



SITE OVERVIEW

INFRASTRUCTURE

LOGISTICS

COMMUNITY PROFILE

WHY BALDWIN

WORKFORCE



AVAILABLE

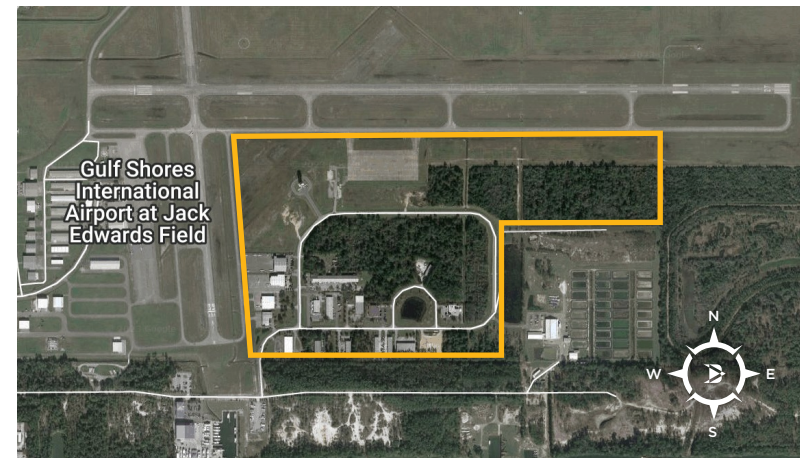
- ±78 AC

PROPERTY OVERVIEW

78 acres available for commercial and industrial development. This Advantage Alabama Certified Site is within a 60 miles of two airports with only a 45 minute drive to the Port of Mobile. This property is located in the seventh fastest-growing metropolitan in the United States.

UTILITY PROVIDERS

- Electric: Riviera Utilities
- Natural Gas: Riviera Utilities
- Water: Gulf Shores Utilities
- Fiber: Century Link



CONTACT US

251.970.4081

www.baldwineda.com



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ELECTRIC

PROVIDER: Riviera Utilities
• Existing infrastructure

NATURAL GAS

PROVIDER: Riviera Utilities
• 12" lines with 56 psi on site

WATER

PROVIDER: Gulf Shores Utilities
• 18" lines on site

WASTEWATER

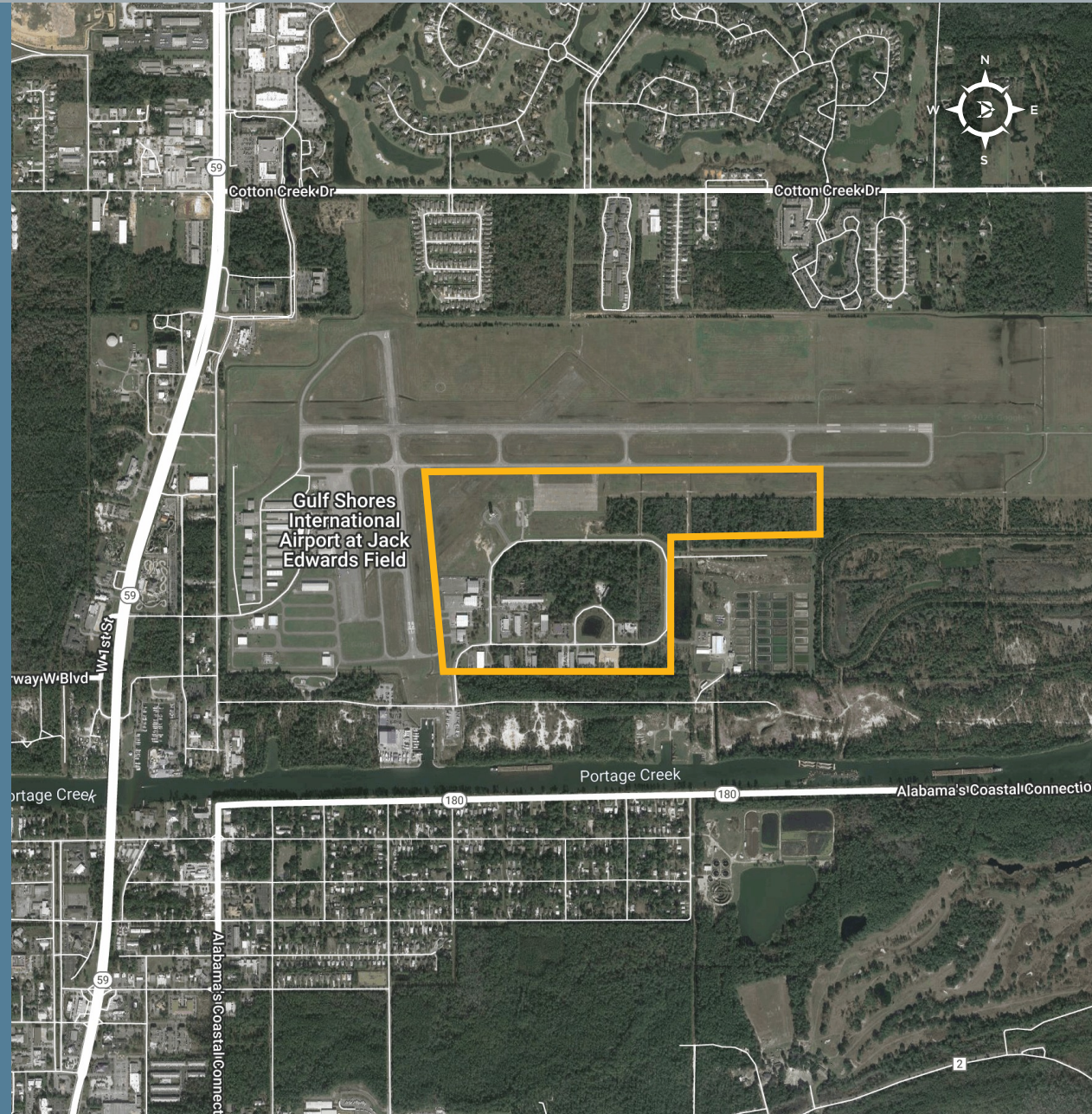
PROVIDER: Gulf Shores Utilities
• Existing infrastructure

FIBER

PROVIDER: Century Link
• Fiber infrastructure available on-site

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Mobile International Airport will relocate 5 miles from Baldwin County in 2025


Nearby Access to 4-lane Foley Beach Express

Site adjacent to Gulf Shores International Airport

45 minutes from the Port of Mobile


LATITUDE: 30.28480
LONGITUDE: -87.66920
TOPOGRAPHY: Flat

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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BALDWIN COUNTY

ECONOMIC DEVELOPMENT ALLIANCE

GULF SHORES BUSINESS & AVIATION PARK

COMMERCE DRIVE, GULF SHORES, AL | 30.28480, -87.66920

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Baldwin County receives **8+ million visitors** yearly, largely due to beaches in Gulf Shores and Orange Beach



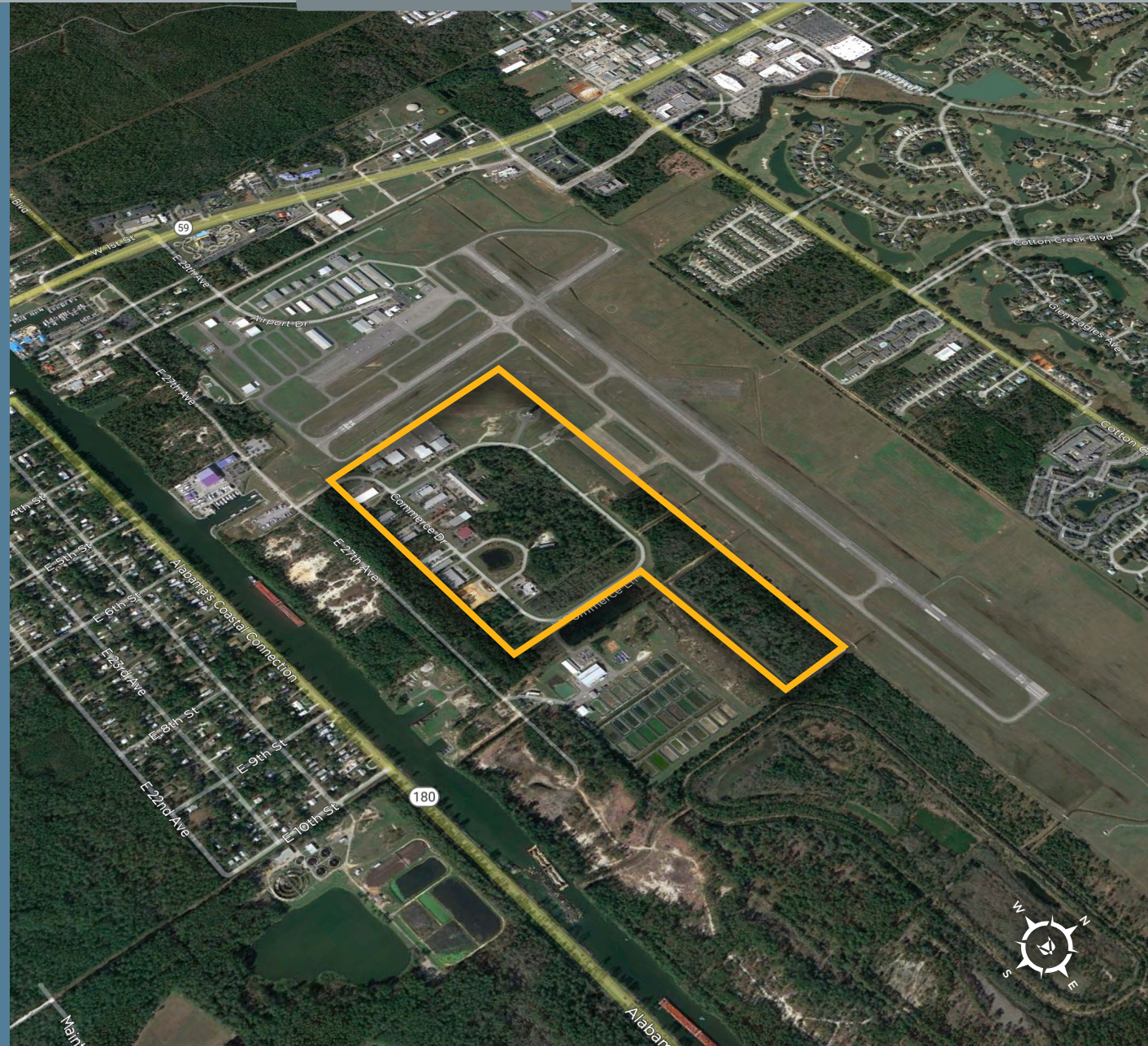
Gulf Shores population is **16,193** and the average annual growth rate is **7.6%**



Located **within 60 minutes** from Mobile International Airport and Pensacola International Airport



The median household income is **\$62,021** and the median home value is **\$331,300**





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 7,100+ 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

8,100,000 VISITORS to the community per year.

Source: Alabama Tourism Department

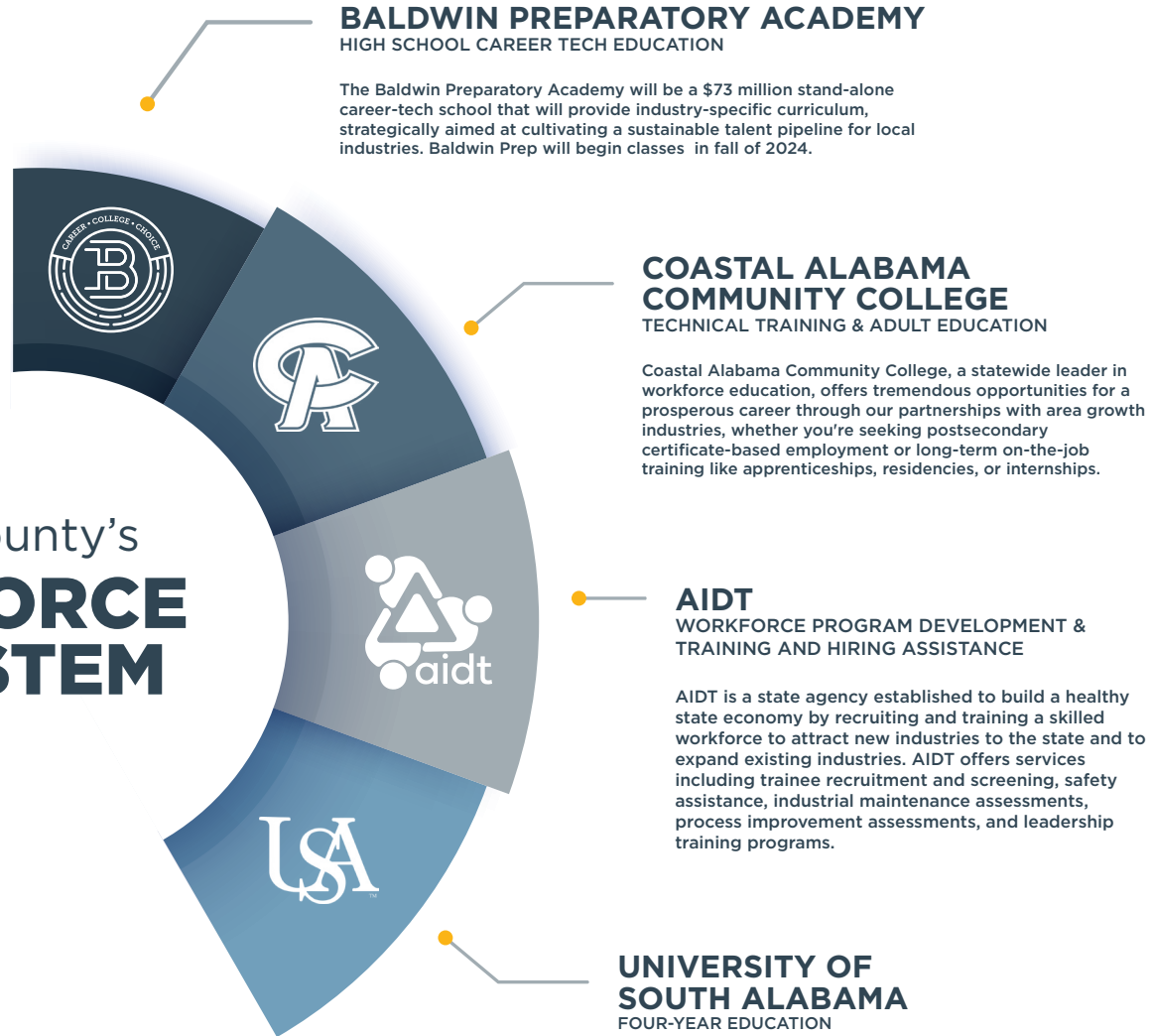
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Baldwin County's **WORKFORCE ECOSYSTEM**



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