

SITE OVERVIEW

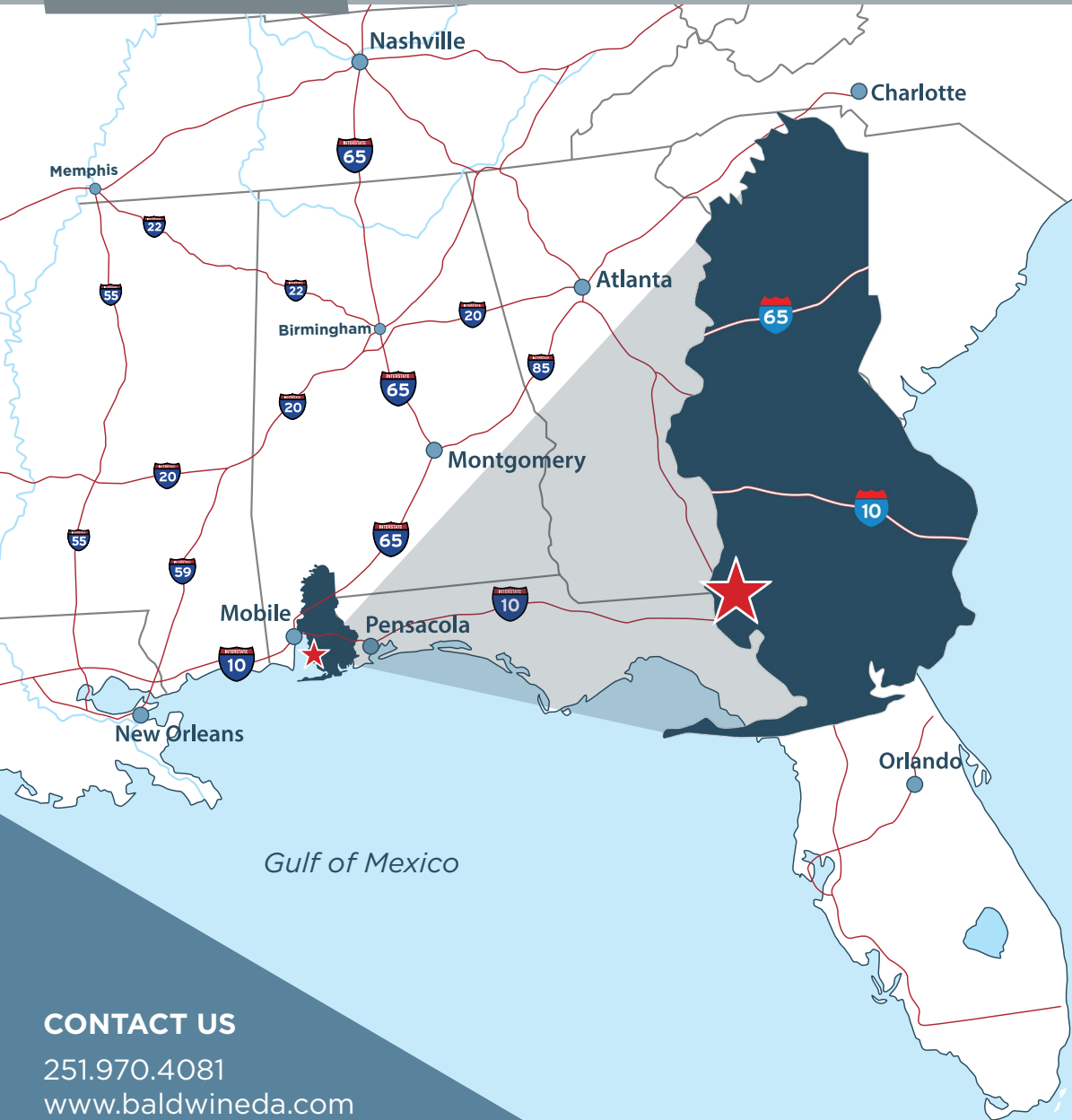
INFRASTRUCTURE

LOGISTICS

COMMUNITY
PROFILE

WHY BALDWIN

WORKFORCE



AVAILABLE

- ±40 acres

PRICE

\$45,000/acre

PROPERTY OVERVIEW

Approximately 40 acres available for commercial or industrial development adjacent to the Fairhope Airport. This site 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



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WHY BALDWIN

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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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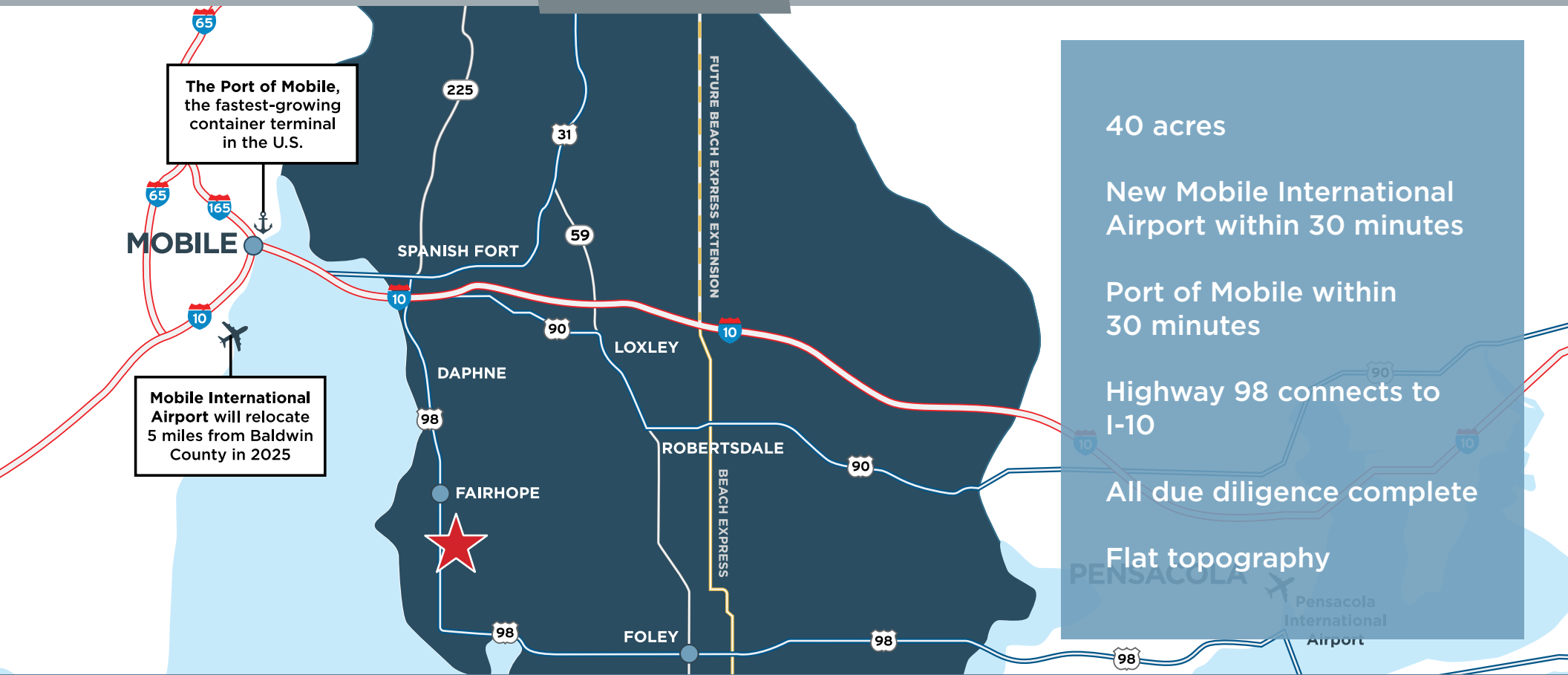
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WHY BALDWIN

WORKFORCE



- 40 acres
- New Mobile International Airport within 30 minutes
- Port of Mobile within 30 minutes
- Highway 98 connects to I-10
- All due diligence complete
- Flat topography

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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WHY BALDWIN

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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.





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WHY BALDWIN

WORKFORCE



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

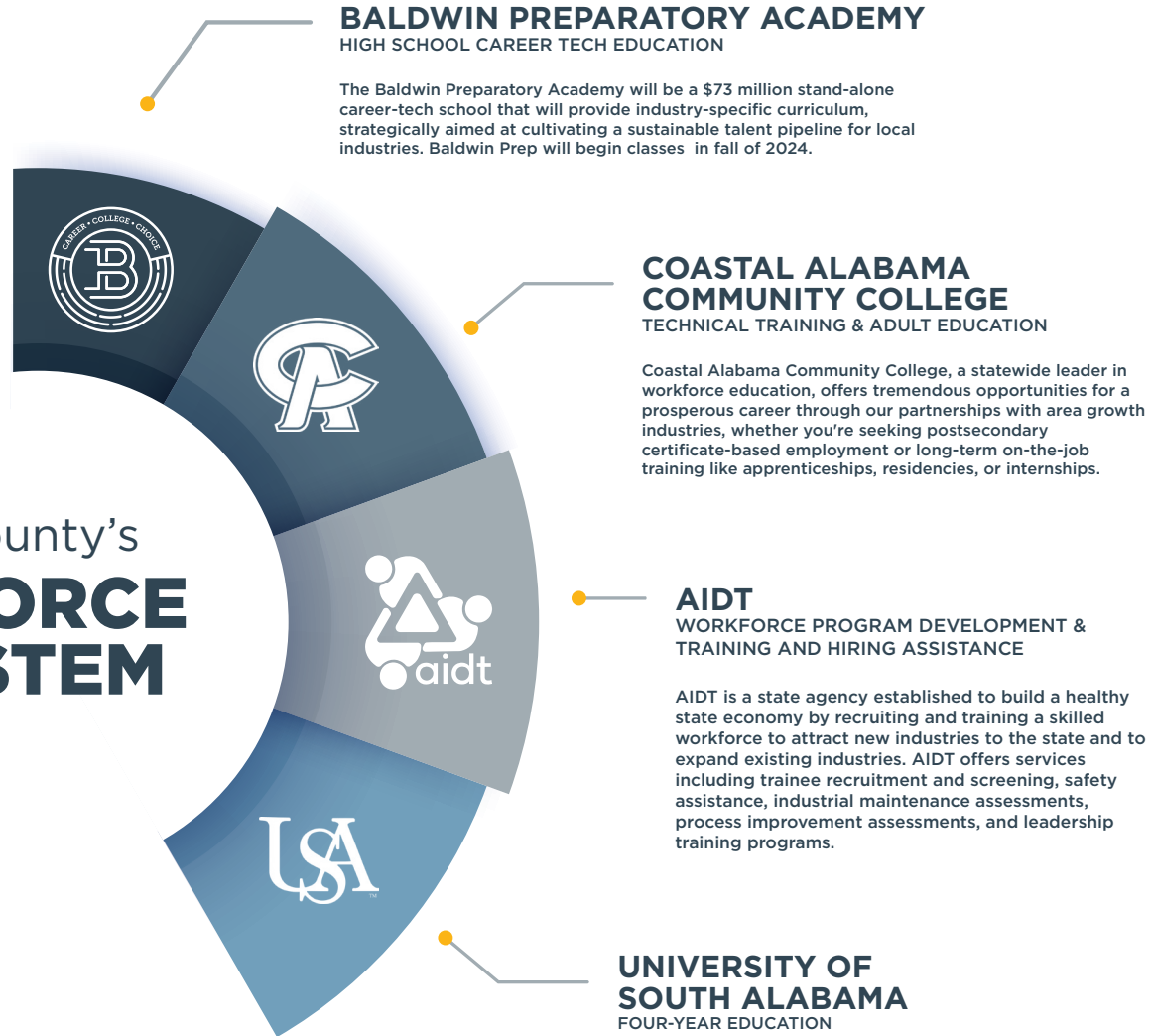
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Baldwin County's
WORKFORCE ECOSYSTEM



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