

FOR SALE
170+ ACRES
DEVELOPMENT SITE
LOXLEY AL

AdvantageSite!



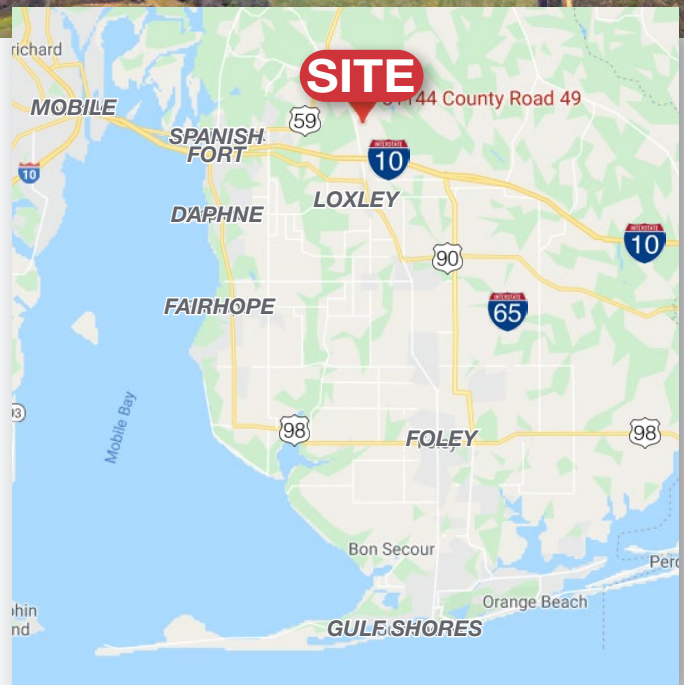
170± Acres off Hwy 59

31144 Co Rd. 49
Loxley, AL 36551

Property Features

- Designated as an **Alabama AdvantageSite**
- Total Available: 170± Acre
- Zoning: M-1
- Located less than 2,220± ft from Hwy 59
- Over 3,000± feet of frontage
- Level topography
- Opportunity to subdivide
- Centrally located in Baldwin County
- Less than 2 miles from I-10
- Excellent visibility

SALES PRICE: \$6,800,000.00



For more information:

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Mobile, AL

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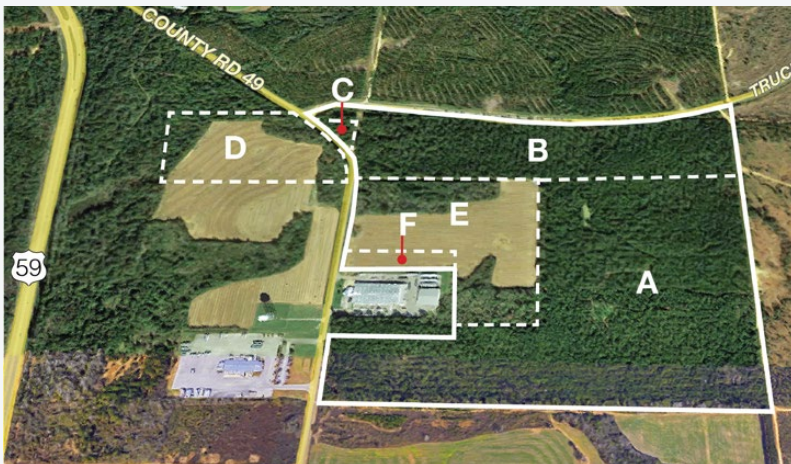
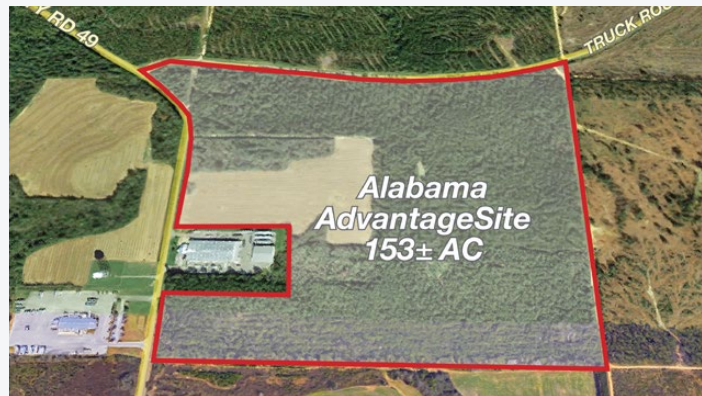
www.nai-mobile.com



Location Description

This 170± acre Alabama Advantage Site is perfectly suited for industrial development. With 124.3 acres zoned M-1 and 45.5 acres zoned A-O, this site can accommodate a plethora of uses ranging from manufacturing plants, distribution centers, automotive industries, forestry productions and more.

As an EDPA certified Advantage Site, this property has completed a voluntary industrial-site preparedness program created to make Alabama more competitive for companies considering a location within the state. To receive this certification, the EDPA requires the site have certain zoning, utility, and land qualifications met.

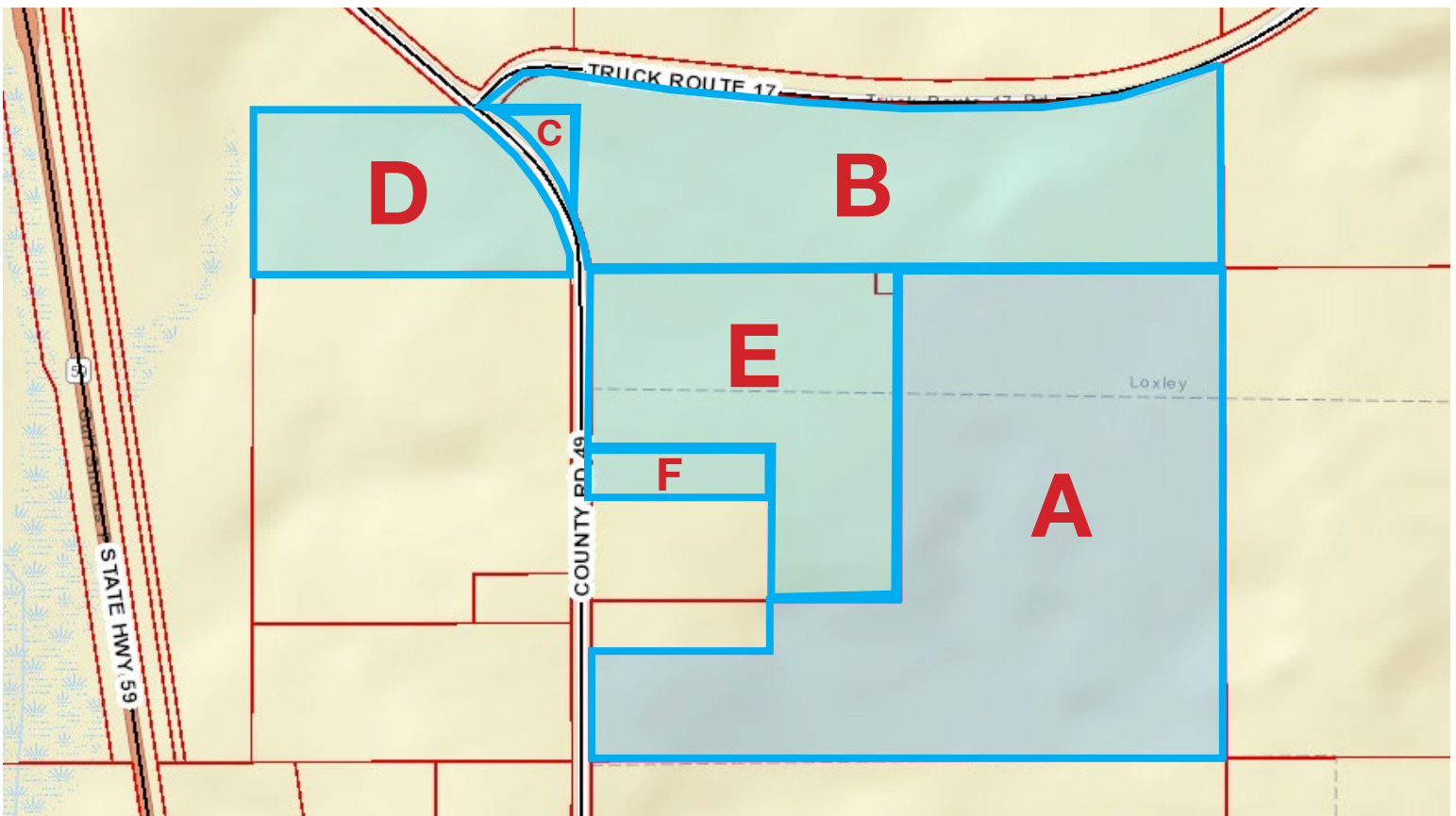


HWY 59	0.6 miles
I-10	1.8 miles
Downtown Mobile	18.8 miles
I-65	21.3 miles
Port of Mobile	22.0 miles
I-165	24.0 miles
Pensacola, FL	42.8 miles
Pascagoula, MS	59.2 miles
Birmingham, AL	240 miles

The property is designated as an **Alabama AdvantageSite**, meaning it has already been thoroughly vetted by Federal, State and Local authorities and approved for industrial development. Managed by the **Economic Development Partnership of Alabama** the AdvantageSite program is a joint effort between the private sector and state and local governments to prepare and deliver property that is shovel ready for large industrial prospects.

To achieve AdvantageSite status the property must be a minimum of **25 acres in an industrial park or a minimum of 50 contiguous acres** that is accessible by a paved two-lane roadway. The site is inspected with a Phase I Environmental Assessment, a Geotechnical Exploration Report, a Preliminary Wetlands Assessment and reviewed for the presence of threatened/endangered species, historical and archaeological significance. The **site must be serviced with utilities** including power, natural gas, telephone, fiber and public water and wastewater. The community the in which the site is located is reviewed for workforce talent, education and training.

The property is **one of 59 AdvantageSites in Alabama** consisting of a total of **170± acres**.



A.	PARCEL: 05-33-05-22-0-000-001.000, PPIN: 75256	76. ACRES
B.	PARCEL: 05-33-05-22-0-000-001.007, PPIN: 28648	44. ACRES
C.	PARCEL: 05-33-05-22-0-000-011.003, PPIN: 232248	1.52 ACRES
D.	PARCEL: 05-33-05-22-0-000-011.005, PPIN: 285516	17. ACRES
E.	PARCEL: 05-33-05-22-0-000-011.006, PPIN: 307180	28. ACRES
F.	PARCEL: 05-33-05-22-0-000-011.007, PPIN: 307181	3.3 ACRES
	TOTAL	169.82 ACRES

POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



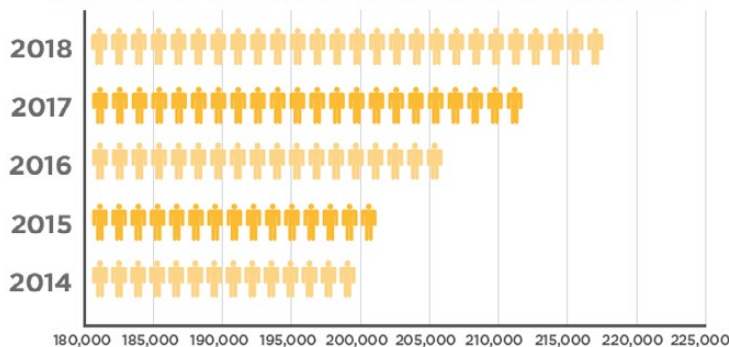
Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

BALDWIN COUNTY POPULATION GROWTH



POPULATION

2018	218,022
2017	212,628
2016	207,509
2015	202,863
2014	199,064

Source: U.S. Census Bureau

- ★ **OVER 55% POPULATION GROWTH** SINCE 2000
- ★ **11TH FASTEST GROWING MSA** IN THE U.S.
- ★ **THE FASTEST GROWING COUNTY** IN ALABAMA

Source: U.S. Census Bureau

NOTEWORTHY

- ★ **500,000+ WORKERS** in the Baldwin County labor shed *Source: JobsEQ*
- ★ **1 IN 10 BALDWIN COUNTY RESIDENTS** holds a graduate degree *Source: U.S. Census Bureau*
- ★ **1.9% MANUFACTURING UNION MEMBERSHIP**, compared to 8.6% U.S. average *Source: JobsEQ*
- ★ **80% PRIME-AGE LABOR FORCE** participation rate in Baldwin County *Source: JobsEQ*
- ★ Baldwin County has seen **24% GROWTH IN WORKING AGE RESIDENTS** (Age 25-65) since 2010 *Source: ESRI*

CHOOSE BALDWIN

LOGISTICS

Highways and Interstates

- 9 major highways and interstates
- Interstate 65 connects Mobile, Alabama, to Chicago, Illinois
- Interstate 10 connects Jacksonville, Florida, to Los Angeles, California

The Port of Mobile

- All 5 Class I Railroads converge
- 10th largest U.S. port by volume

Within 30-minute drive of Mobile Regional Airport and Pensacola International Airport

All sites in Baldwin County are eligible for designation as a Free Trade Zone, under the City of Mobile's Alternative Site-Management Framework