



**BALDWIN
COUNTY**

ECONOMIC
DEVELOPMENT
ALLIANCE

FOLEY BEACH EXPRESS INDUSTRIAL PARK

1723 INDUSTRIAL PKWY | FOLEY, AL 36535

SITE OVERVIEW

INFRASTRUCTURE

LOGISTICS

COMMUNITY
PROFILE

WHY BALDWIN

WORKFORCE



AVAILABLE

- ±190 AC

PRICE

- \$50,000/AC

PROPERTY OVERVIEW

190 publicly-owned acres available for industrial development, located directly off of the 4-lane Baldwin Beach Express. This is an Advantage Alabama Certified Site, meaning all due diligence is complete, utilities are available to site with excess capacity, and the site is build-ready.



CONTACT US

251.970.4081

www.baldwineda.com



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ELECTRIC

PROVIDER: Riviera Utilities, Baldwin EMC

- Substation on-site
- 115 kV transmission line and 12.47 kV distribution line located at the site
- Redundant feed available

NATURAL GAS

PROVIDER: Riviera Utilities

- 4" lines with 250 psi on-site
- Excess capacity available to site

WATER

PROVIDER: Riviera Utilities

- 12" lines adjacent to site
- Over 6.9 MGD in excess capacity available to the site

WASTEWATER

PROVIDER: Riviera Utilities

- 10" and 12" force main on site
- Over 3.5 MGD in excess capacity available to the site

FIBER

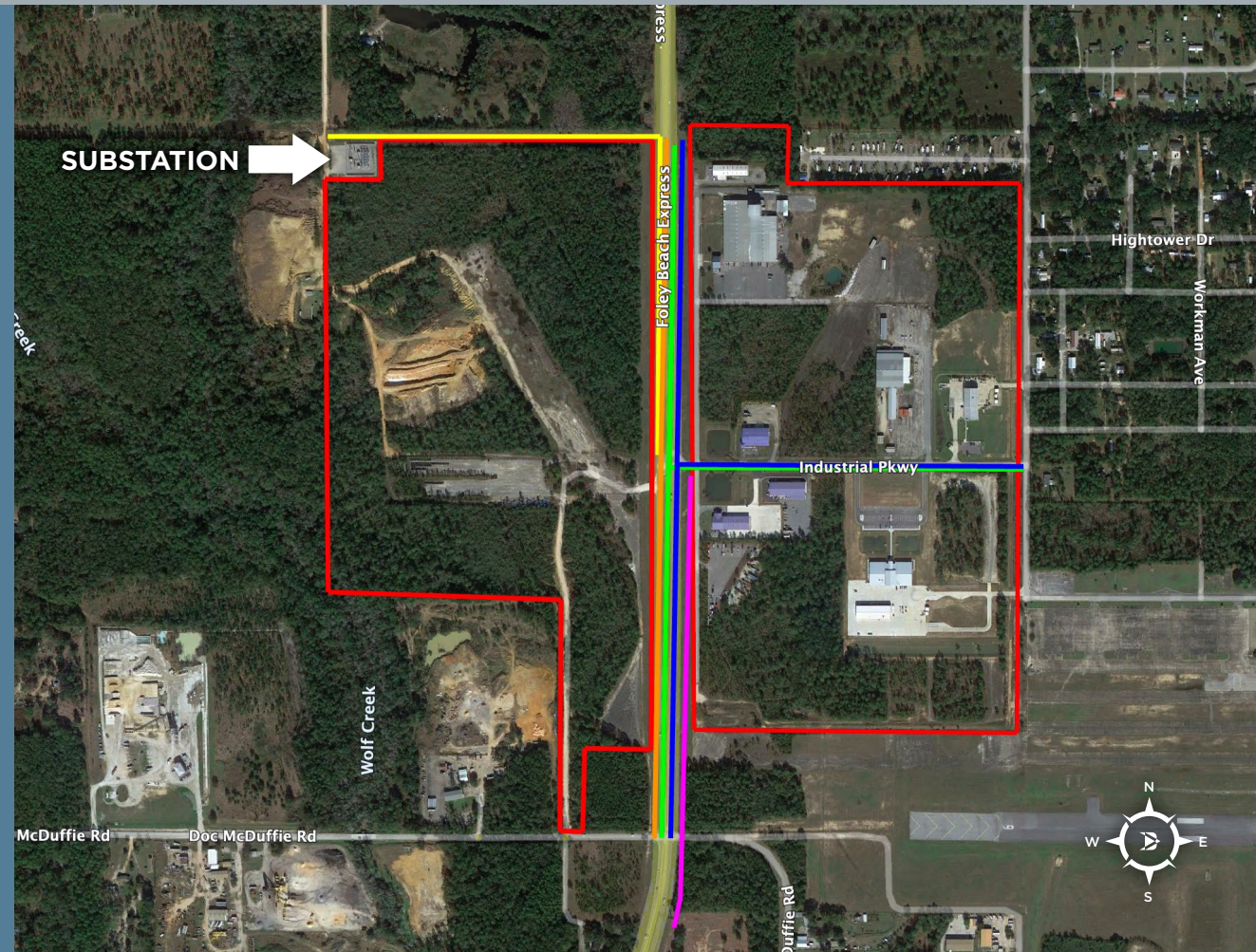
PROVIDER: Multiple Providers

- Fiber infrastructure available on-site

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SITE OUTLINE

ELECTRIC, RIVIERA UTILITIES

ELECTRIC, BALDWIN EMC

WATER

NATURAL GAS

SEWER



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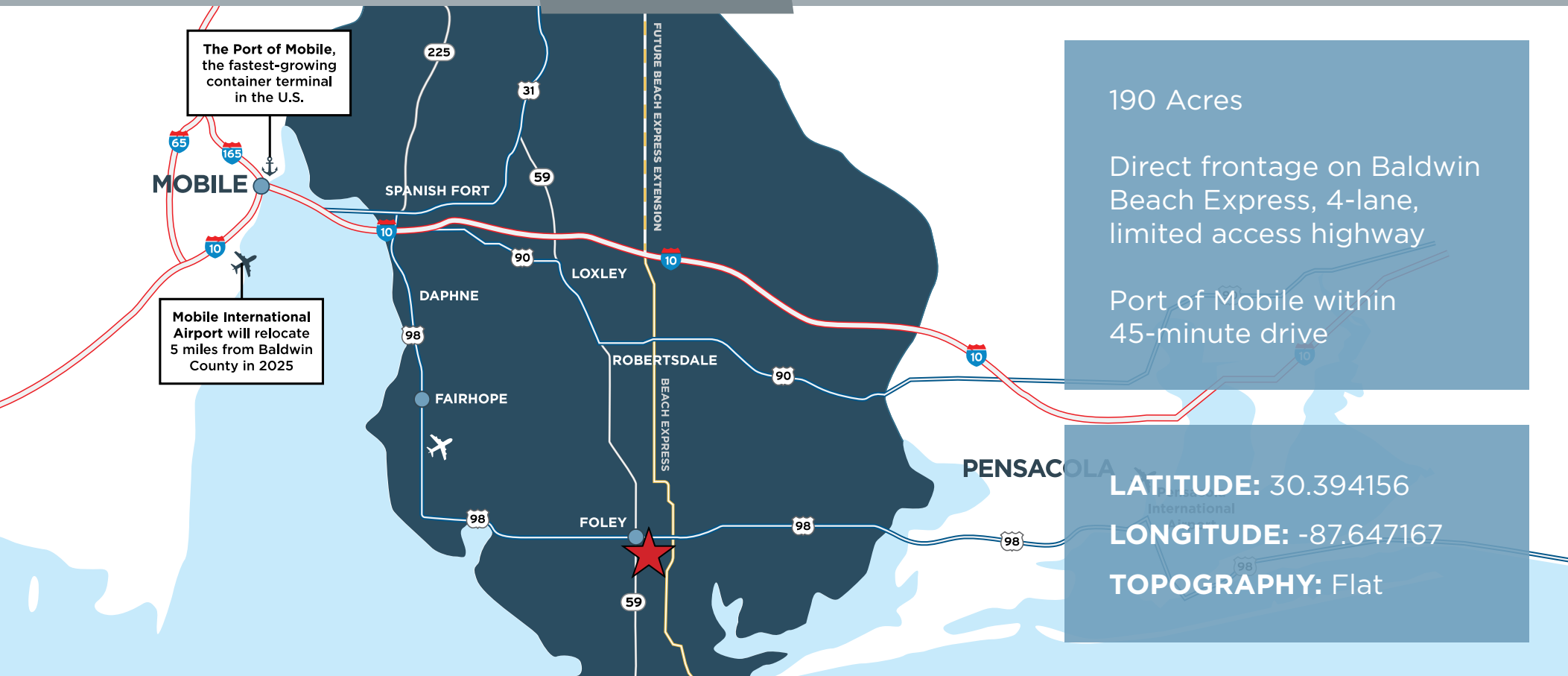
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SITE IS 20 MINUTES FROM I-10



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

SITE IS 55 MINUTES FROM I-65



I-65 CONNECTS OUR
REGION TO CHICAGO, IL

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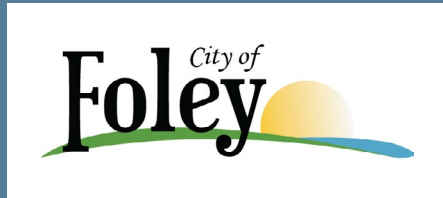
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WHY BALDWIN

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Foley's population is **23,577** and is one of the fastest-growing cities in Baldwin County



Average annual growth rate of **15.9%**



Located **less than 1 hour** from Mobile International Airport and Pensacola International Airport



The median household income is **\$53,817** and the median age is **52**

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@dVantageSite



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

Source: U.S. Census Bureau, SmartAsset

OVER 600,000 WORKERS, in the Region.

Source: JobsEQ

7TH FASTEST GROWING MSA IN THE UNITED STATES. Adding 7,000+ residents per year. Top 3 area in the nation for job growth.

Source: U.S. Census Bureau, Bureau of Labor Statistics

OVER 1,300,000 RESIDENTS in the Region.

Source: U.S. Census Bureau

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

Source: Alabama Tourism Department

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Baldwin County's **WORKFORCE ECOSYSTEM**

BALDWIN PREPARATORY ACADEMY HIGH SCHOOL CAREER TECH EDUCATION

The Baldwin Preparatory Academy will be a \$73 million stand-alone career-tech school that will provide industry-specific curriculum, strategically aimed at cultivating a sustainable talent pipeline for local industries. Baldwin Prep will begin classes in fall of 2024.



COASTAL ALABAMA COMMUNITY COLLEGE TECHNICAL TRAINING & ADULT EDUCATION

Coastal Alabama Community College, a statewide leader in workforce education, offers tremendous opportunities for a prosperous career through our partnerships with area growth industries, whether you're seeking postsecondary certificate-based employment or long-term on-the-job training like apprenticeships, residencies, or internships.



AIDT WORKFORCE PROGRAM DEVELOPMENT & TRAINING AND HIRING ASSISTANCE

AIDT is a state agency established to build a healthy state economy by recruiting and training a skilled workforce to attract new industries to the state and to expand existing industries. AIDT offers services including trainee recruitment and screening, safety assistance, industrial maintenance assessments, process improvement assessments, and leadership training programs.



UNIVERSITY OF SOUTH ALABAMA FOUR-YEAR EDUCATION

The University of South Alabama is instrumental in nurturing the regional workforce in South Alabama, equipping graduates with the necessary skills and knowledge to meet the unique demands of local industries. By offering relevant academic programs and fostering strong industry connections, the university actively contributes to the development and sustainability of the regional workforce.

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