

MOBILE GATEWAY PARK



REPRESENTATIVE PHOTO



Summary

189 acre greenfield site that's rail connected and development ready.



History

Site is Phase 2 of a 1000+ acre industrial district that contains a combination of transportation, manufacturing, chemical, office, and heavy industrial users.



Rail Connection

Alabama Gulf Coast Railroad (AGRR) rail siding, a Genessee Wyoming company, connects to 5 Class 1 railroads (and 11 railroads total).



Port Connection

20 minute drive-time to Port of Mobile, the Gulf Coast's fastest growing container port.
50 miles to Port of Pascagoula and 79 miles to Port of Pensacola, 2 growing general cargo port districts.



Interstate Connection

2 miles to I-65, connecting Mobile, AL to Chicago, IL
20 miles to I-10, connecting Los Angeles, CA to Jacksonville, FL
309 miles to Atlanta, GA



Airport Connection

20 minute drive-time to a new, modern multi-modal cargo and passenger transportation hub scheduled to begin operations in 2025: Mobile International Airport.



Benefit from Two Separate but Integrated Regional Economies

Uniquely positioned as a component of 2 regional economies: serving as a logistics center of ocean and rail transportation for the rapidly expanding Southeast, and in the middle of the Gulf Coast's innovative and growing maritime industrial manufacturing corridor, Mobile Gateway Park delivers an exceptional business environment and an ideal location to expand or begin a business. Products receiving value-add, trans-loading, or manufacturing services have multiple options to reach domestic and global markets.



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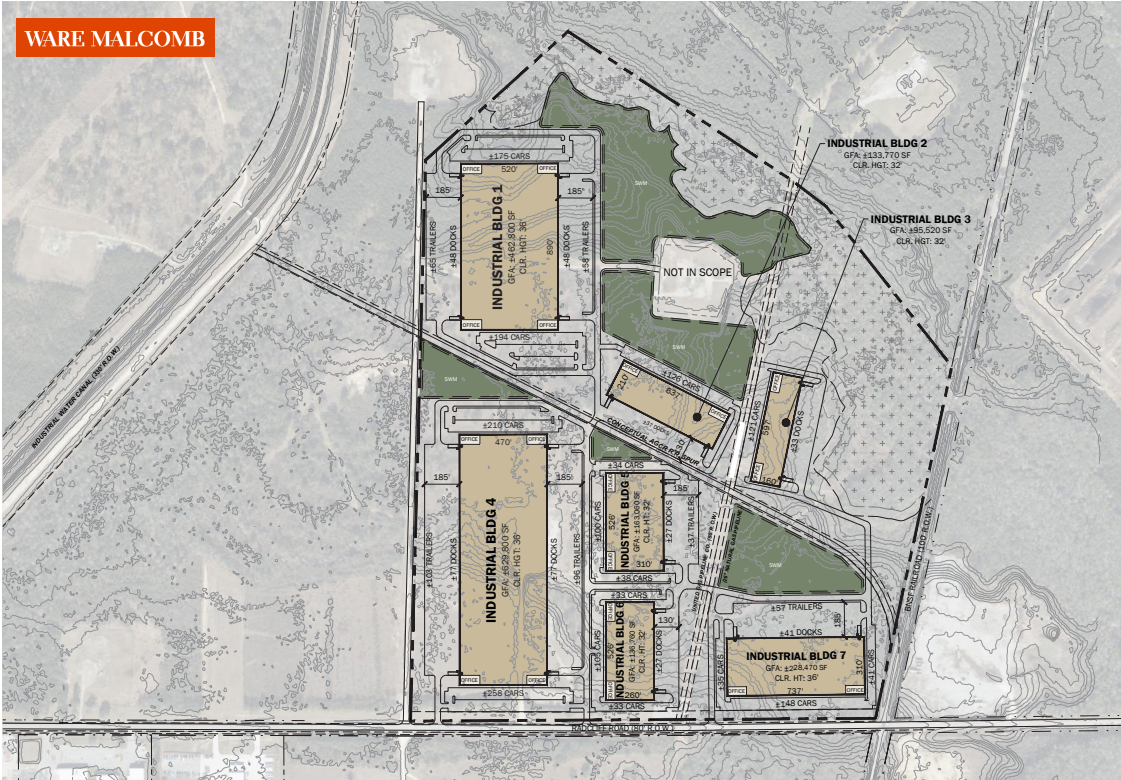
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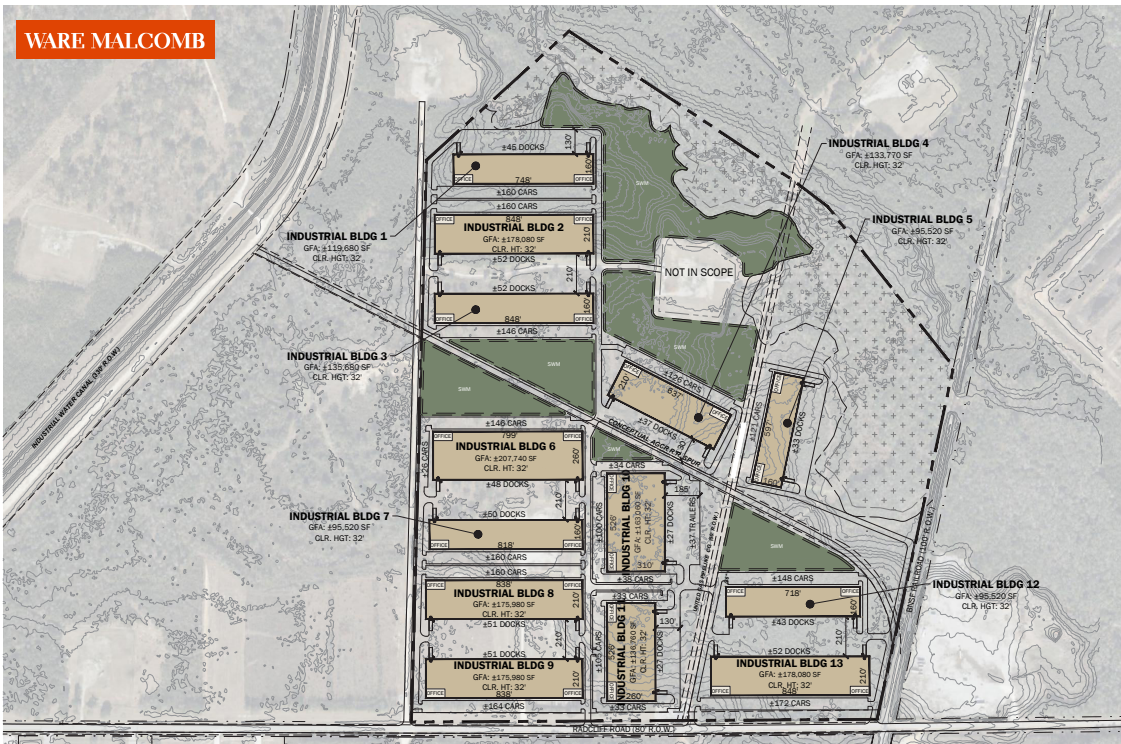
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EXAMPLE SITE PLAN 1

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EXAMPLE SITE PLAN 2



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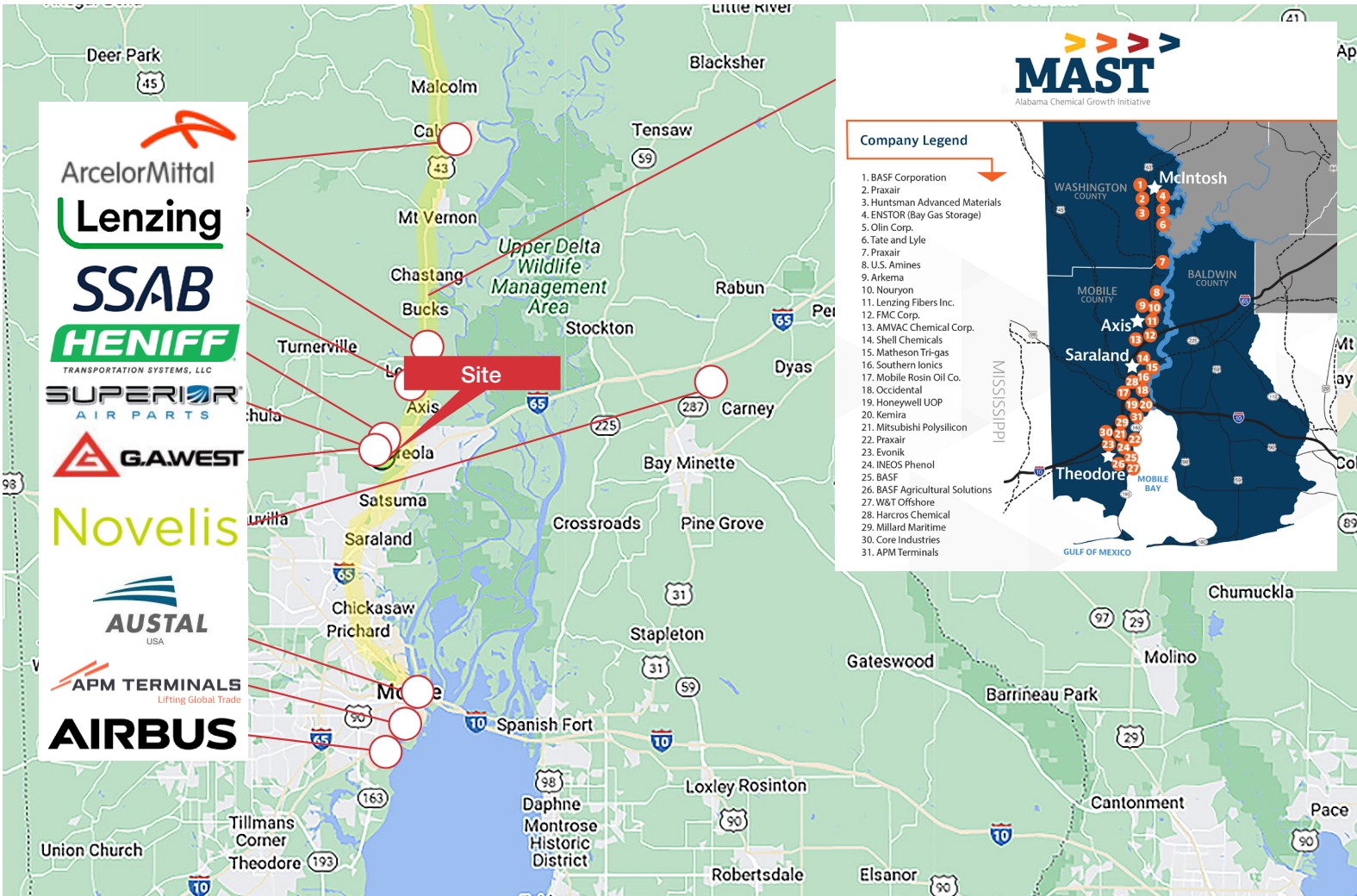
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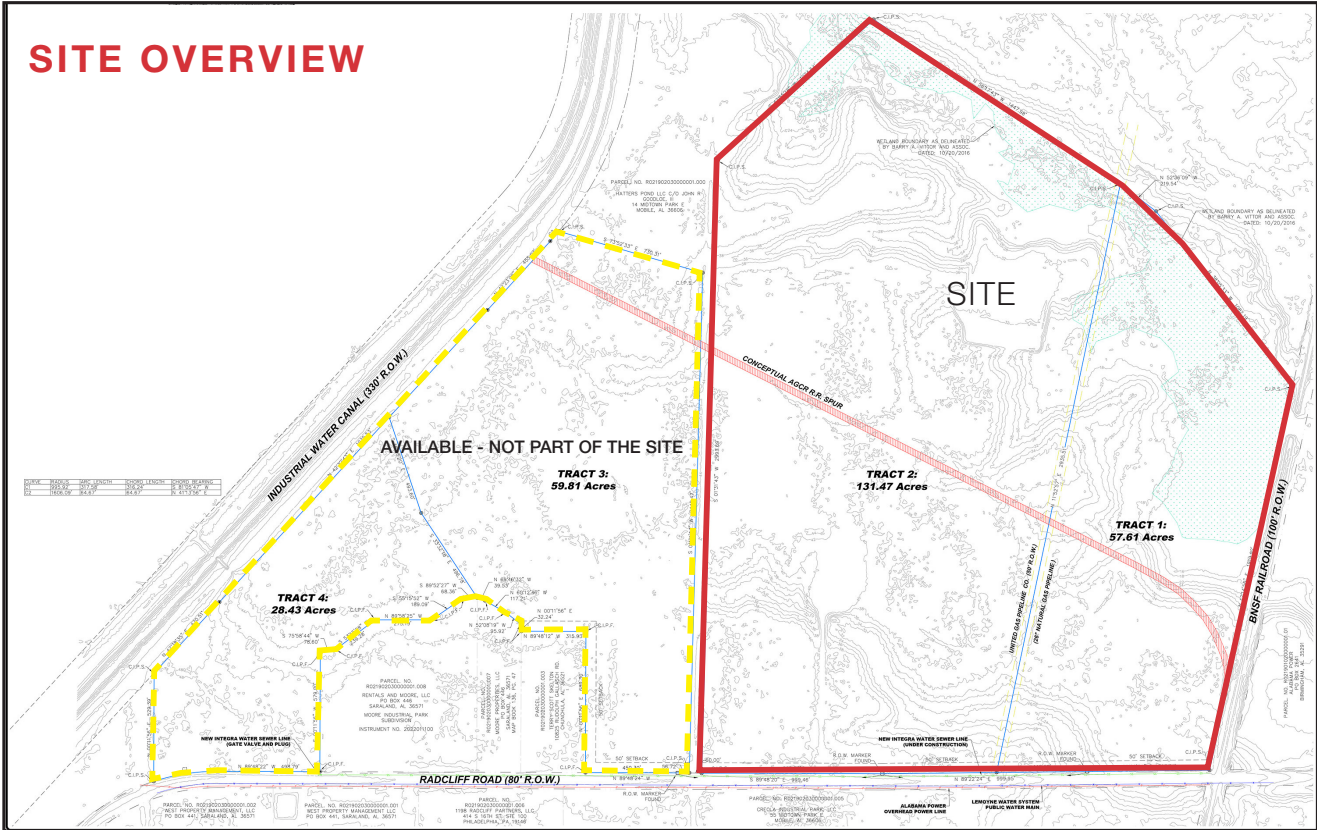
NEARBY DEVELOPMENTS



- ✓ Major industries within single day round trip drive times
- ✓ Hub site for international businesses within 20 minutes
- ✓ The Gulf Coast Chemical Corridor (MAST) Montgomery, AL's automobile manufacturing hub, and the I-65 manufacturing corridor are within 200 miles.

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SITE OVERVIEW



BOARDWALK PIPELINES
36" Natural Gas Pipeline - Interstate

IntegraWater
Sewer - 6" HDPE ("High-Density Polyethylene") force main pipe, 1 MGD wastewater treatment plant with 900,000 GPD available capacity

LemoyneWater System Inc.
Public Water Main

Alabama Power
Electricity - 12,470 volt 3-phase power
5+ KW available if needed

spire
Local Natural Gas - 4" medium pressure gas line



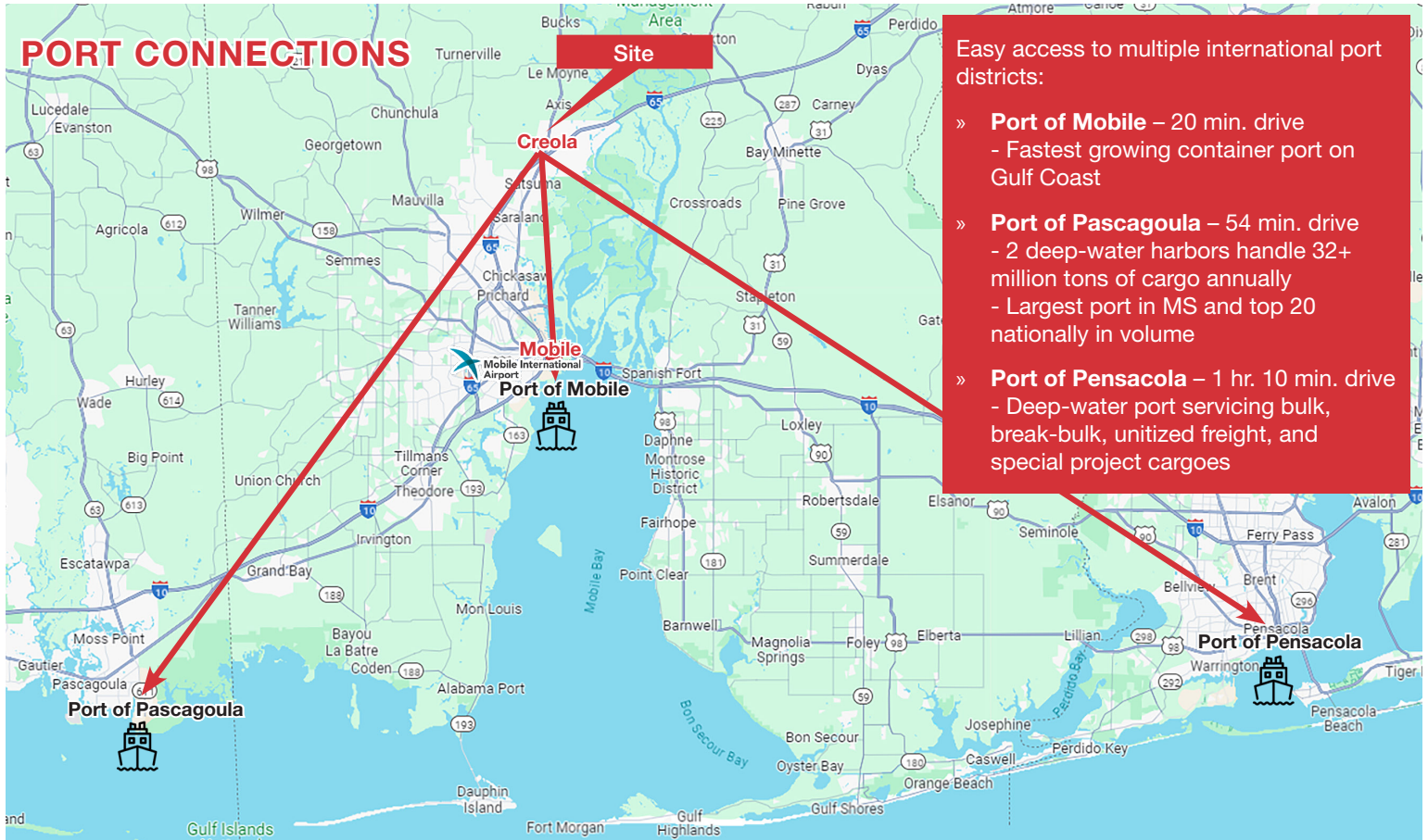
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ACCESS TO NATIONAL RAIL MARKETS

Site is along The Alabama & Gulf Coast Railroad (“AGRR”), owned by Genessee & Wyoming. AGRR can service user requests at competitive rates and with efficient operating schedules. AGRR’s competitive advantages at the Site include:

- Multiple spur track layout options.
- Multiple interchanges in proximity, with great rail-based market reach to the U.S., Mexico, and Canada.
- Summary of interchanges is as follows:

RAILROAD	TYPE	INTERCHANGE LOCATION(S)
BNSF	Class 1	Amory, MS
Canadian National	Class 1	Mobile
CPKC	Class 1	Columbus, MS
CSX	Class 1	Mobile and Cantonment, FL
Norfolk Southern	Class 1	Mobile; Kimbrough, AL; Demopolis, AL and Boligee, AL
Terminal Railway - Port of Mobile	Terminal Railroad	Mobile
CG Railway	Terminal Railroad	Mobile
Columbus and Greenville Railway	Owned by Genessee & Wyoming (G&W)	Columbus, MS
Luxapalila Valley Railroad	Owned by Genessee & Wyoming (G&W)	Columbus, MS
Meridian & Bigbee Railroad	Owned by Genessee & Wyoming (G&W)	Linden, AL
Golden Triangle Railroad	Owned by Patriot Rail Corp.	Columbus, MS



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