

SITE OVERVIEW

INFRASTRUCTURE

LOGISTICS

COMMUNITY  
PROFILE

WHY BALDWIN

WORKFORCE



**AVAILABLE**

- ±150 AC

**PROPERTY OVERVIEW**

150 acres available for commercial and industrial development. This is an Advantage Alabama Certified Site with all due diligence complete. This property is located in Baldwin County's rapidly growing distribution corridor.

**UTILITY PROVIDERS**

- Electric: Baldwin EMC
- Natural Gas: Riviera Utilities
- Water: Town of Loxley
- Fiber: Century Link



**CONTACT US**

251.970.4081

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



SITE OVERVIEW

**INFRASTRUCTURE**

LOGISTICS

COMMUNITY PROFILE

WHY BALDWIN

WORKFORCE

## ELECTRIC

**PROVIDER:** Baldwin EMC

- 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:** Town of Loxley

- 16" and 8" lines adjacent to site
- Existing line and water tower adjacent to site
- Over 3 MGD in excess capacity available to the site

## WASTEWATER

**PROVIDER:** Town of Loxley

- 16" force main adjacent to site
- Existing line adjacent to site
- Over 325k GPD in excess capacity available to the site

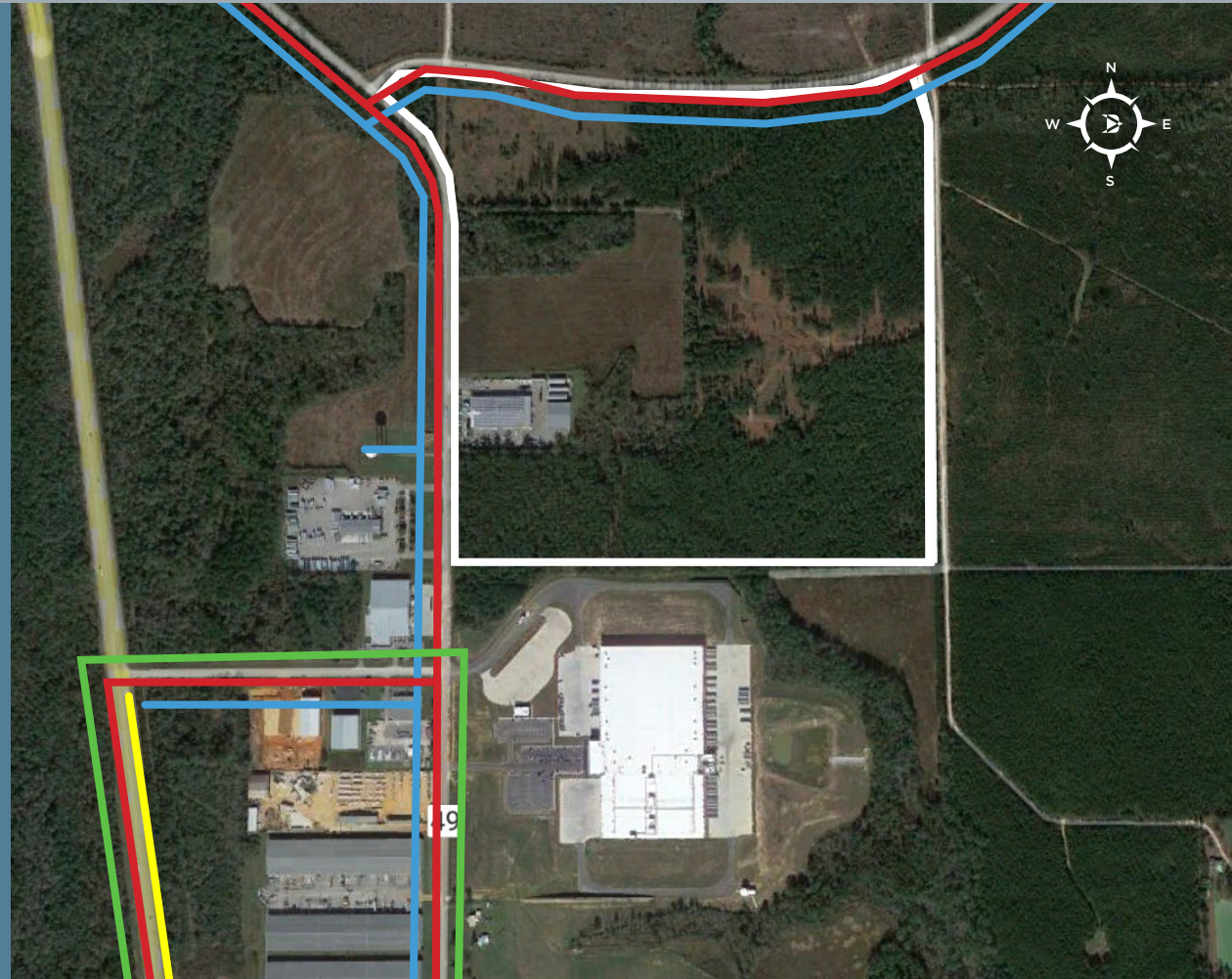
## FIBER

**PROVIDER:** Century Link

- Fiber infrastructure available on-site

## CONTACT US

251.970.4081  
www.baldwineda.com



- |  |             |  |             |
|--|-------------|--|-------------|
|  | SITE        |  | WATER       |
|  | ELECTRIC    |  | NATURAL GAS |
|  | NATURAL GAS |  | SEWER       |

SITE OVERVIEW

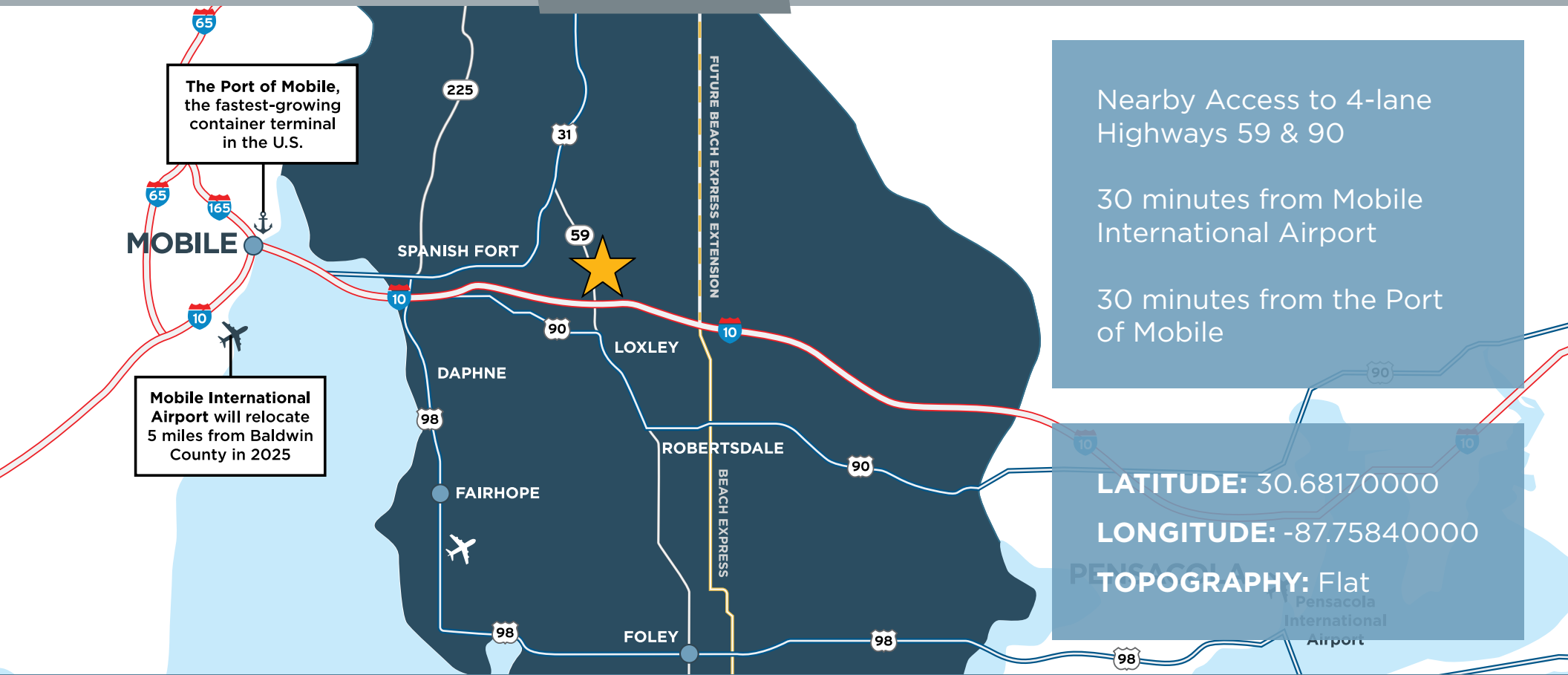
INFRASTRUCTURE

**LOGISTICS**

COMMUNITY PROFILE

WHY BALDWIN

WORKFORCE



**SITE IS LESS THAN 3 MI FROM 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

**CONTACT US**

251.970.4081

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





SITE OVERVIEW

INFRASTRUCTURE

LOGISTICS

**COMMUNITY PROFILE**

WHY BALDWIN

WORKFORCE



Loxley'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

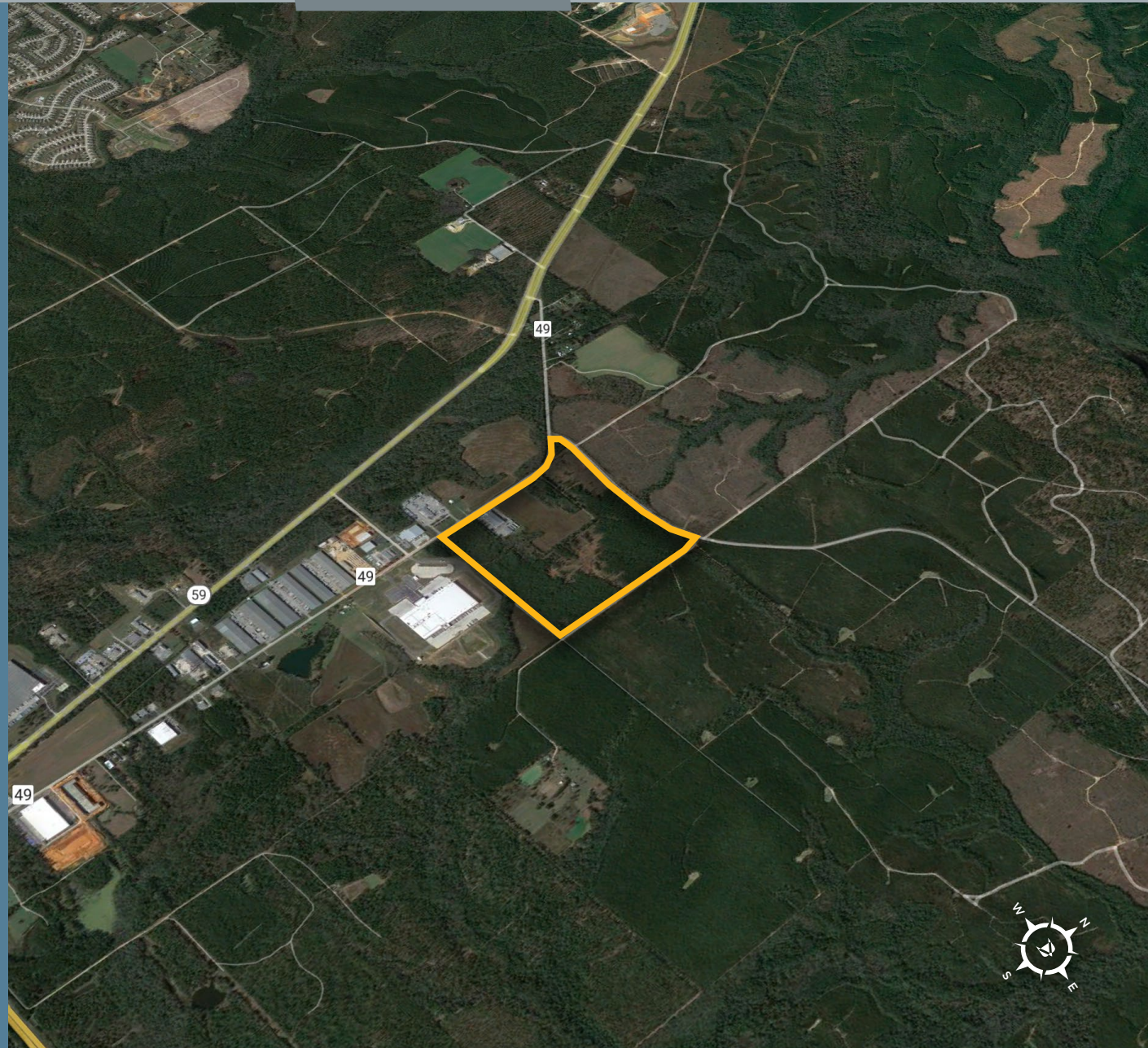


Located about **30 minutes** from Mobile International Airport and Pensacola International Airport



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.





SITE OVERVIEW

INFRASTRUCTURE

LOGISTICS

COMMUNITY PROFILE

**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

**7<sup>TH</sup> 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

**CONTACT US**

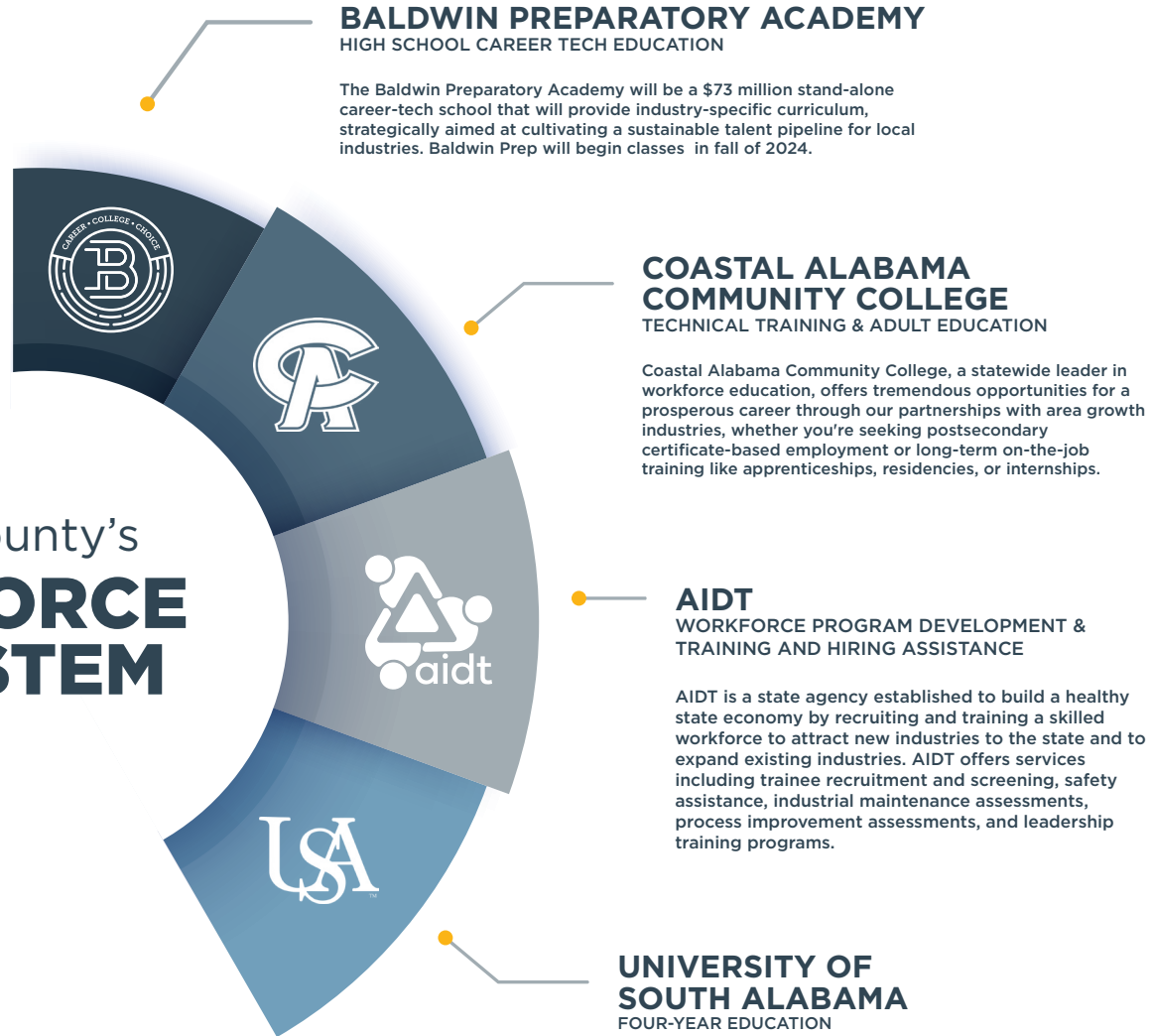
251.970.4081

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





## Baldwin County's **WORKFORCE ECOSYSTEM**



### CONTACT US

251.970.4081

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