



**BALDWIN
COUNTY**

ECONOMIC
DEVELOPMENT
ALLIANCE

LOXLEY SOUTHWEST SITE

15120 HIGHWAY 90 | LOXLEY, AL 36551

SITE OVERVIEW

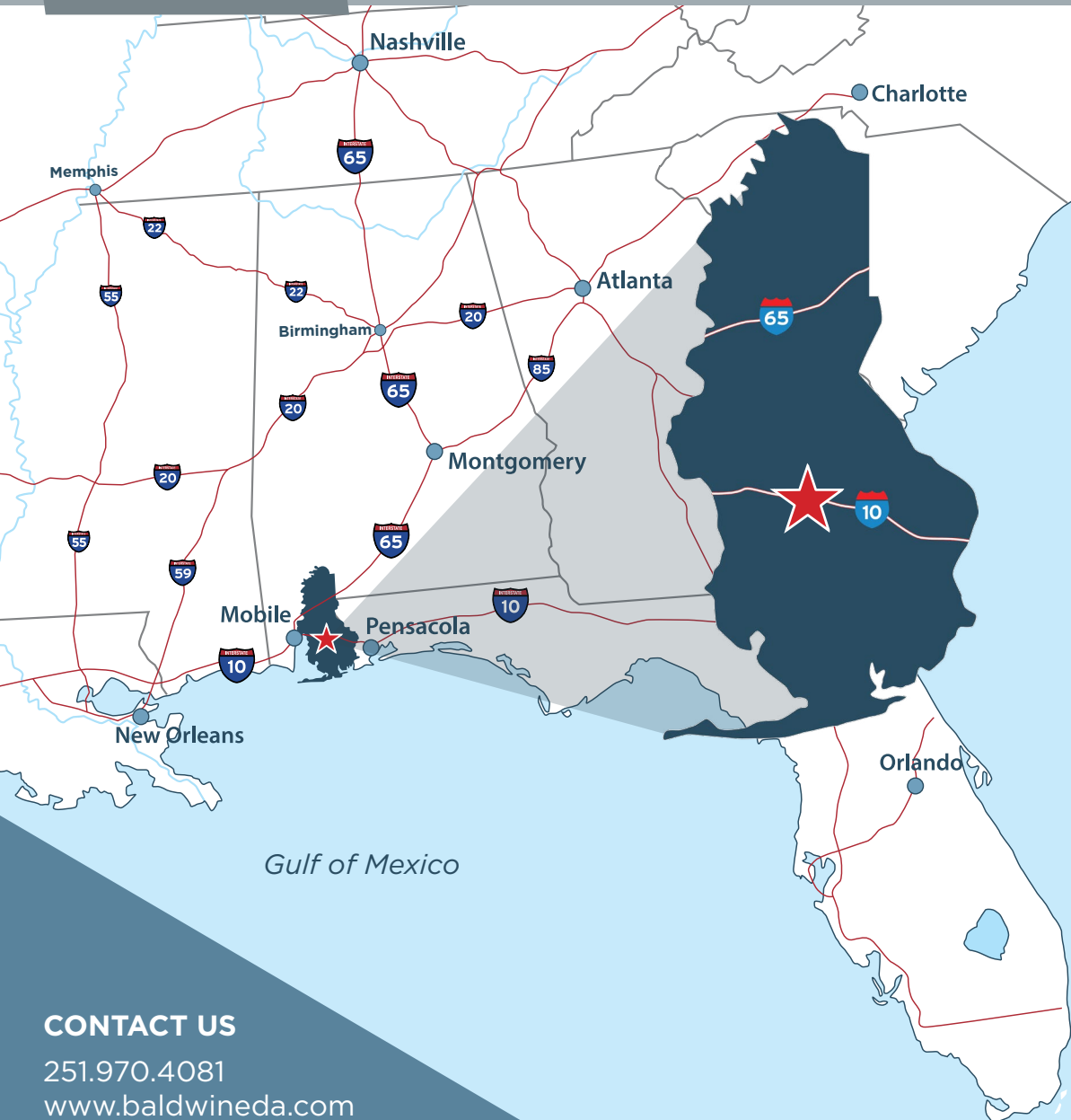
INFRASTRUCTURE

LOGISTICS

COMMUNITY
PROFILE

WHY BALDWIN

WORKFORCE



AVAILABLE

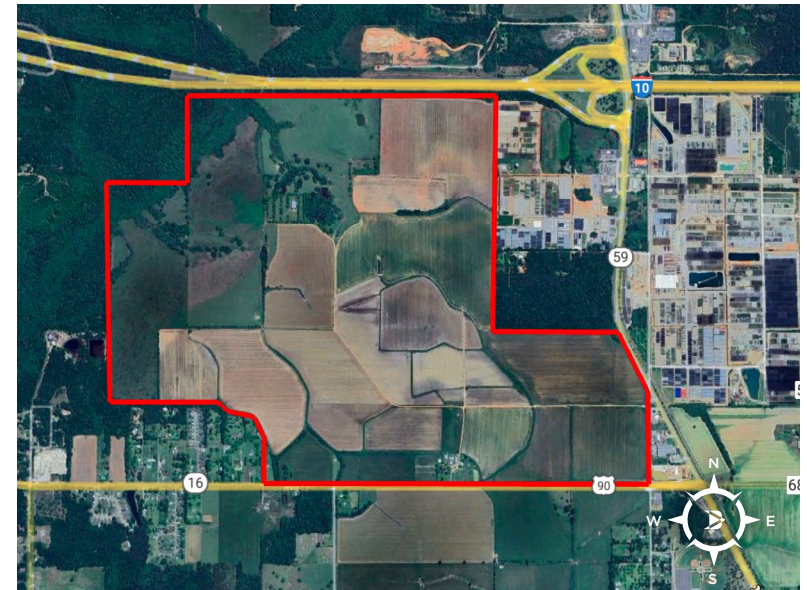
- ±1,000 AC

PRICE

Price to be determined on project-by-project basis.

PROPERTY OVERVIEW

1,000 acres available for commercial and industrial development. Direct I-10 frontage 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. All due diligence complete.



CONTACT US

251.970.4081

www.baldwineda.com



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WHY BALDWIN

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ELECTRIC

PROVIDER: Baldwin EMC, Alabama Power

- 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: City of Loxley

- 8" and 6" lines adjacent to site
- Existing water tower on eastern border of site
- Over 4 MGD in excess capacity available to the site

WASTEWATER

PROVIDER: City of Loxley

- 8" force main and 3" low pressure main adjacent to site
- Existing lift station at southwest corner of site
- Over 1 MGD in excess capacity available to site

FIBER

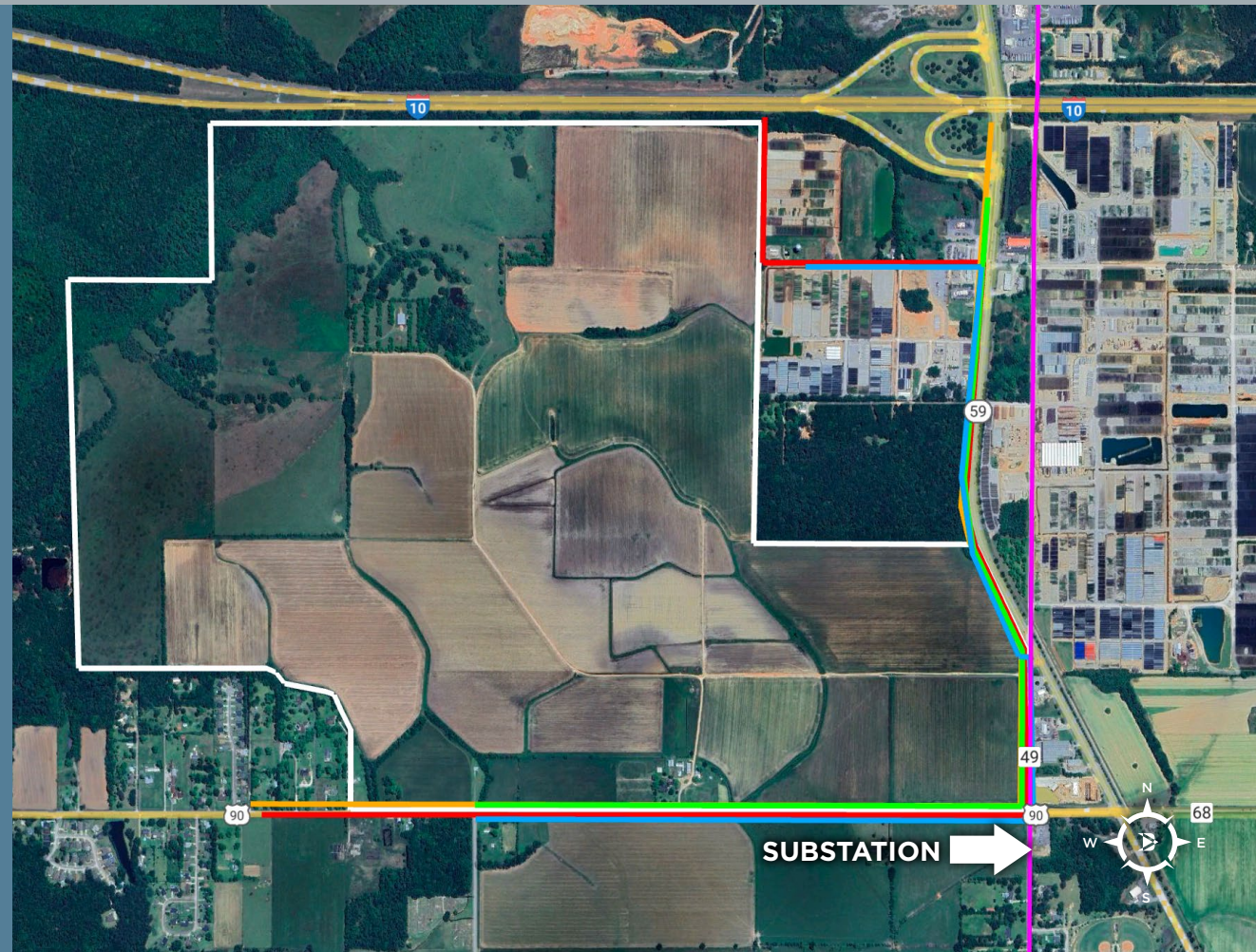
PROVIDER: Multiple Providers

- Fiber infrastructure available on-site

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SUBSTATION

SITE OUTLINE

ELECTRIC, BALDWIN EMC

ELECTRIC, ALABAMA POWER

NATURAL GAS

WATER

SEWER



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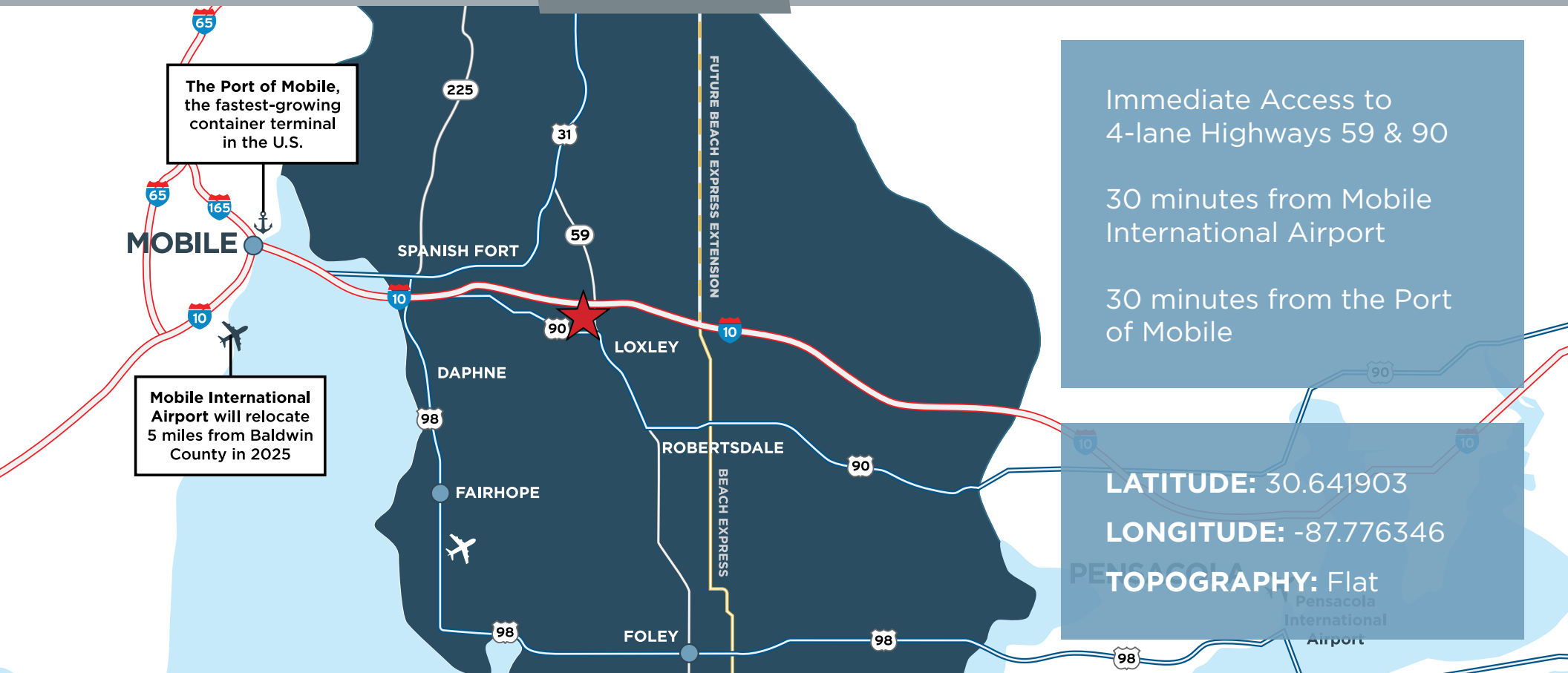
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SITE HAS DIRECT FRONTAGE ON I-10



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

SITE IS 30 MINUTES FROM I-65



I-65 CONNECTS OUR
REGION TO CHICAGO, IL

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Foley's population is **4,100** and is the newest city in Baldwin County



Average annual growth rate of **9.2%**, Baldwin County's fastest-growing city

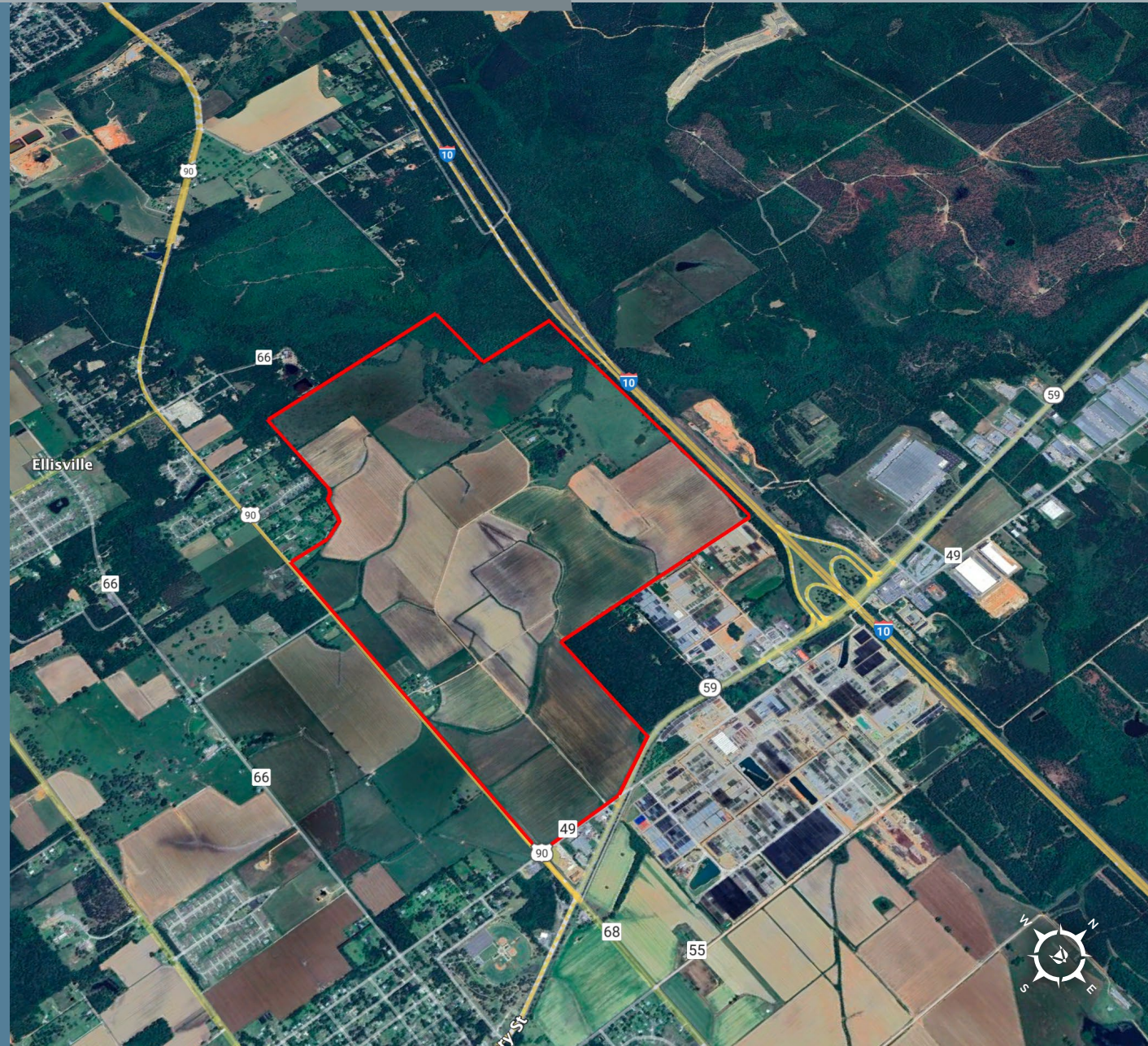


Located about **30 minutes** from Mobile International Airport and Pensacola International Airport



The median household income is **\$62,292** and the median age is **36**

Loxley's proximity to I-10 has made it the distribution hub of Baldwin County, with Ace, Keyport Warehousing, Dade Paper, Mingledorffs, ALDI, Kaishan Compressors, and new career-tech school Baldwin Preparatory Academy locating there.





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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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