

FOR SALE

4.22± AC INDUSTRIAL DEVELOPMENT SITE

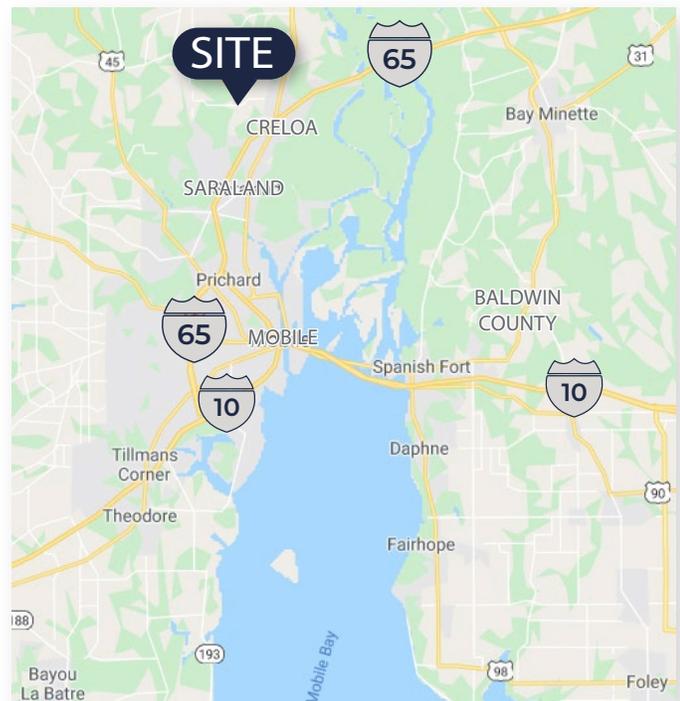
1100 Radcliff Road | Creola



Property Features

- Designated as an **Alabama AdvantageSite**
- Total Available: 4.22± Acres
- Additional acreage available
- Power, natural gas, telephone, fiber, water and wastewater service available at site
- Zoned industrial
- Rail access available (AGR)
- Level Topography
- Adjacent to new Superior Air Parts manufacturing facility
- Ideal for industrial development
- Less than 4 miles to I-65 less than 20 miles to the Alabama Port
- Adjacent to HWY 43 industrial corridor

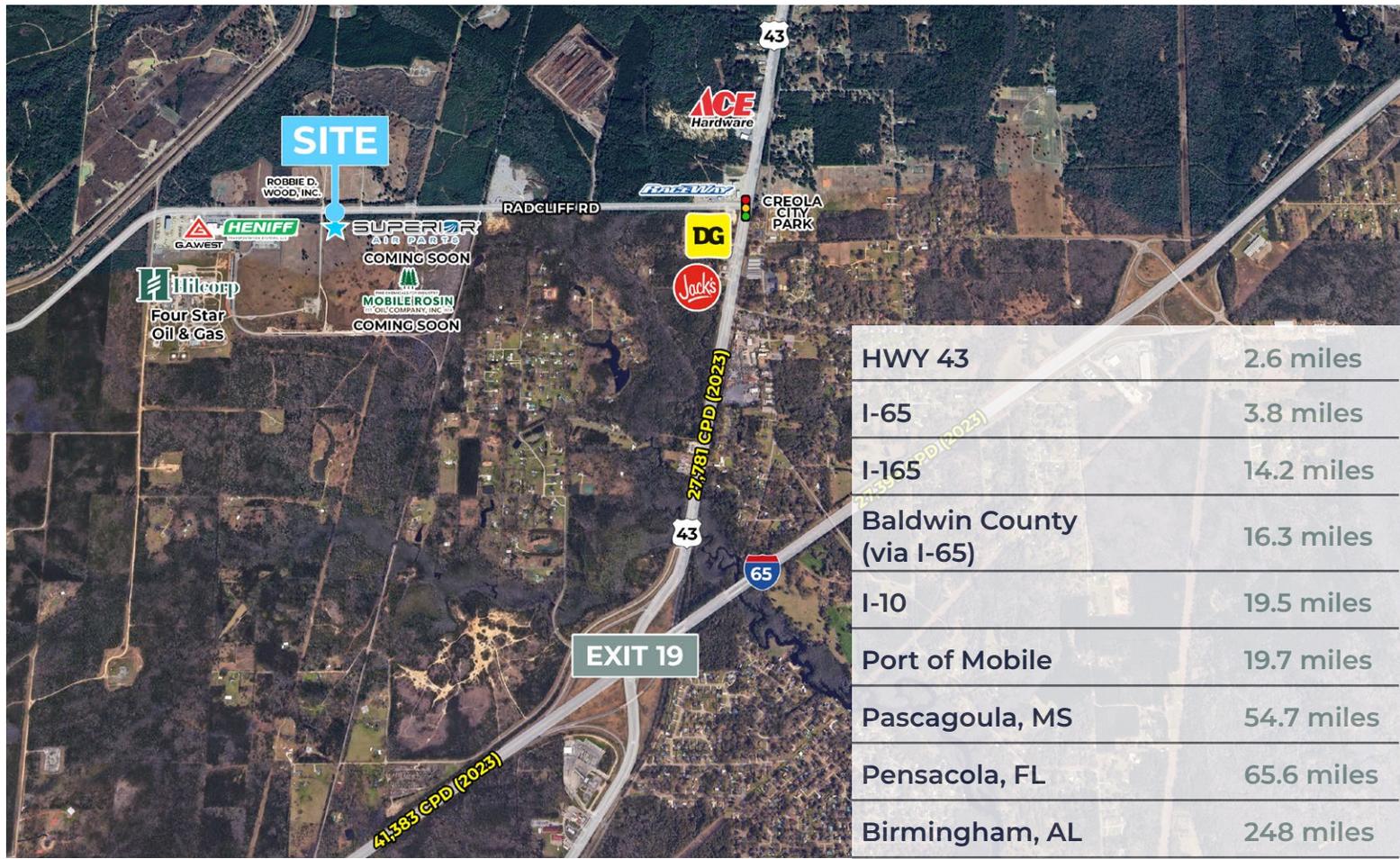
SALES PRICE: \$494,900



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HWY 43	2.6 miles
I-65	3.8 miles
I-165	14.2 miles
Baldwin County (via I-65)	16.3 miles
I-10	19.5 miles
Port of Mobile	19.7 miles
Pascagoula, MS	54.7 miles
Pensacola, FL	65.6 miles
Birmingham, AL	248 miles



LOCATION DESCRIPTION

Property is located on the south side of Radcliff Road in Creola, approximately two miles west of Highway 43 and three miles from I-65. Adjacent to the Highway 43 Industrial Corridor and only 19 miles from the Alabama Port.

ACCESS TO 15,000 MILES OF INLAND WATERWAYS	5 CLASS 1 RAILROADS
2 DEEP-WATER PORTS WITH ACCESS TO OPEN WATER IN LESS THAN 3 HOURS	26 COMPANIES ALONG A 60-MILE CORRIDOR
2 INTERSTATE SYSTEMS: INTERSTATE 10 & INTERSTATE 65	

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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 141 acres.**

MARKET OVERVIEW MOBILE, AL



HIGHWAYS

- Two major highway systems serve the area:
 1. I-10 extending east to Jacksonville, FL and west to Los Angeles
 2. I-65 which extends from Mobile north to Chicago, IL
- Major metropolitan areas such as Atlanta, Charlotte, Houston, Memphis, Nashville, Tampa, Jacksonville and Orlando, are all within 600 miles of Mobile
- One-half of the U.S. population can be reached within 1 day's drive



RAIL

- The Mobile area is served by six railroads, five of them Class-1 railroads
- Service offered through: CSX, Canadian National Railroad, Central Gulf Railroad, Kansas City Southern, BNSF/ Alabama Gulf Coast Railroad
- All rail converges at the Port of Mobile offering excellent logistics unmatched by most markets



PORT

- Alabama's only deep-water port - currently ranked 13th in the nation based on total tonnage
- 54 million tons of cargo shipped annually
- Easy access to two interstates, five Class 1 railroads, and 1,500 miles of inland and intercostal waterway connections
- Over the past decade, the Port Authority has invested more than \$700 Million toward a capital expansion program, including: a new container terminal, a new steel terminal, expansion at McDuffie coal terminal, a new rail ferry terminal, new warehouses, a new turning basin & two new "super Post-Panamax" cranes.