



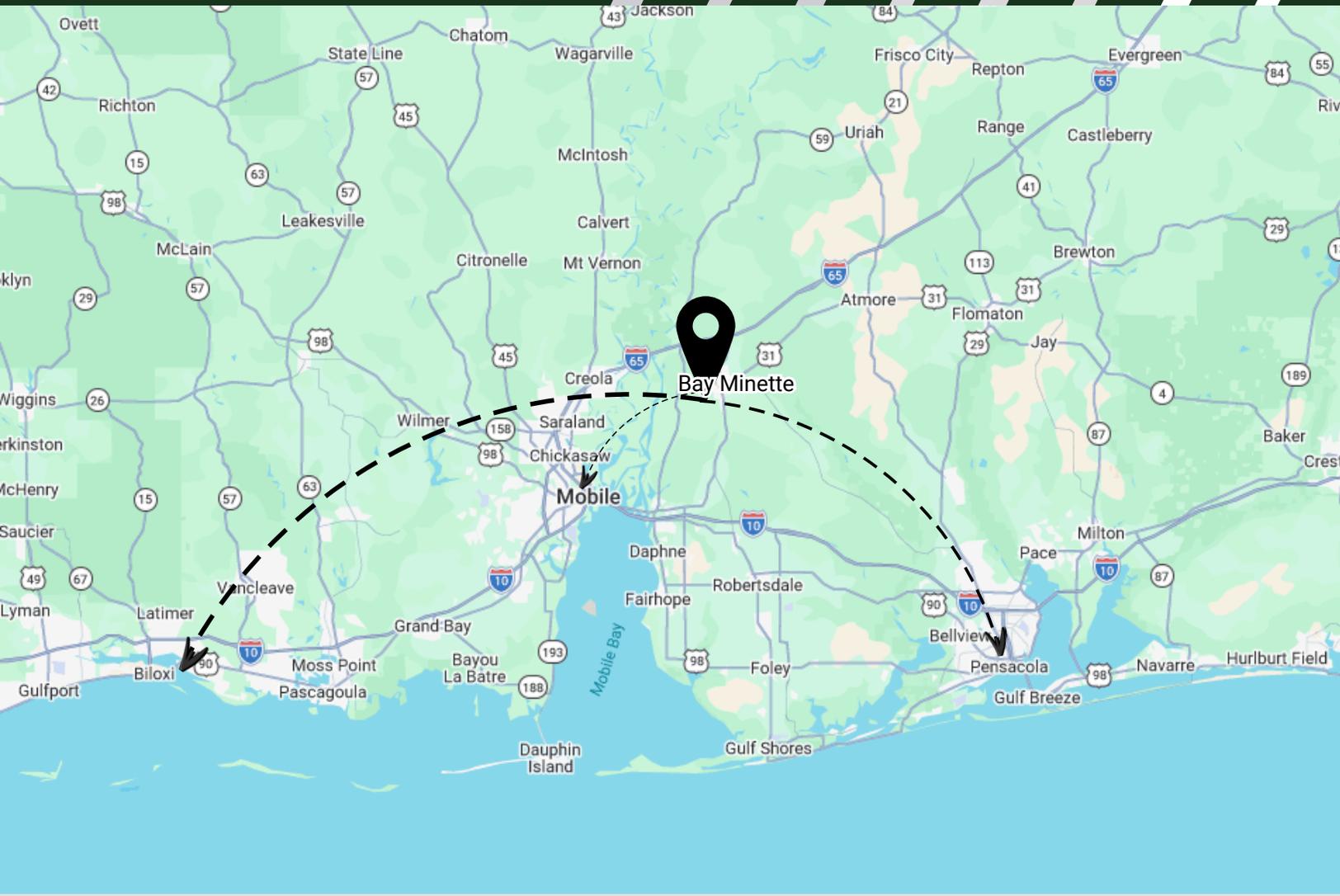
MARKET OVERVIEW

Positioned in Bay Minette, the property benefits from continued industrial growth and infrastructure investment across North Baldwin County. Expansion in manufacturing, timber, and regional logistics, along with ongoing improvements at the Bay Minette Municipal Airport, strengthens demand for aviation space and places this asset within a steadily advancing market corridor.

PROPERTY HIGHLIGHTS

- A total of ±16,900 SF Available
 - ±10,000 SF hangar space
 - ±3,000 SF dedicated office space
 - ±3,900 SF storage/workshop area
- Direct ramp access to 6,000' runway
- Hangar equipped with gas heaters, 3-phase power, built-in compressor & new LED lighting
- Office layout includes: private offices, conference room, and two restrooms
- Ideal for aviation operations, aircraft maintenance and corporate offices with airport access
- The only privately owned hangar on the field

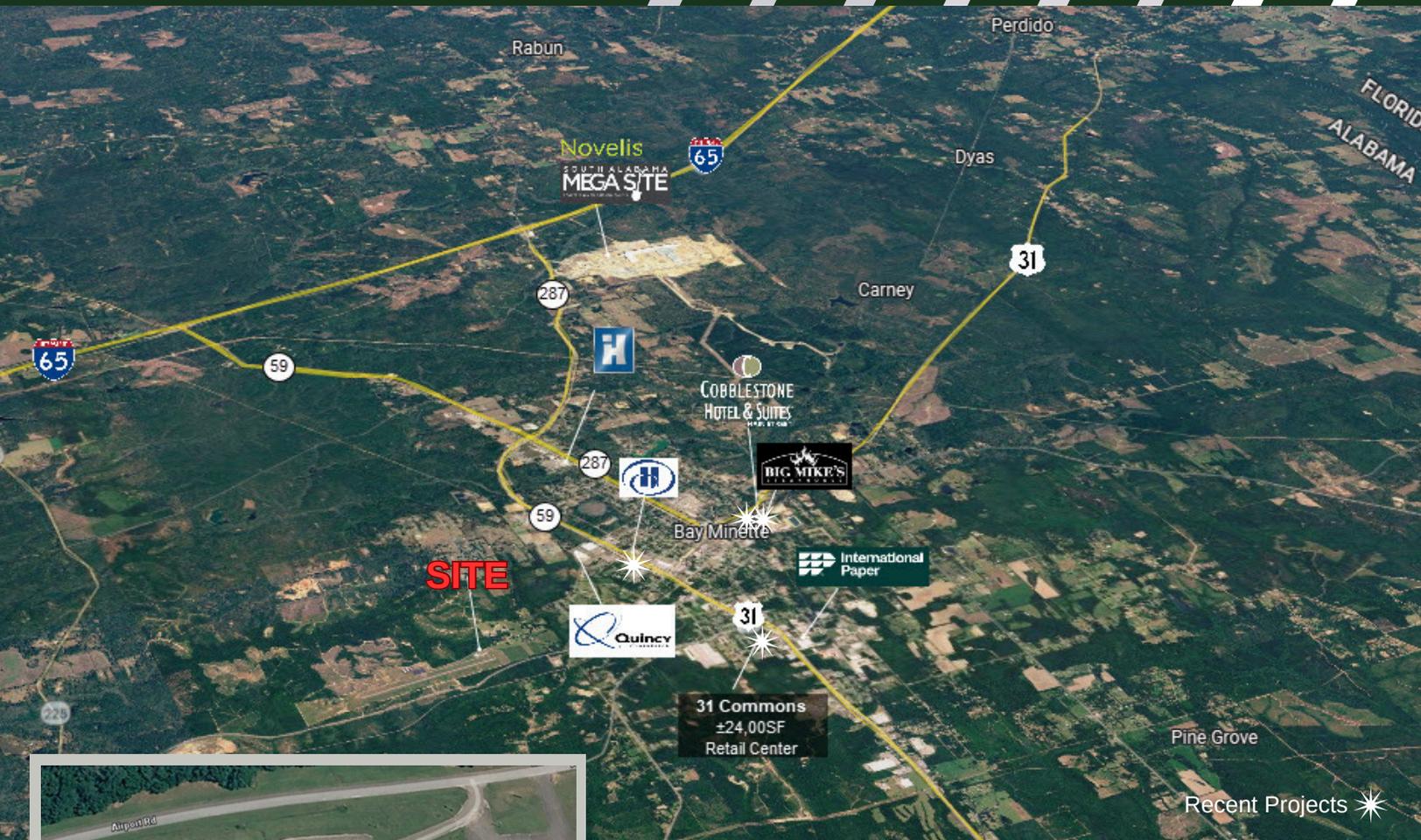
OFFERED AT \$965,000.00



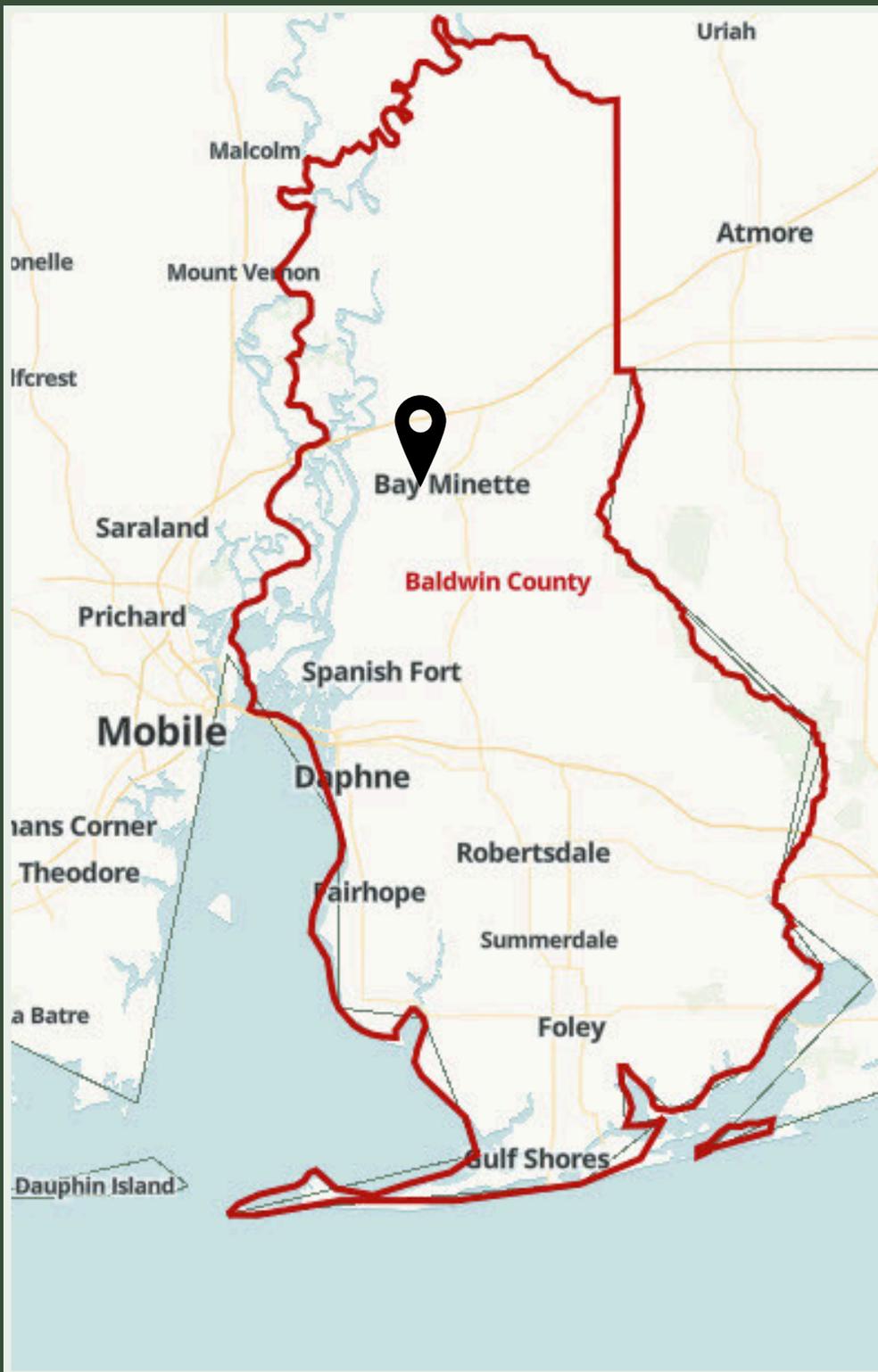
With easy access to the Gulf Coast's most active markets, Bay Minette offers a well-connected location for businesses seeking regional reach, strong infrastructure, and long-term growth.

Just 35 miles from Mobile, 45 miles from Pensacola, and 75 miles from Biloxi, the property sits in a balanced position between major metropolitan areas, allowing operators to move efficiently across state lines while benefiting from continued industrial expansion in North Baldwin County.

Located at the Bay Minette Municipal Airport, the asset provides direct runway access with less congestion than larger hubs such as Mobile Regional Airport and Pensacola International Airport. It offers convenience and operational flexibility for local users, while giving outside buyers a centrally positioned Gulf Coast base with efficient access to surrounding markets.







CONNECTED TO THE GULF COAST'S MOST POWERFUL TRANSPORTATION NETWORK

- 9 major highways and interstates
 - U.S. Highways 98, 90, and 31
 - Alabama Highways 59, 104, 181, 182
 - Baldwin Beach Express – limited access expressway that connects I-10 to gulf beaches
- 65 truck carriers licensed to serve Mobile and Baldwin Counties
- CSX Transportation services Baldwin
- 5 Class 1 Railroads in Mobile
- Several navigable waterways with barge access

THE PORT OF MOBILE

- Alabama's deep-water port, with 45 ft. channel depth and turning basin
- 12th largest seaport in the US, by volume
- \$18.7 billion economic impact
- Accounts for 121,500 direct, indirect, induced, and related jobs in Alabama



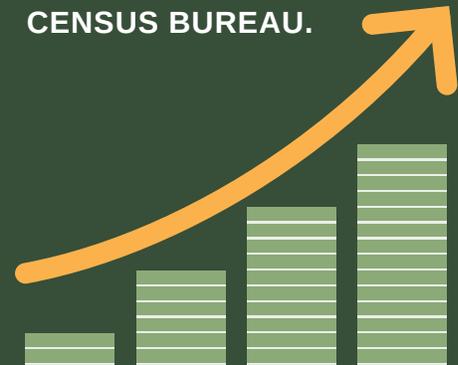
BALDWIN
COUNTY IS
ALABAMA'S
4TH LARGEST
COUNTY WITH
A POPULATION
GROWTH RATE
OF 30%
FROM 2021 TO
2024

OVER 88%
POPULATION
GROWTH
SINCE 2000.



FASTEST GROWING COUNTY IN ALABAMA BY
POPULATION TOTAL SINCE 2010.

6TH FASTEST GROWING MSA IN THE
UNITED STATES ACCORDING TO THE US
CENSUS BUREAU.



82% GROWTH IN TOTAL
ASSESSED PROPERTY
VALUES BETWEEN
2019-2024.



TOP 50 PLACES TO GROW A
BUSINESS BY FORBES MAGAZINE.

THE HOSPITALITY & TOURISM
INDUSTRY IN BALDWIN COUNTY SEES
8 MILLION VISITORS EACH YEAR AND
GENERATES MORE

PAYROLL
TAXES &
MORE GRP
THAN THE
OTHER
LISTED
INDUSTRIES
COMBINED.



BALDWIN COUNTY IS HOME TO
8 CERTIFIED EDPA ADVANTAGE SITES,
THE MOST IN THE STATE
OF ALABAMA.

SOURCE: BALDWIN ALLIANCE