

FOR SALE
170± AC

DEVELOPMENT LAND
BAY MINETTE, AL

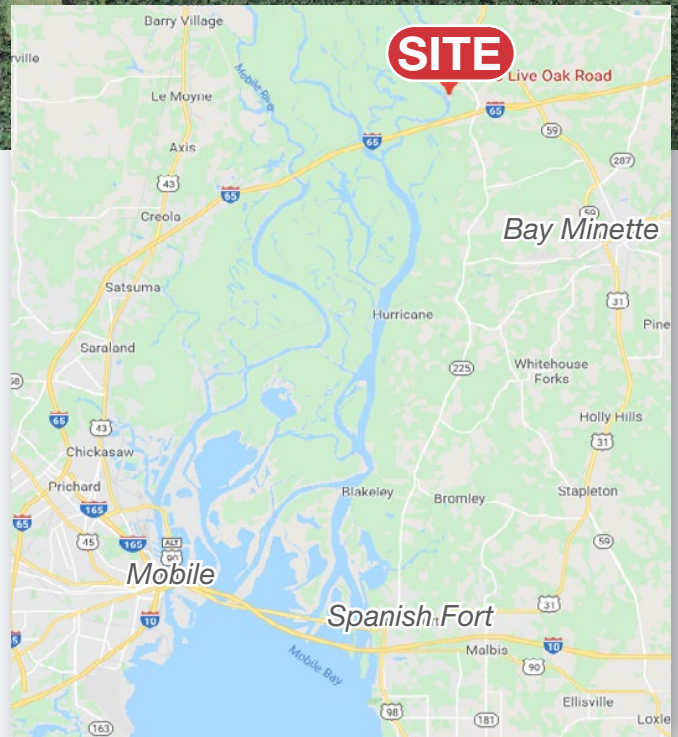


170± AC On I-65

I-65 & Live Oak Road
Bay Minette, AL 36507

Property Features

- AVAILABLE: 170.7± AC
- I-65 Frontage: 1± mile
- Un-zoned
- Southeast intersection of I-65 & AL-59
- Ideal for investment, industrial or single-family development
- Down the road from HWY 287 (Rabun Road) from the [South Alabama Mega Site](#) - 3,000 acres for industrial development
- All utilities available to site
- Target industries: Distribution/Logistics, Aerospace, Innovative Industries and Manufacturing
- I-10 connects Jacksonville, FL to Santa Monica, CA



For more information:

Allan R. Cameron, Jr. SIOR

251.751.9553 cell

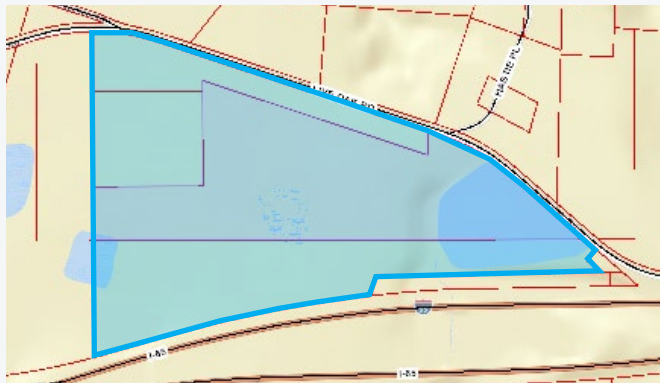
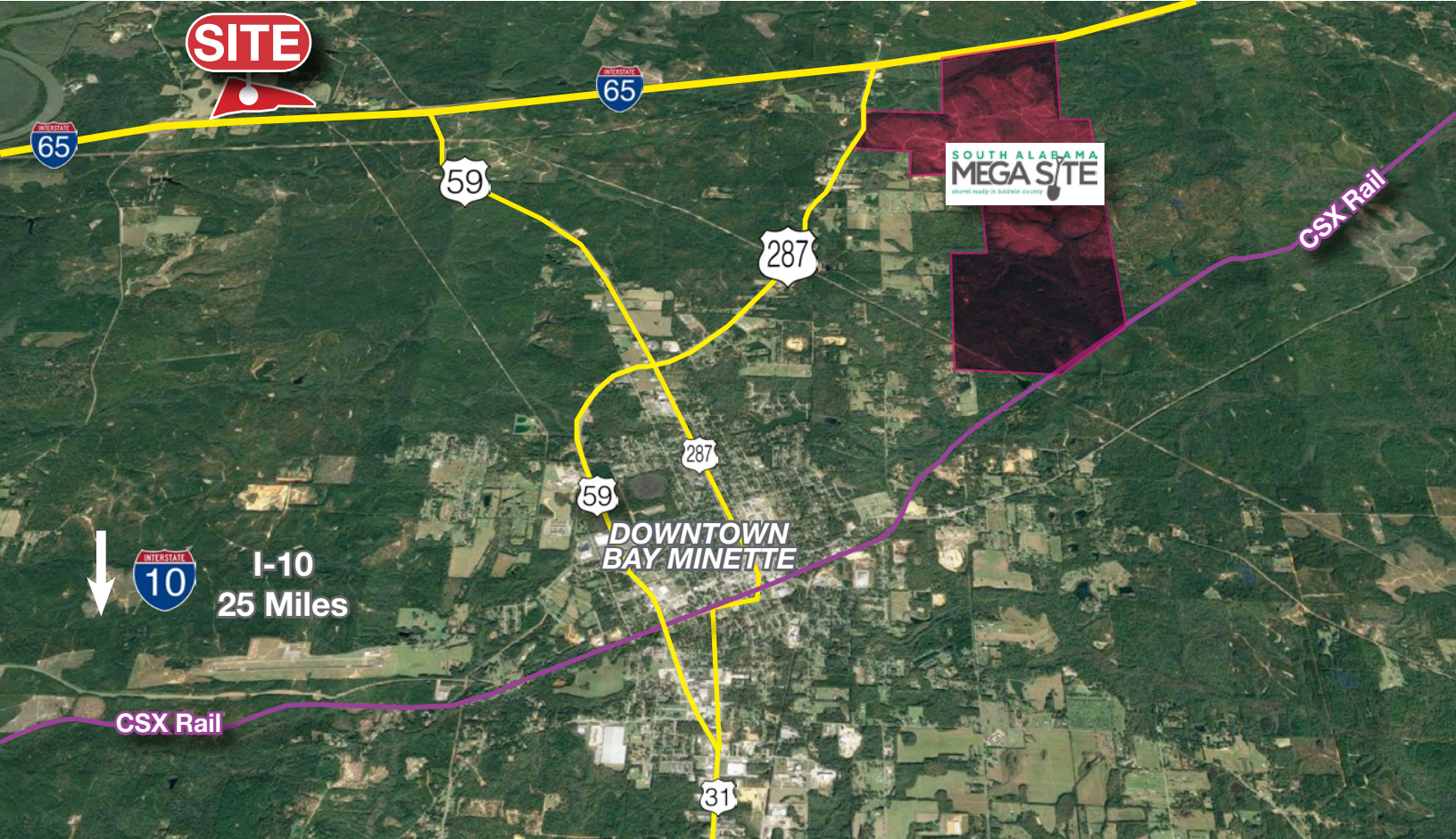
acameron@nai-mobile.com

SALES PRICE: \$25,000.00 per ACRE

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56 St. Emanuel St.
Mobile, AL
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Location Description:

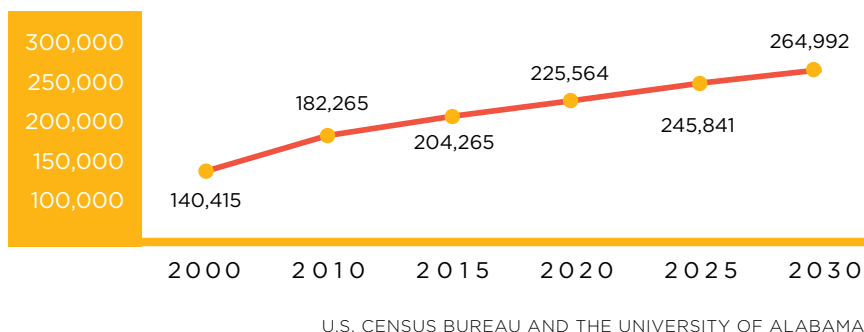
The subject property is located on I-65, below Live Oak Rd. just north of downtown Bay Minette, AL, within Baldwin County, the largest county in Alabama, where population has grown 43% since 2000, a rate of about 2 - 4% each year. Baldwin County connects to Mobile via I-10 & I-65. The Port of Mobile is the 12th largest port by volume in the U.S. and the only seaport where 5 class-1 railroads converge.

I-65	Fronting
AL - 59	1.5 miles
South Alabama Mega Site	6.7 miles
Downtown Bay Minette	7.2 miles
Creola via I-65	15.0 miles
I-10 / Loxley	25.1 miles
Mobile via I-65	30.7 miles
Mobile Aeroplex at Brookley	35.2 miles
Pensacola, FL	60.8 miles
New Orleans, LA	162 miles

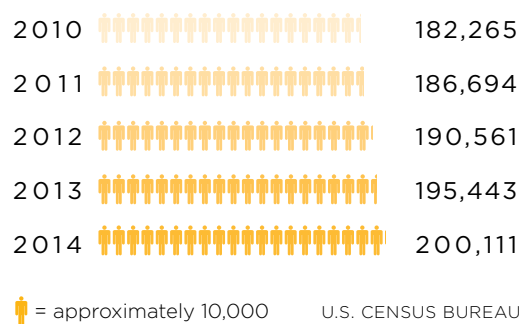
MAJOR INDUSTRIAL EMPLOYERS IN BALDWIN COUNTY

COMPANY	EMPLOYEES	INDUSTRY
UTC Aerospace Systems	830	Aerospace OEM
Standard Furniture	650	Furniture Manufacturing
Vulcan, Inc.	290	Metal Stamping and processing
Ace Hardware Support Center	255	Distribution
Quincy Compressor	220	Industrial compressor manufacturing
Bon Secour Fisheries	150	Seafood processing
International Paper	145	Paper products manufacturing
Segers Aerospace	130	Aerospace MRO
Ascend Performance Materials	120	Resin and polymer manufacturing
Quality Filters	118	Air filter manufacturing
Hydratech Industries	105	Industrial cylinder manufacturing

POPULATION PROJECTIONS 2015-2030



POPULATION 2010-2014



MARKET ACCESS

I-10 CONNECTS JACKSONVILLE, FL TO SANTA MONICA, CA

I-65 CONNECTS OUR REGION TO CHICAGO, IL

OVER **1,000,000** IN REGIONAL POPULATION

PORT OF MOBILE

12TH LARGEST PORT BY VOLUME



POST-PANAMAX READY

INTERMODAL ACCESS



OVER \$18.7 BILLION IN ECONOMIC IMPACT



ONLY SEAPORT WHERE 5 CLASS-1 RAILROADS CONVERGE

25+ MILLION TONS MOVING THROUGH



45 FT. CHANNEL DEPTH AND TURNING BASIN