



SITE OVERVIEW

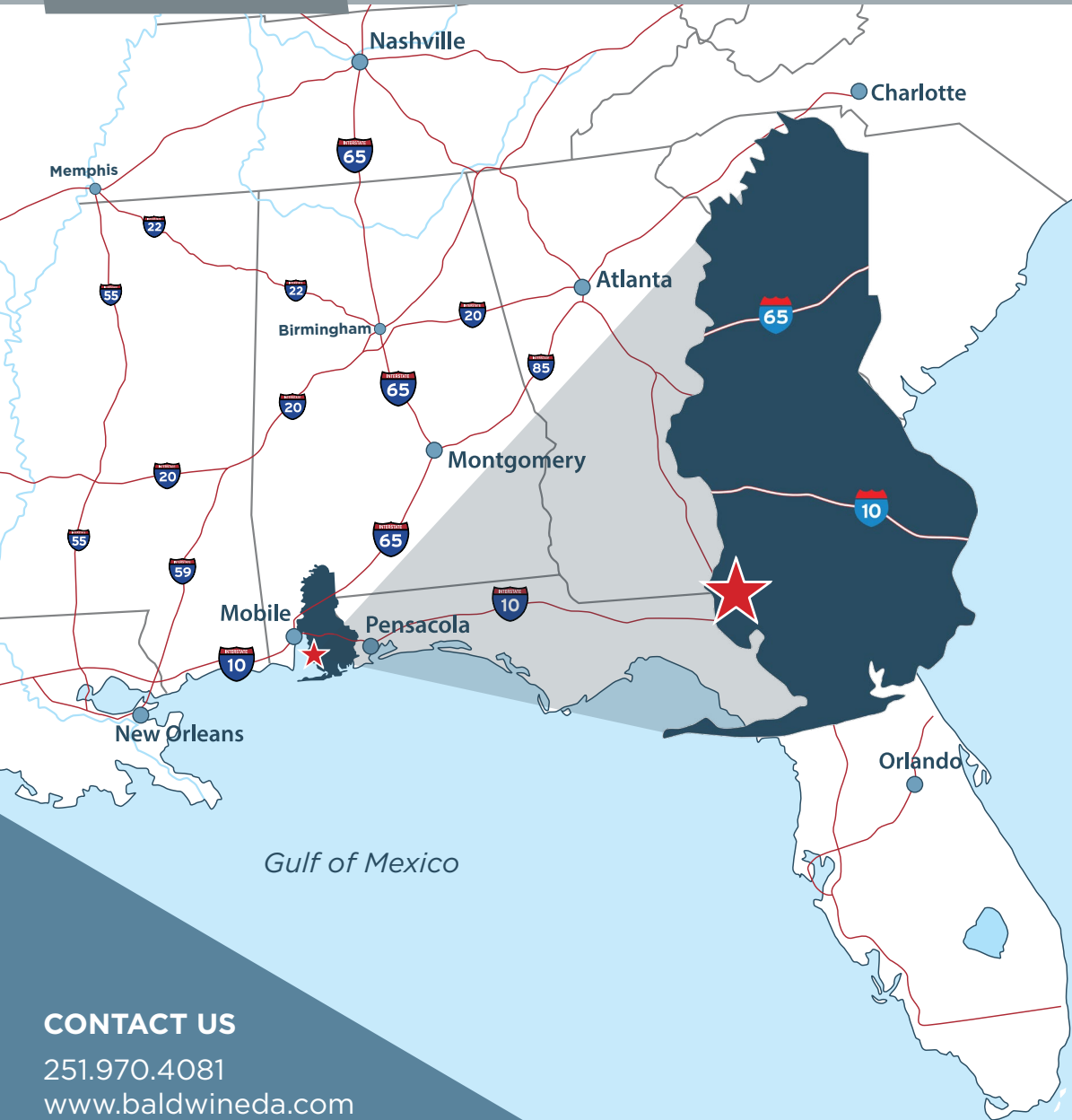
INFRASTRUCTURE

LOGISTICS

COMMUNITY PROFILE

WHY BALDWIN

WORKFORCE



### AVAILABLE

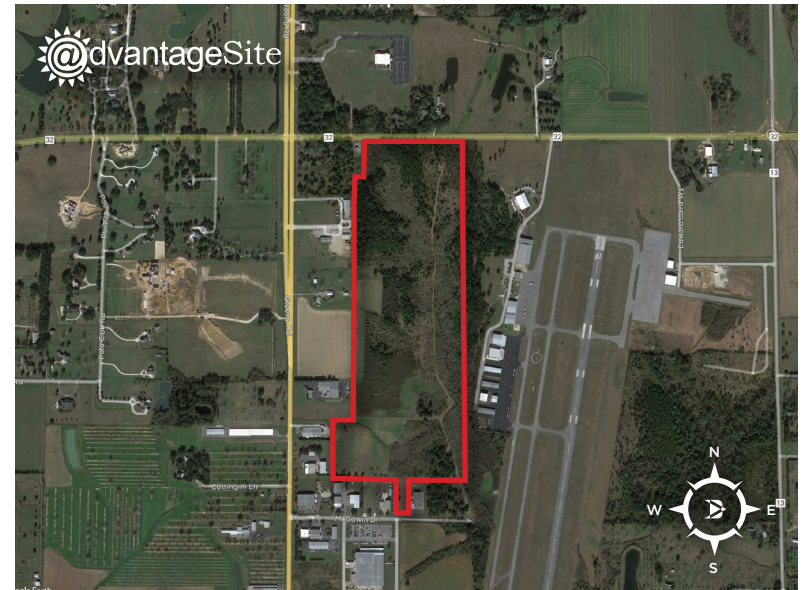
- ±75 acres

### PRICE

\$48,000/acre

### PROPERTY OVERVIEW

Approximately 75 acres available for commercial or industrial development adjacent to the Fairhope Airport. This site is publicly owned and is an Advantage Alabama Certified Site. Located less than 20 minutes from I-10 and less than 30 minutes from the Port of Mobile and the new Mobile International Airport location.



### CONTACT US

251.970.4081

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



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### ELECTRIC

**PROVIDER:** Riviera Utilities

- Existing infrastructure
- 12.47 kV distribution line located at site

### NATURAL GAS

**PROVIDER:** City of Fairhope

- 2" lines with 190 psi adjacent to site

### WATER

**PROVIDER:** City of Fairhope

- 12" lines adjacent to site
- Existing water infrastructure

### WASTEWATER

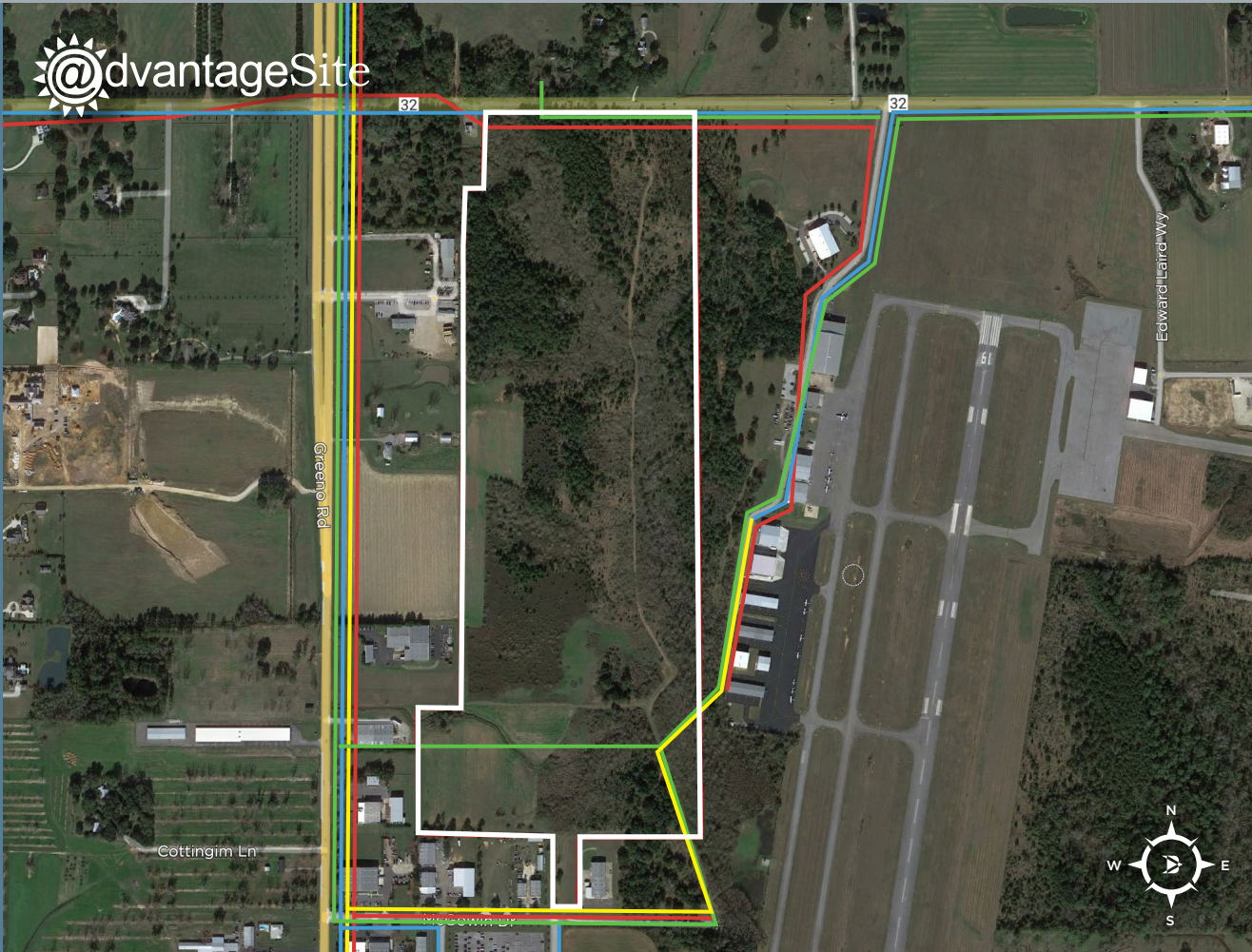
**PROVIDER:** City of Fairhope

- 8" main adjacent to site
- Existing infrastructure

### FIBER

**PROVIDER:** AT&T

- Fiber infrastructure available on-site



- SITE OUTLINE
- ELECTRIC
- NATURAL GAS

- WATER
- SEWER

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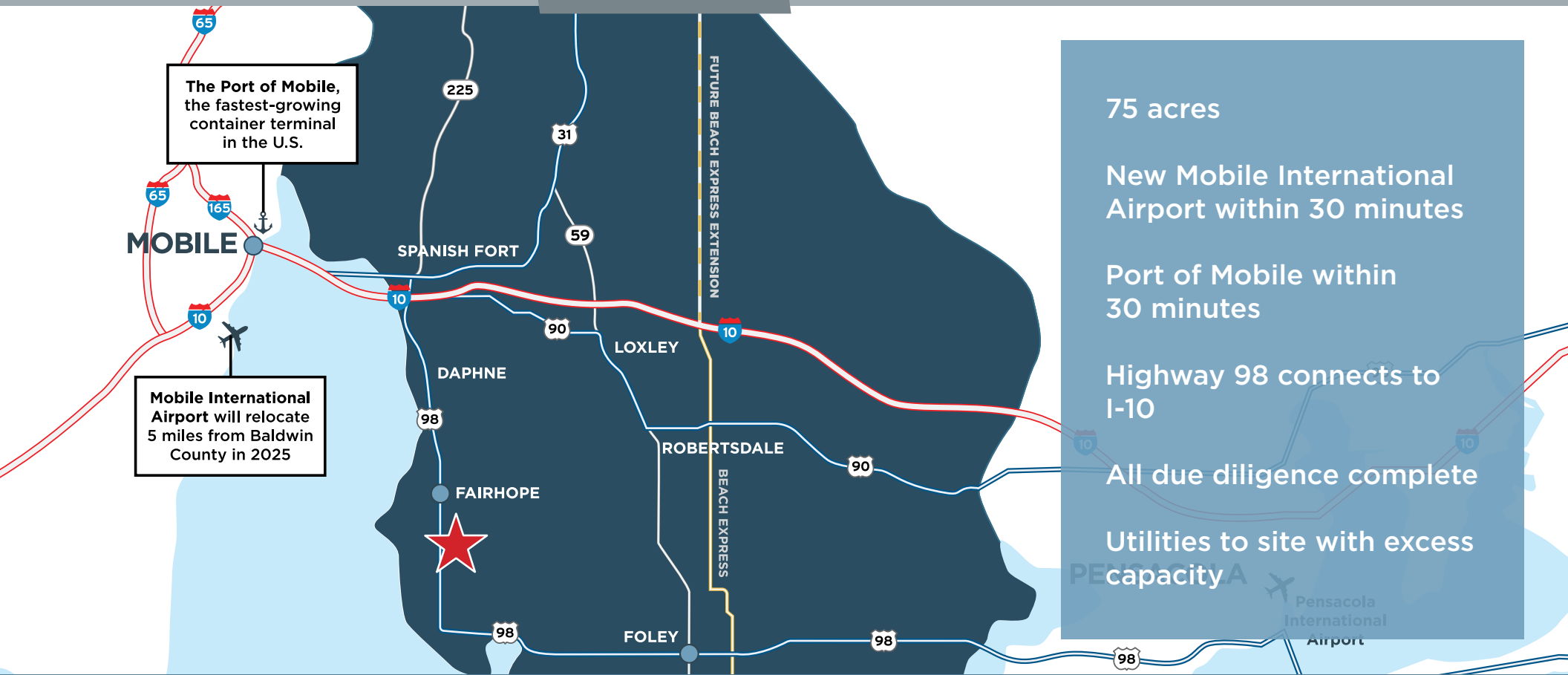
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**SITE IS 20 MINUTES FROM I-10**



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

**SITE IS 45 MINUTES FROM I-65**



I-65 CONNECTS OUR REGION TO CHICAGO, IL

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Fairhope's population is **23,147**, making it Baldwin County's second-largest city



Average annual growth rate of **6.2%**



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



The median household income is **\$83,258** and the median value of owner-occupied homes is **\$337,100**

Most people know Baldwin County as a premier vacation destination, but the lucky ones know that it is an even better place to live and work. Baldwin County offers a number of unique advantages to guarantee growth and profitability.





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

**7<sup>TH</sup> 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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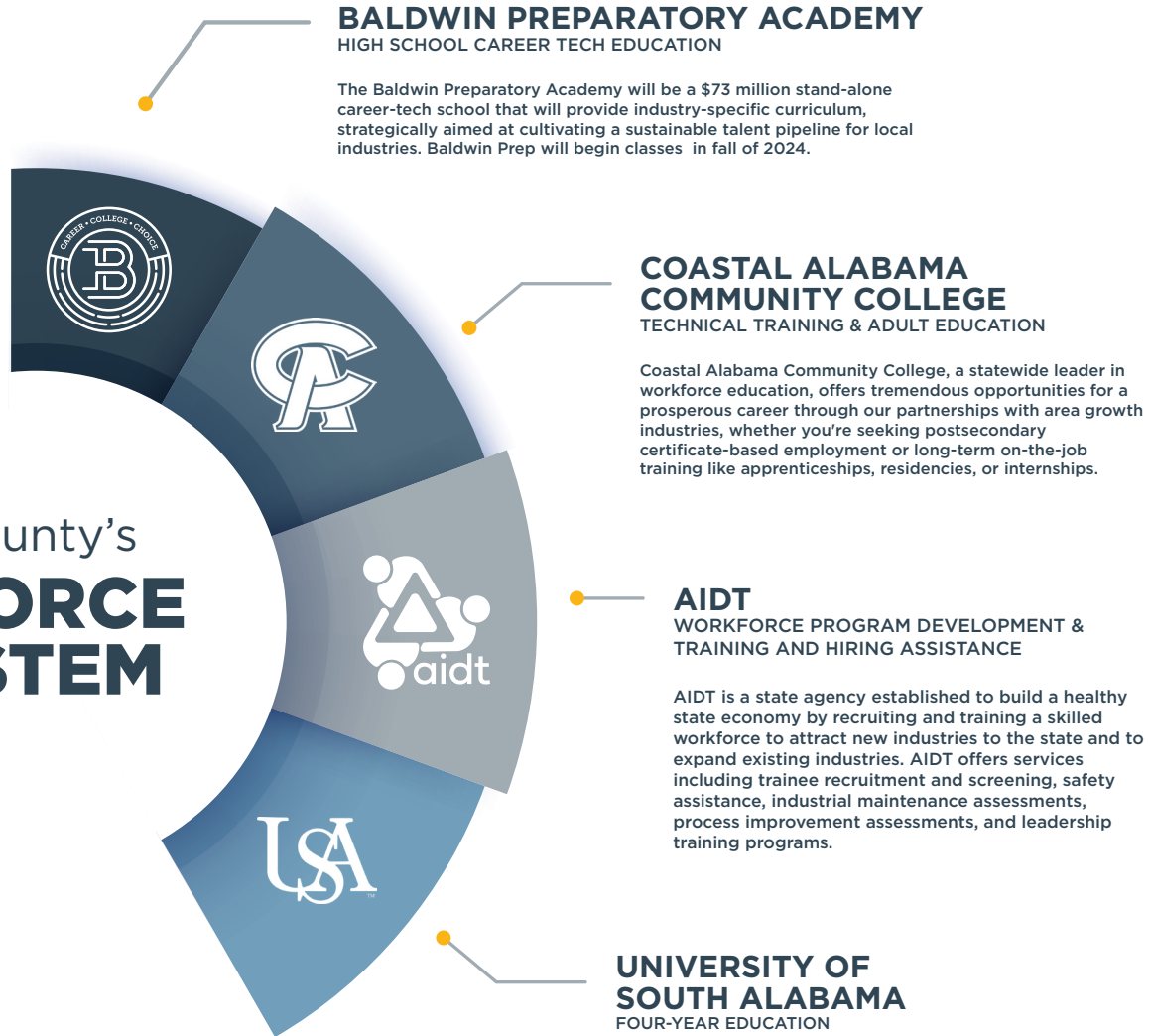
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## Baldwin County's **WORKFORCE ECOSYSTEM**



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