

# LEASE OFFERING

*8301 N Hickory St  
Loxley, AL*

**JEREMY FREIDMAN**

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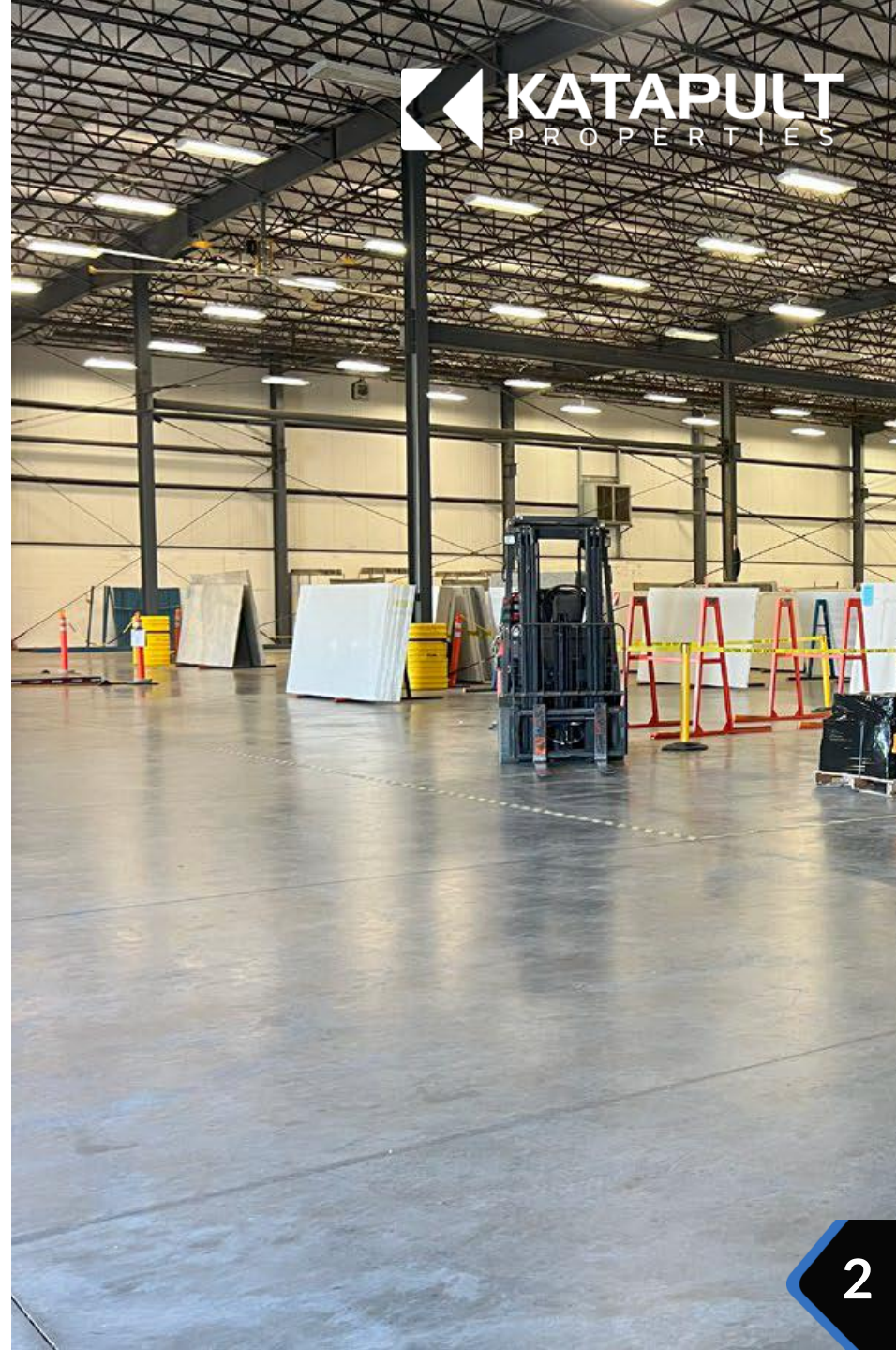
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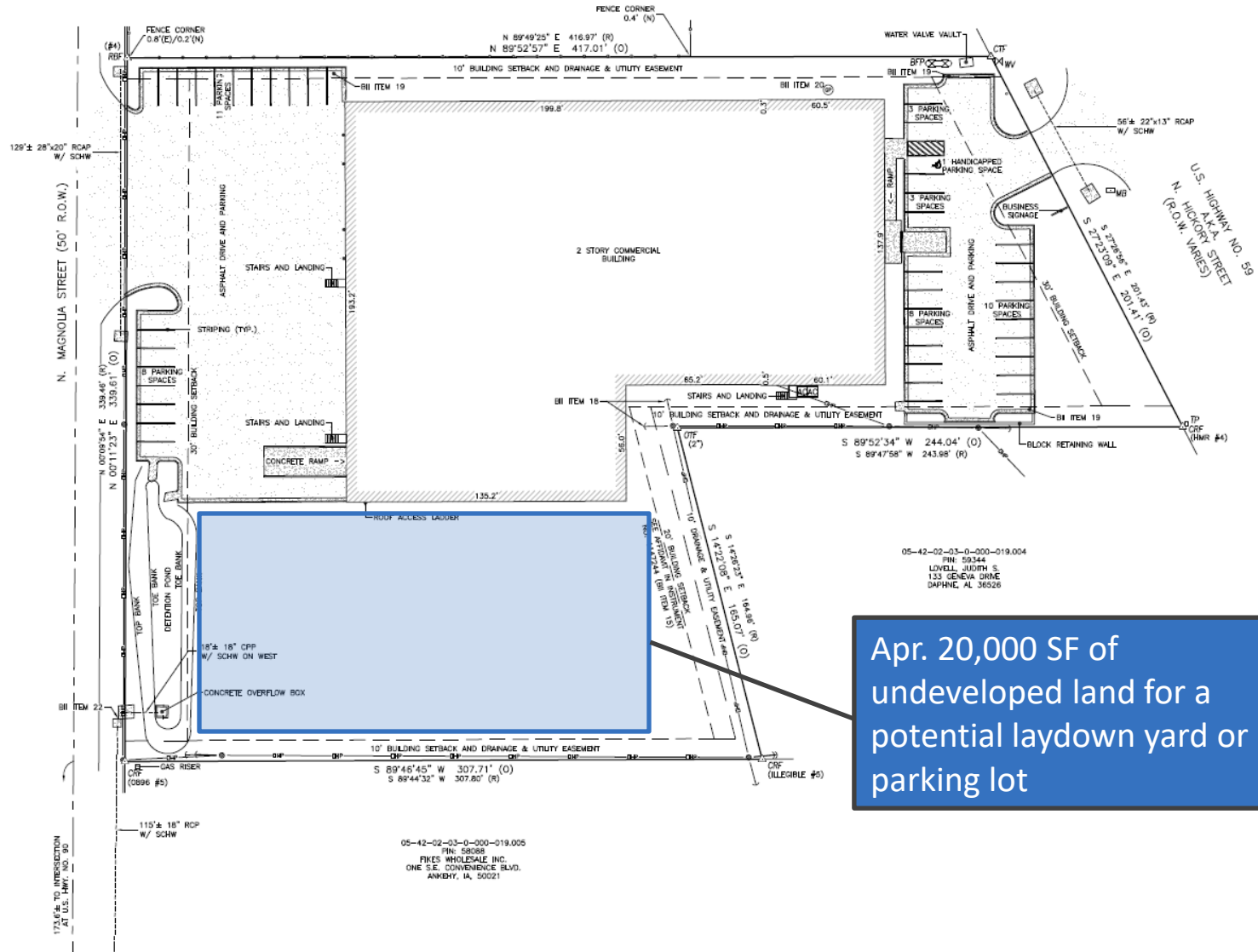
# Property Details



Address	8301 N Hickory St – Loxley, AL 36551
Property Type	Single-Tenant Flex Industrial
Lease Rate	\$12.50 (NNN)
Gross Bldg SF	43,500 SF
Office/Showroom SF	3,800 SF
Year Built	2007
Clear Height	30'
Total Acreage	2.96 – 129,017 SF
Roof	Metal
Construction	CMU/Metal with Brick and Stucco Veneer
Parking	1 per 1000 SF - 44 Spaces
Zoning	B-1 General Business
Docks-High Doors	2
Interior Dock High Doors	2
Grade-Level Doors	1
A/C	2 Carrier Condensing and Air Handlers (22)
Electrical	800 AMP, 277v/120v 3 Phase, 4 Wire
Fire Suppression	100% Sprinkled, ESFR 6" Wet System



05-42-02-03-0-000-019.002  
PIN: 9198  
TCH HOLDINGS, LLC  
1380 MCCAIN PARKWAY  
PELHAM, AL 35124



Apr. 20,000 SF of undeveloped land for a potential laydown yard or parking lot





# Aerial Map

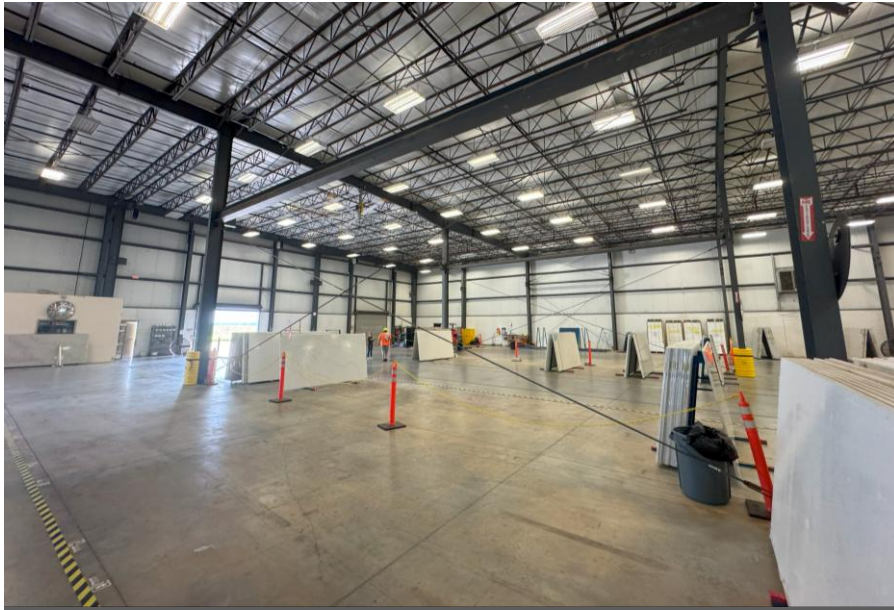
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## PROPERTY FEATURES

This 43,500 SF industrial building is strategically located near I-10, Highway 59, and other key transit routes. Built with metal framing and brick/stucco exteriors, it features front office/showroom space and rear warehouse space. The property offers both dock-high and grade-level loading. Its flexible layout and excellent access make it ideal for a variety of industrial users.

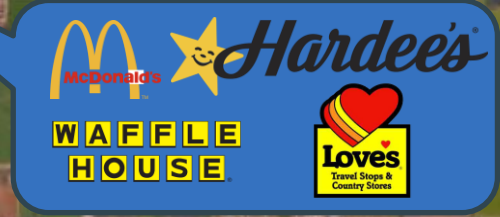
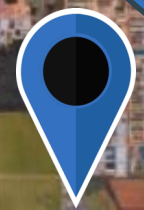
Loxley, AL, in Baldwin County—the 7th fastest-growing in the U.S.—sits along I-10 with direct access to Pensacola and Mobile. With a population near 246,000 and 3.2% annual growth, Baldwin benefits from its central location between distribution hubs New Orleans and Jacksonville. The area remains a top-10 fastest-growing MSA, driven by commerce, culture, healthcare, and education.





I-10 & HWY 59  
Interchange  
.85 miles

I-10  
55,833 VPD



PORT ALABAMA  
INDUSTRIAL CENTER

Loxley  
Municipal Park

HWY 59  
23,534 VPD

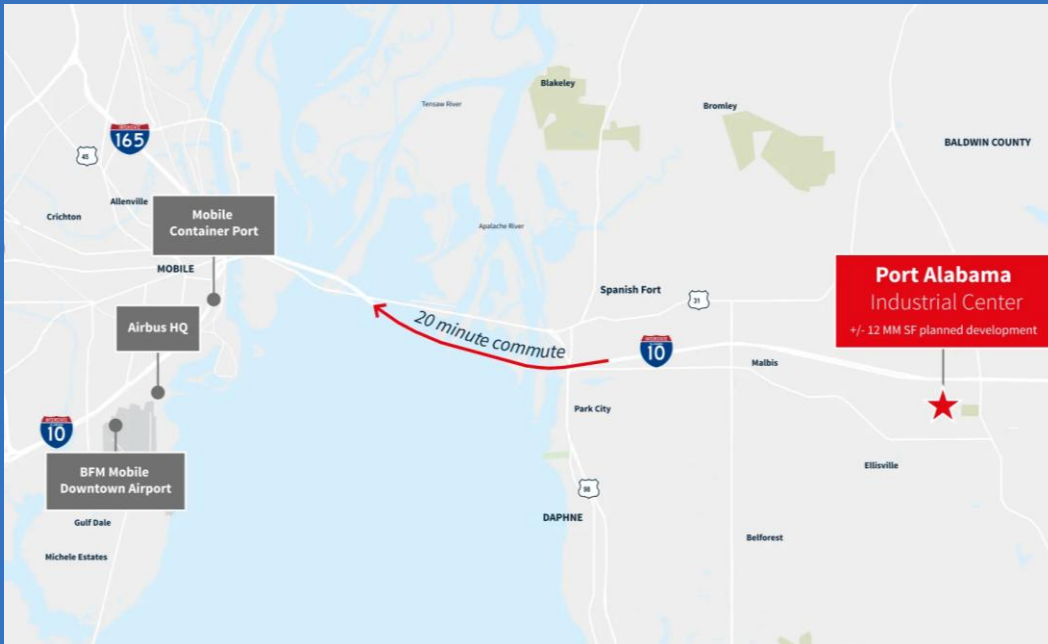


# Amenities Map



## Location Overview

The property is strategically located near Interstate 10 (approx. 55,000 vehicles/day) and adjacent to U.S. Route 90—two key east-west corridors offering strong regional access and visibility. It borders the 900-acre Port Alabama Industrial Center, a master-planned site near I-10 with 12 million square feet of Class A space for logistics, manufacturing, and distribution. Designed to attract top-tier businesses, the development is expected to drive Baldwin County's economy by creating 500–1,000 jobs in its initial phase and drawing significant private investment.



# Demographics



## Population

2010 Population	791	4,548	13,111
2020 Population	1,023	5,638	18,169
2024 Population	1,061	5,871	19,847
2029 Population	1,121	6,305	21,968
2010-2020 Annual Rate	2.61%	2.17%	3.32%
2020-2024 Annual Rate	0.86%	0.96%	2.10%
2024-2029 Annual Rate	1.11%	1.44%	2.05%

## Median Household Income

2024 Median Household Income	\$61,357	\$64,938	\$79,833
2029 Median Household Income	\$66,486	\$72,970	\$93,581
2024-2029 Annual Rate	1.62%	2.36%	3.23%

## Average Household Income

2024 Average Household Income	\$86,074	\$91,390	\$98,745
2029 Average Household Income	\$99,725	\$105,982	\$112,604
2024-2029 Annual Rate	2.99%	3.01%	2.66%

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