

SITE OVERVIEW

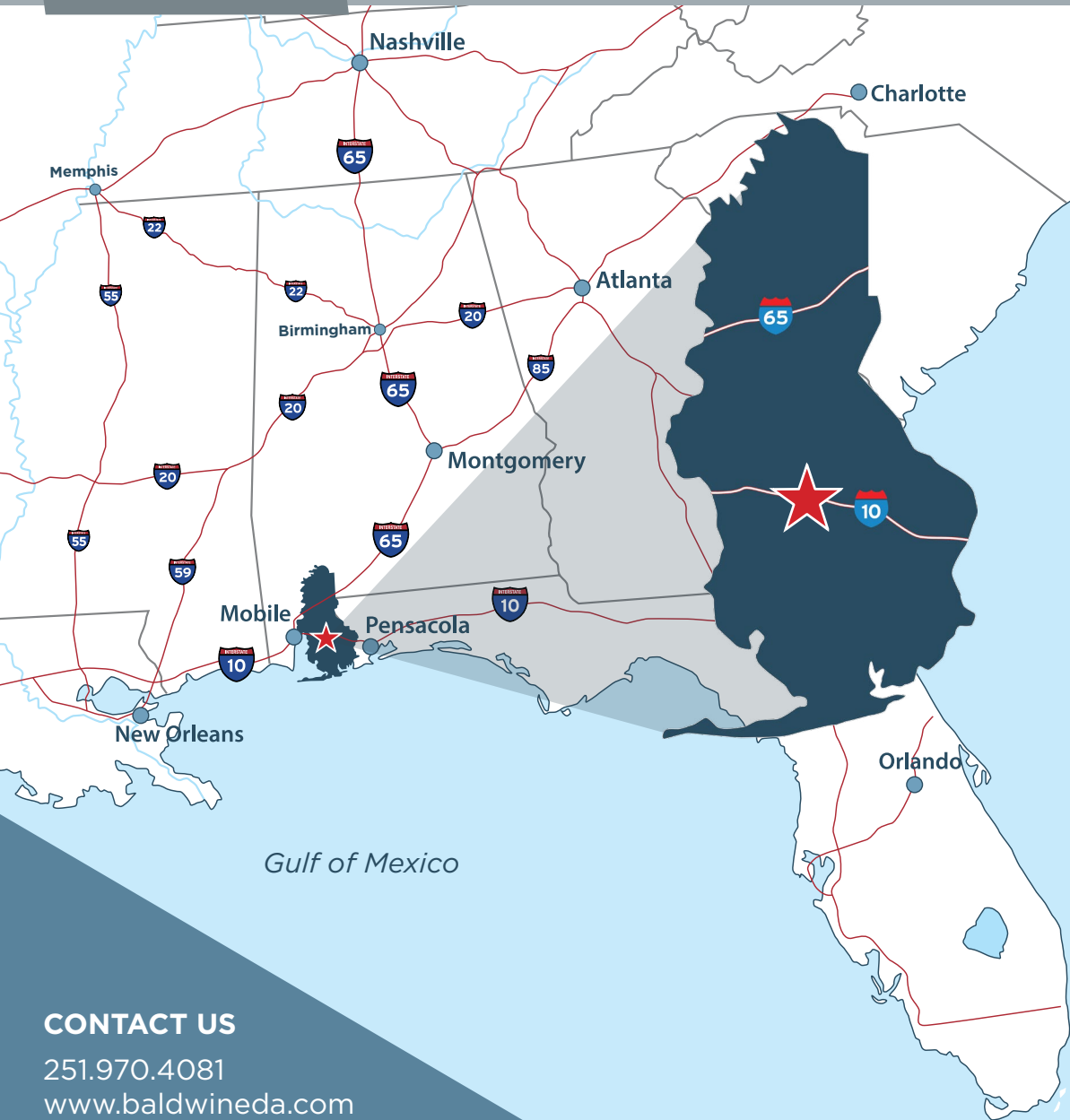
INFRASTRUCTURE

LOGISTICS

COMMUNITY
PROFILE

WHY BALDWIN

WORKFORCE



AVAILABLE

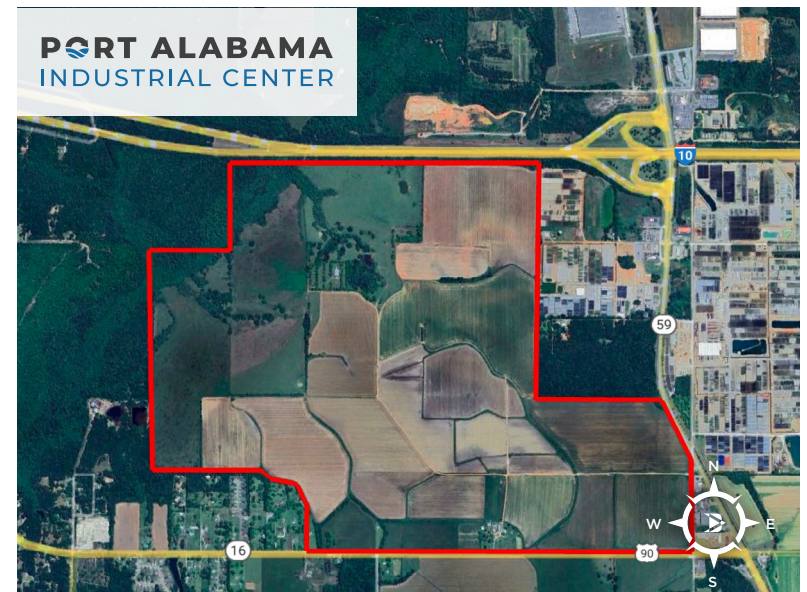
- ±1,000 AC

PRICE

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

PROPERTY OVERVIEW

PortPlex at Gulf South has 1,000 acres for commercial and industrial development available. 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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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

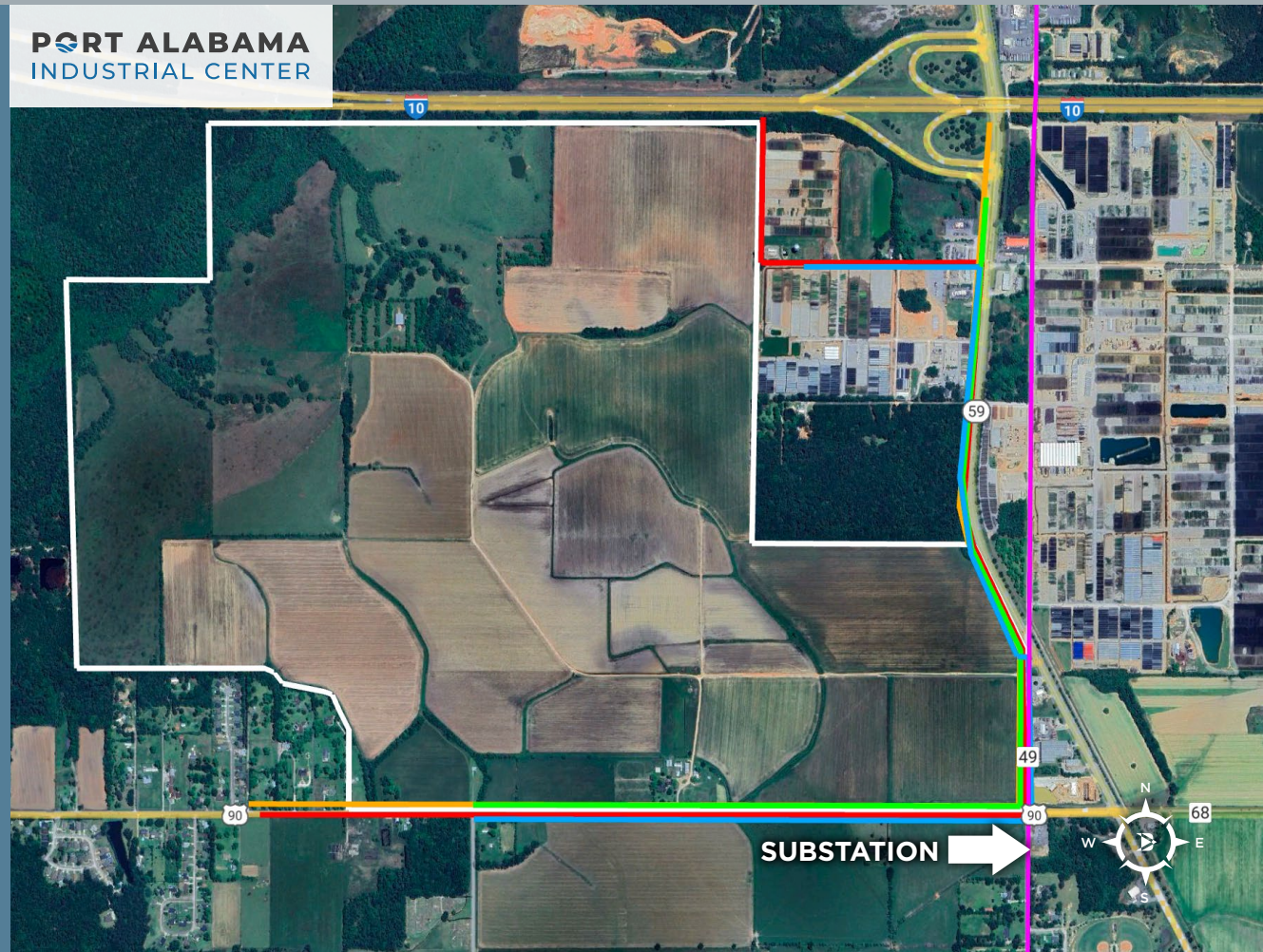
PROVIDER: Multiple Providers

- Fiber infrastructure available on-site

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**PORT ALABAMA
INDUSTRIAL CENTER**



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The Port of Mobile, the fastest-growing container terminal in the U.S.

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

**PORT ALABAMA
INDUSTRIAL CENTER**

Immediate Access to 4-lane Highways 59 & 90



30 minutes from Mobile International Airport

30 minutes from the Port of Mobile

LATITUDE: 30.641903

LONGITUDE: -87.776346

TOPOGRAPHY: Flat

<p>SITE HAS DIRECT FRONTAGE ON I-10</p>  <p>I-10 CONNECTS JACKSONVILLE, FL TO SANTA MONICA, CA</p>	<p>SITE IS 30 MINUTES FROM I-65</p>  <p>I-65 CONNECTS OUR REGION TO CHICAGO, IL</p>
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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



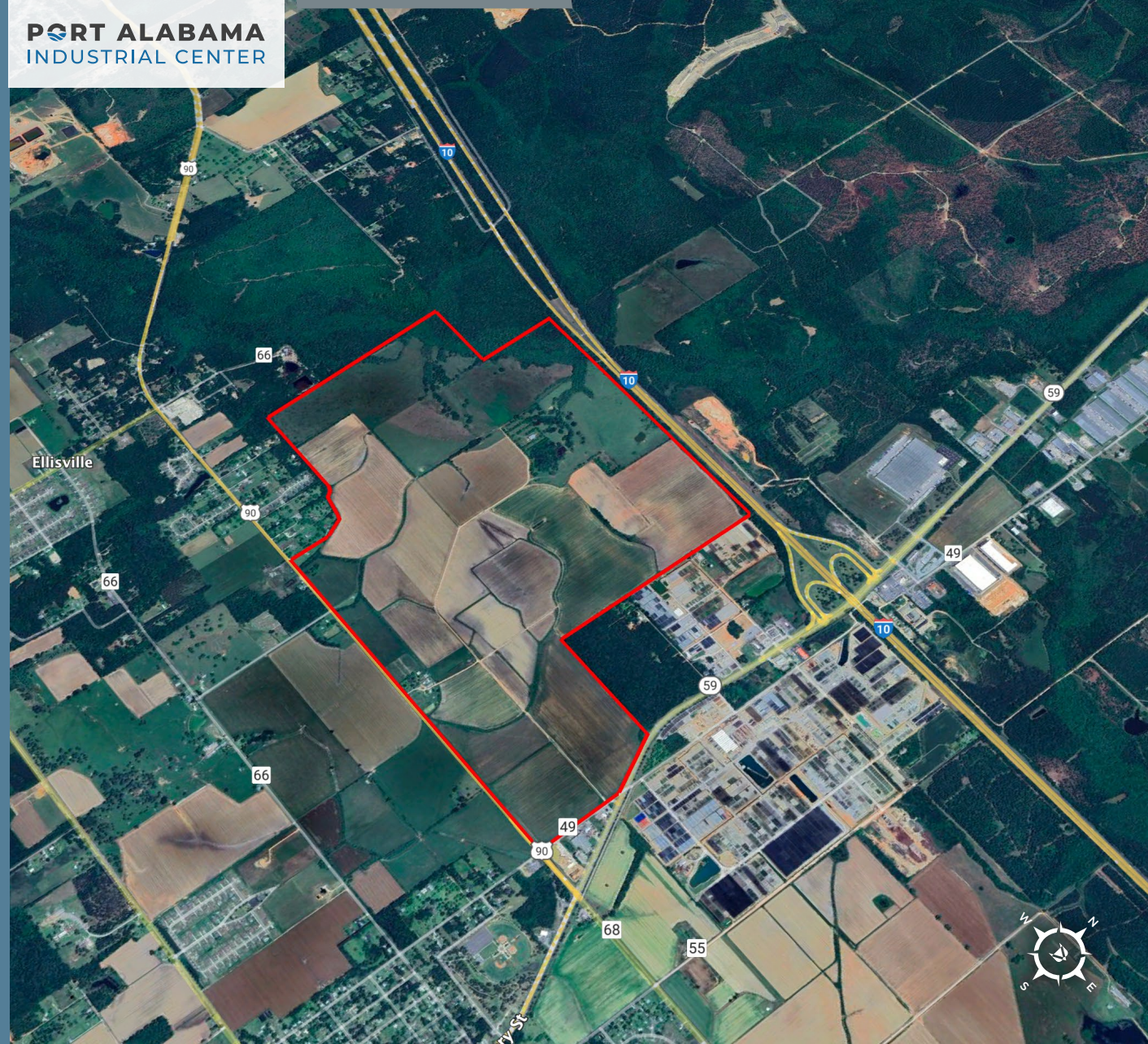
Located about **30 minutes** from Mobile International Airport and Pensacola International Airport



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.

**PORT ALABAMA
INDUSTRIAL CENTER**



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WHY BALDWIN

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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

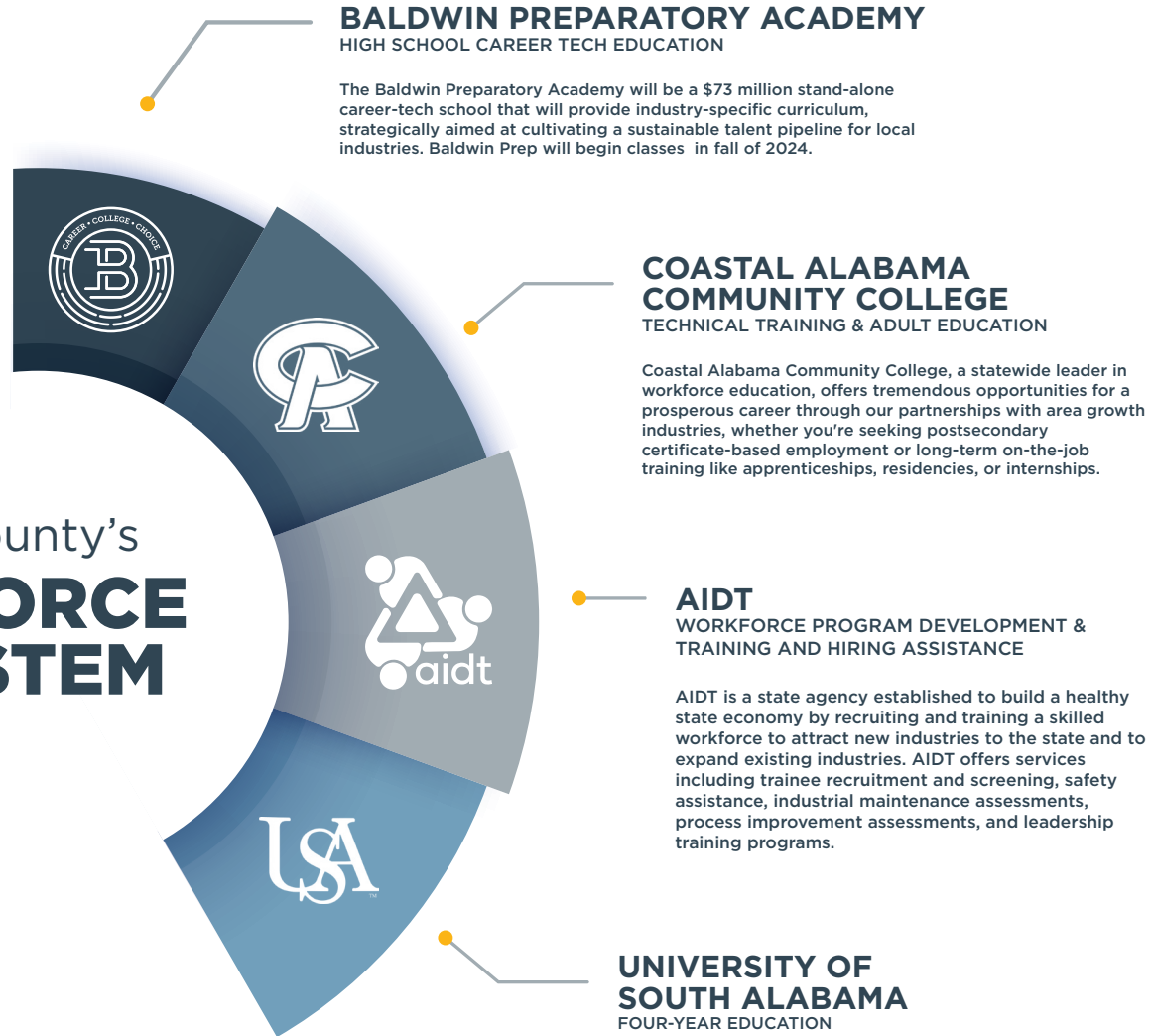
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Baldwin County's **WORKFORCE ECOSYSTEM**



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