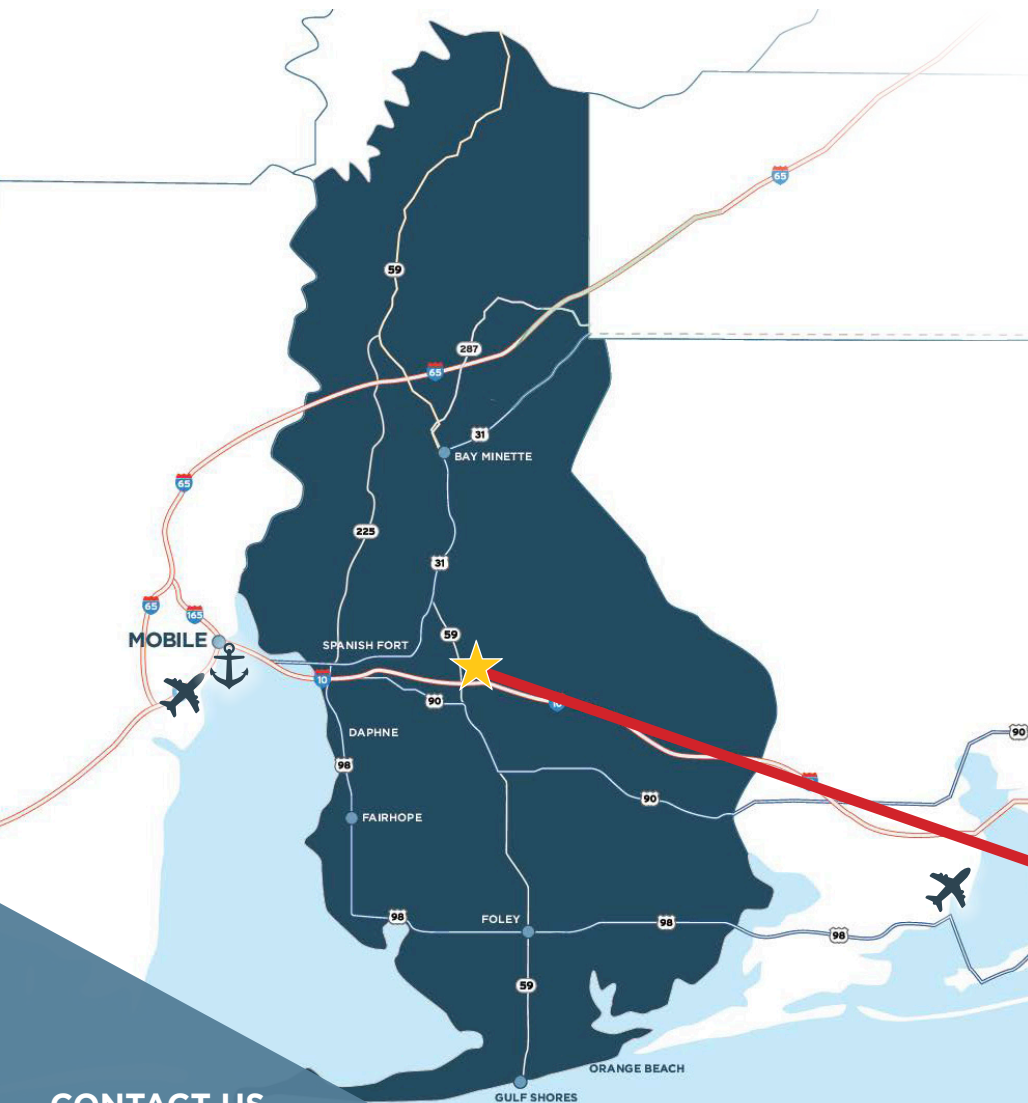
- ±150 ACRES

PRICE

- \$40,000/AC
- Negotiable

PROPERTY OVERVIEW

150 acres available for commercial and industrial development. Advantage Alabama Certified Site with less than 30 minute drive time to the Port of Mobile and the new home for the Mobile Regional Airport. This property is located in Baldwin County's rapidly growing distribution corridor.



CONTACT US

251.970.4081

www.baldwineda.com



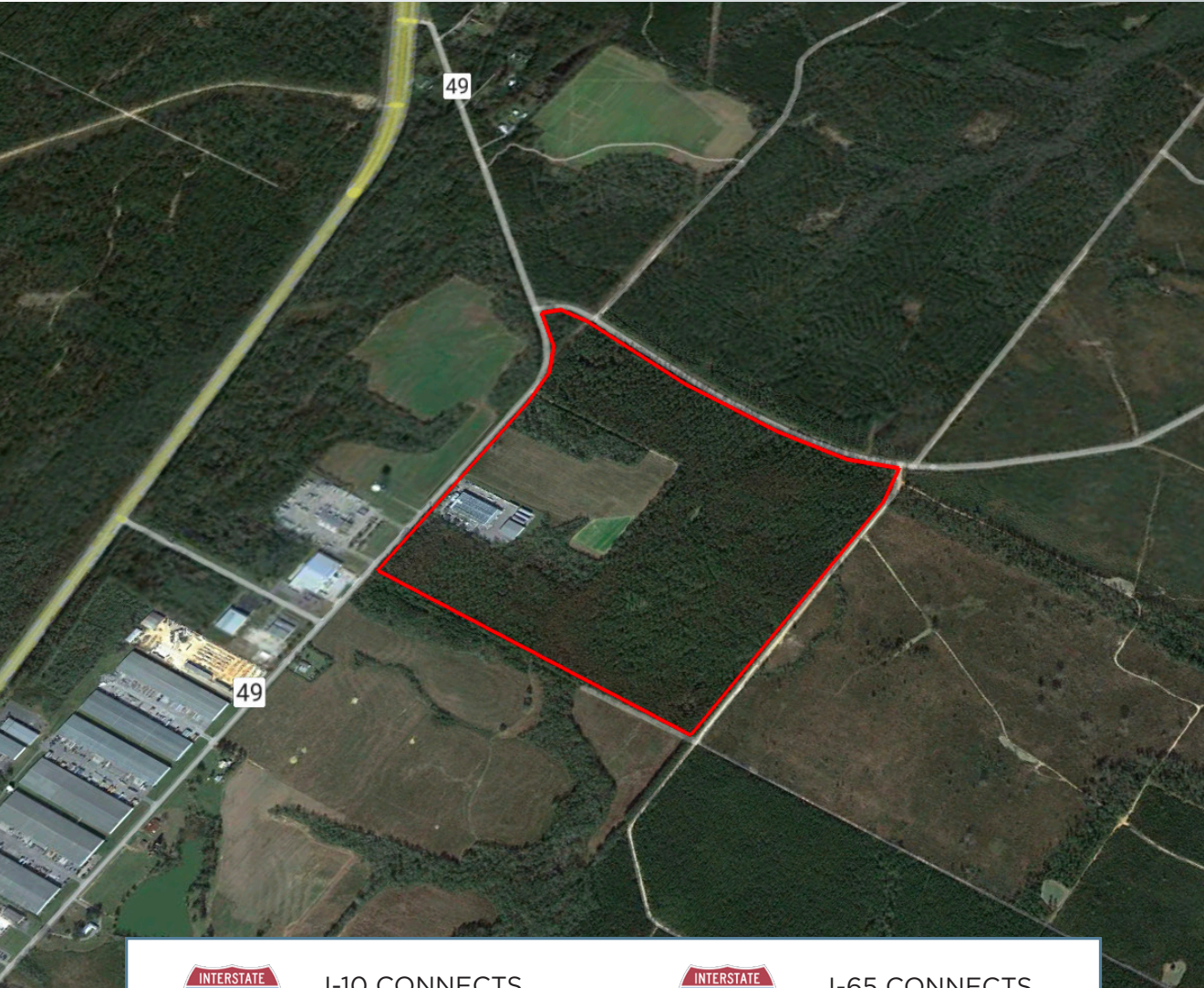
**BALDWIN
COUNTY**

ECONOMIC
DEVELOPMENT
ALLIANCE

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SITE OVERVIEW



150 Acres

Less than three miles from I-10

Nearby Access to 4-lane Hwy
59 & Hwy 90

Within 30 minutes of I-65

New Mobile Airport within
30-minute drive

Port of Mobile within
30-minute drive

All Due Diligence Complete



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



I-65 CONNECTS
OUR REGION TO
CHICAGO, IL

LATITUDE: 30.68170000

LONGITUDE: -87.75840000

TOPOGRAPHY: Slight Rolling



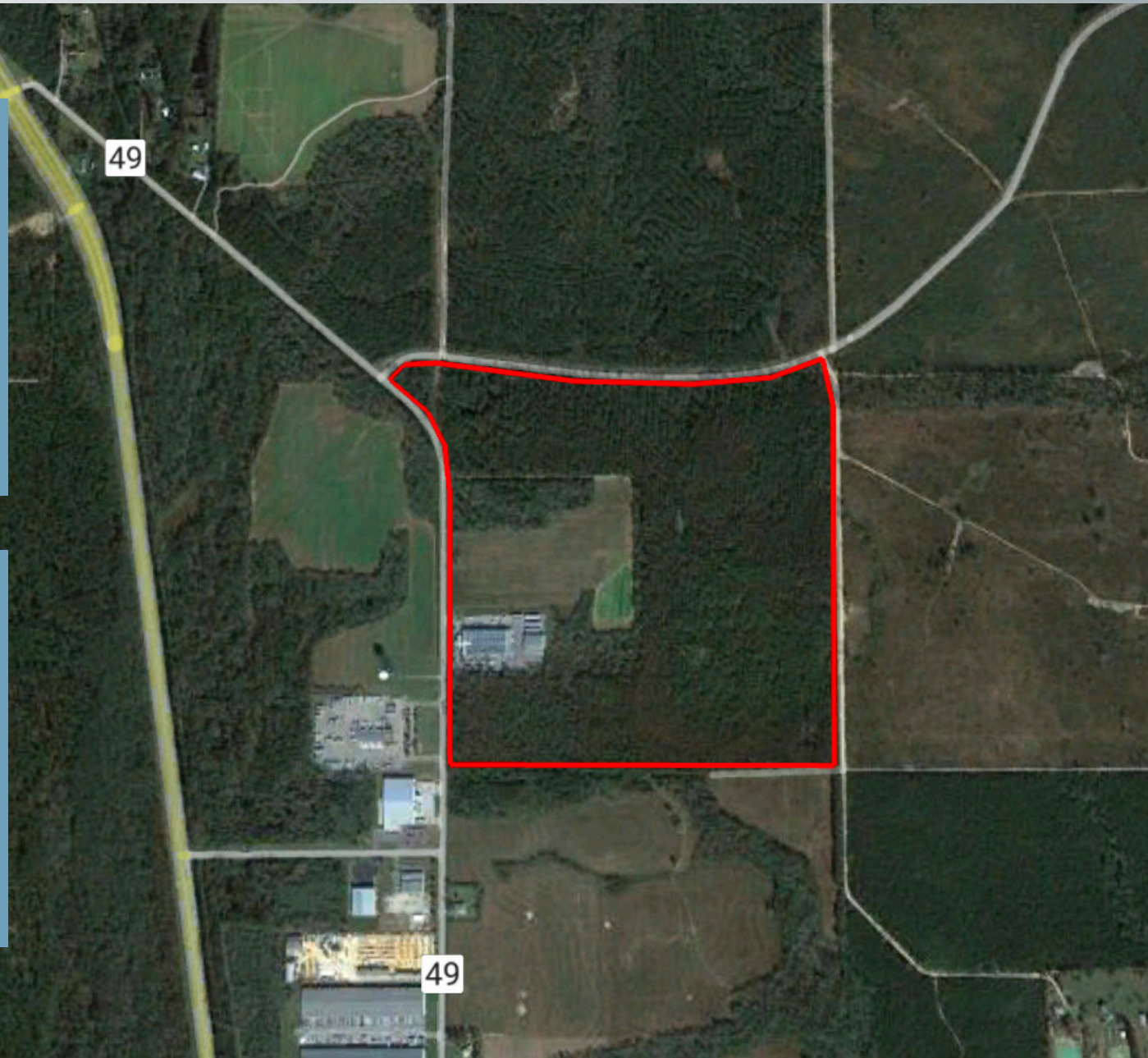
AREA OVERVIEW

AREA BUSINESSES

- Ace Distribution Center
- Keyport Warehousing
- Dade Paper (Distribution)
- Mingledorff's
- ALDI Regional Headquarters
- Kaishan Compressors

AREA ASSETS

- Port of Mobile
- APM Container Terminals
- Pensacola International Airport
- Mobile Regional Airport at Brookley Field
- Baldwin Preparatory Academy



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UTILITIES

ELECTRIC

PROVIDER: Baldwin EMC

Existing infrastructure adjacent to site

115 kV transmission line and 12.47 kV/7.2 kV distribution line located at the site

Redundant feed available

NATURAL GAS

PROVIDER: Riviera Utilities

2" lines with 90 psi adjacent to site

Excess capacity available to site

WATER

PROVIDER: Town of Loxley

16" and 8" lines adjacent to site

Existing line and water tower adjacent to site

Over 3 MGD in excess capacity available to the site

WASTEWATER

PROVIDER: Town of Loxley

6" force main adjacent to site

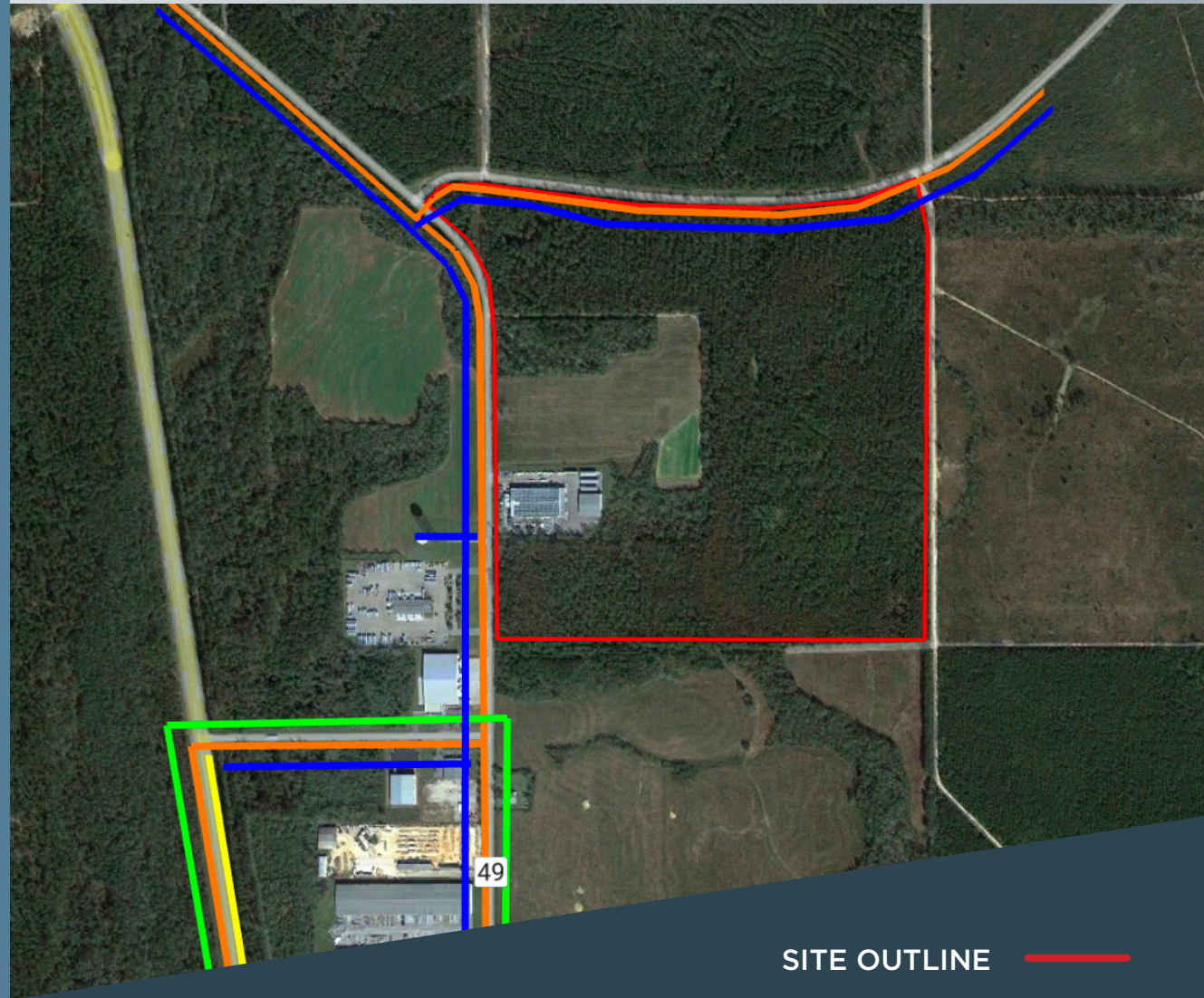
Existing line adjacent to site

Over 325k GPD in excess capacity available to the site

FIBER

PROVIDER: Century Link

Fiber infrastructure available on-site



SITE OUTLINE

ELECTRIC

NATURAL GAS

WATER

SEWER



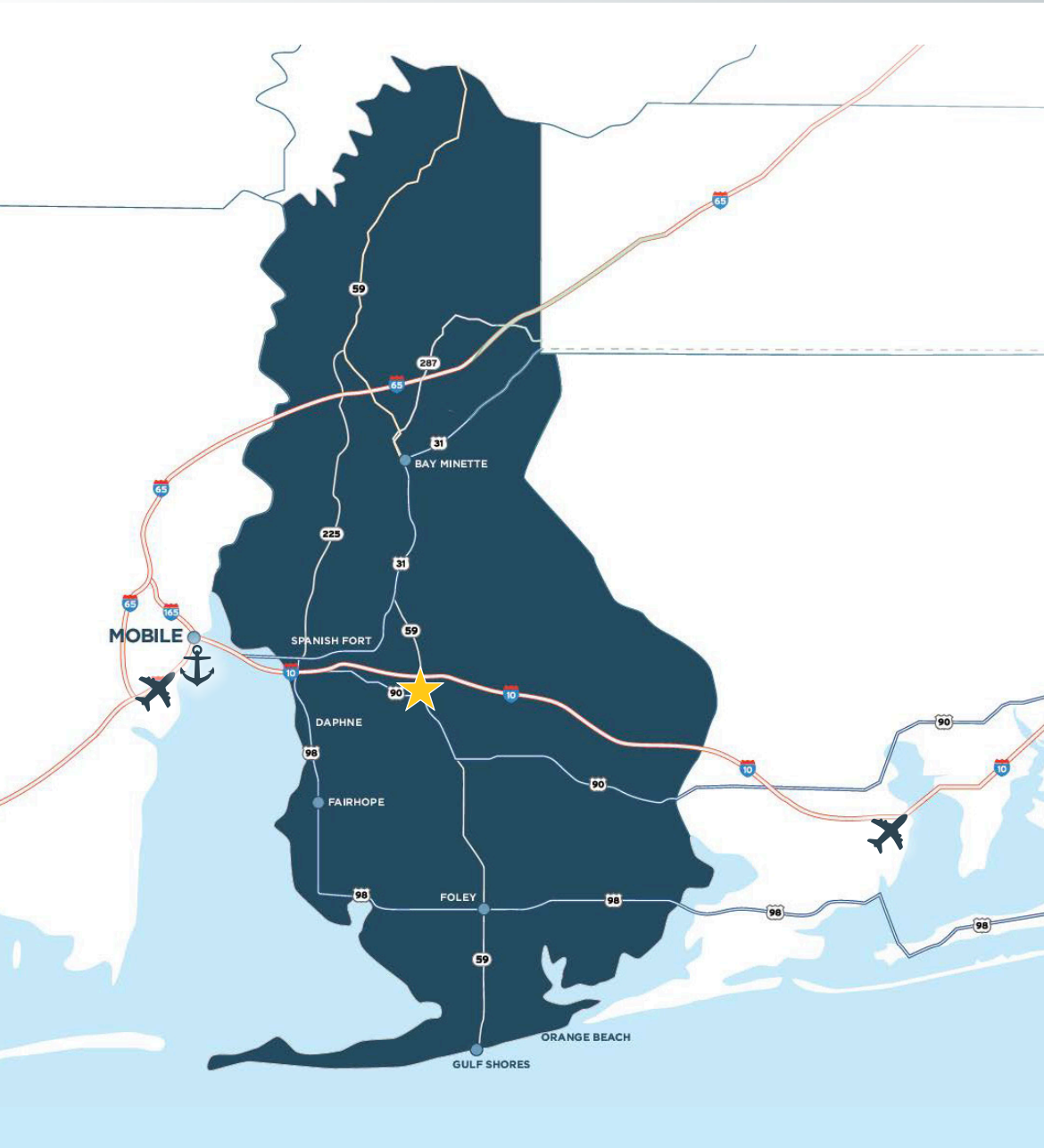
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WHY BALDWIN?



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.



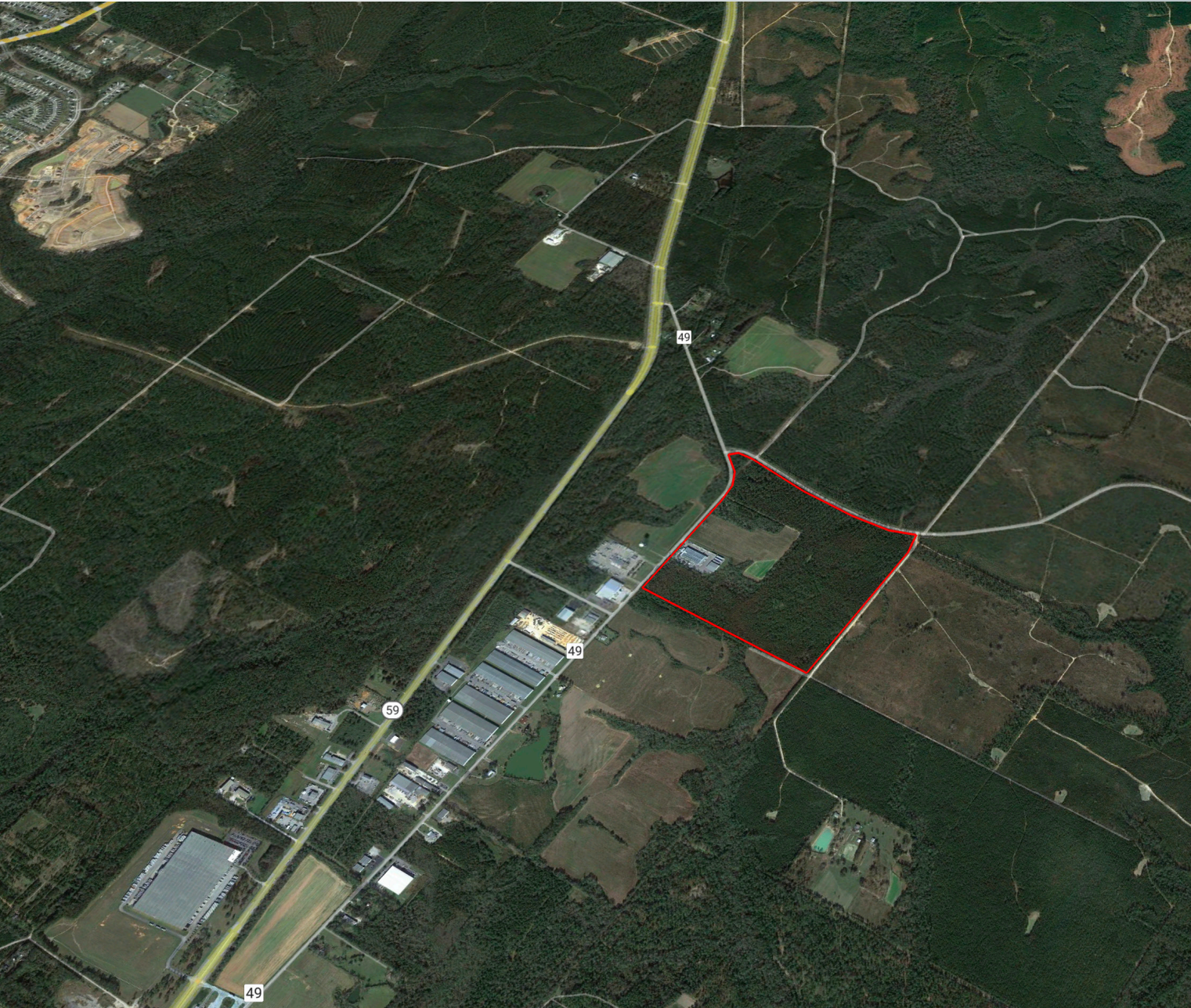
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