

# FOR SALE

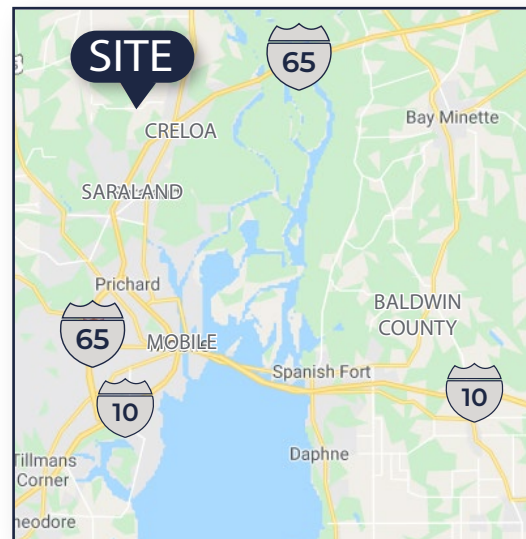
## 28± - 277± AC INDUSTRIAL DEVELOPMENT SITES

Radcliff Road | Saraland, AL



### Property Features

- **Total Available:**
- **Tract 1:** 57.61± Acres      **Tract 2:** 131.47± Acres
- **Tract 3:** 59.81± Acres      **Tract 4:** 28.43± Acres
- Lots are available individually or together. Parcel configurations shown are for size reference only. Actual parcel size and shape may vary.
- Lots are cleared, level and ready for construction with all utilities available
- Zoning: M-1 Light Industrial
- Adjacent to new Superior Air Parts manufacturing facility
- Serviced by rail Alabama Gulf Coast Railroad with connection to five Class 1 railroads
- Completed studies include boundary surveys, geotechnical analysis, wetlands delineation and more
- Less than 4 miles to I-65 less than 20 miles to the Alabama Port
- **Tracts 1 and 2 are the only BNSF Railway Certified Sites in the Southeast United States. More information about BSNF Certification on page 5.**

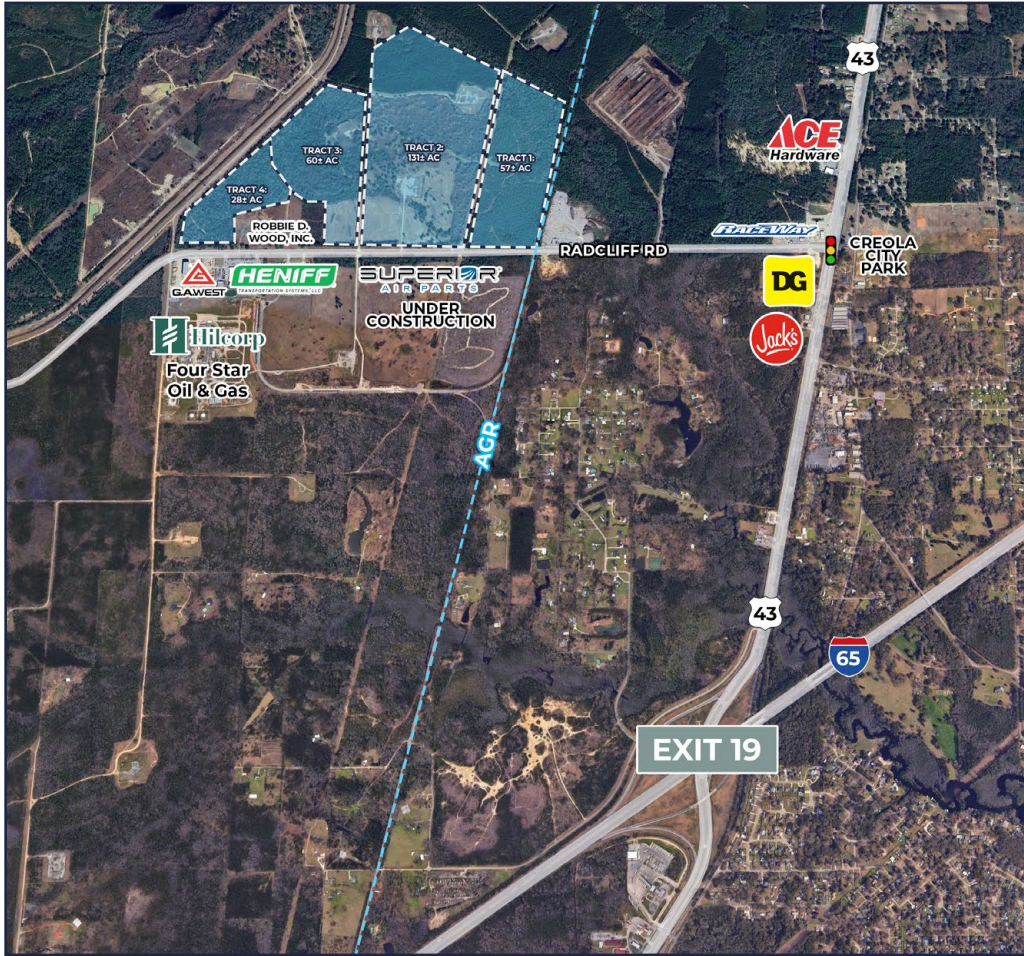


**CONTACT AGENT FOR PRICING**

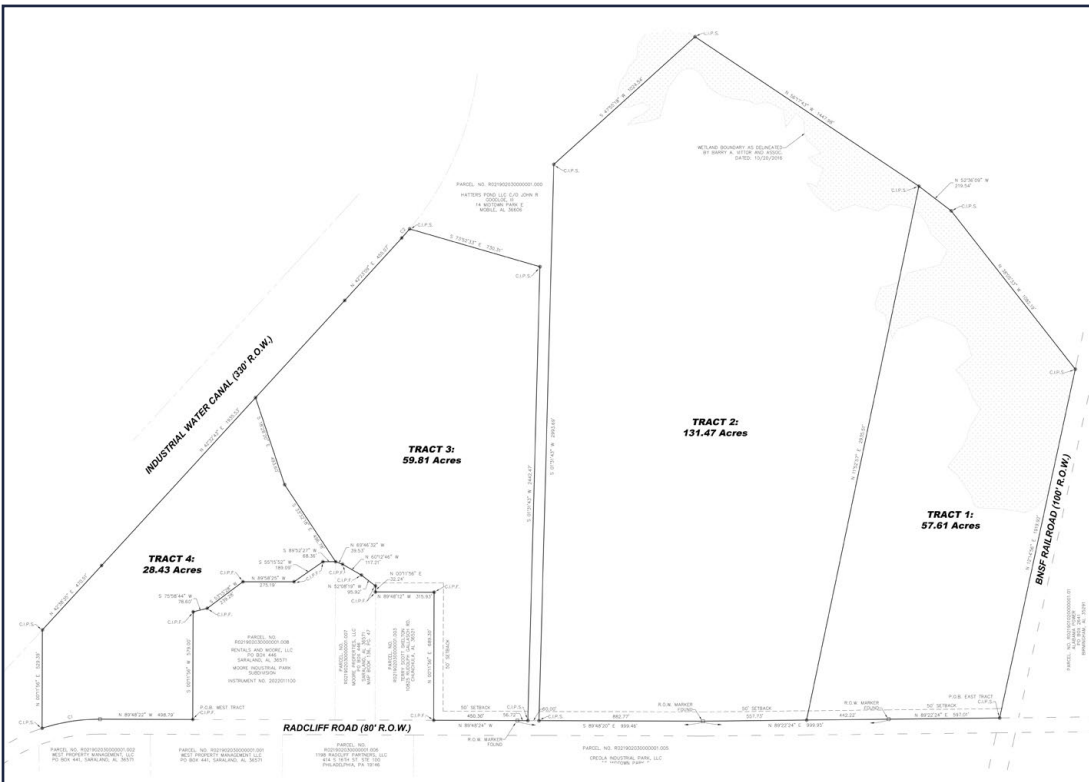
**David P. Dexter**  
251.379.9446 | ddexter@cre-mobile.com



**CRE MOBILE**  
CRE-MOBILE.COM



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



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**SURROUNDING INDUSTRIAL EMPLOYMENT**



45 Minute Drive Time from the site – 48,000 manufacturing employment  
 60 Minute Drive Time from the site – 51,000 manufacturing employment



**SARALAND CITY SCHOOLS:**  
 3,514 Total Students



Top 5% of Alabama public schools in math, reading/language arts, and science proficiency rates.



Programs include dual enrollment and career-technical pathways such as health sciences, engineering, aviation, welding, hospitality, and business—signals that the district supports both college and workforce pathways.

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## PORT OF MOBILE



- Alabama's only deep-water port - currently ranked 9th in the nation based on total tonnage
- Up to 58 million tons of cargo shipped annually
- The Port has a 50' depth due to a recently completed dredging project, making it the deepest container terminal in the Gulf of America.
- Recently completed project, allows for 2 way traffic in the channel which reduces transit times.

SOURCE: ALABAMA PORT AUTHORITY

# \$415.8 Billion

Total Economic Value



**\$10.1 Billion**

State & Local Taxes



**1 in 7**

Jobs Statewide



**234.4 Billion**

Tons of Cargo Moved

### Setting the Pace for Alabama's Economic Future

The Alabama Port Authority is a cornerstone of economic prosperity for Alabama and the Gulf Coast, driving growth across multiple industries. Supporting one in seven jobs statewide, the Port's operations at both public and private terminals have a far-reaching impact. Recently ranked as the second fastest-growing port in the U.S. by Forbes, the Port is on an ambitious path of continued expansion. With over \$1B in planned improvements, we are positioned to fuel Alabama's economic growth, create job opportunities, and strengthen our role as a global trade hub. Discover how the Alabama Port Authority is driving Alabama's future—one shipment at a time.



### 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



### RAIL

- The Mobile area is served by six railroads, five of them Class-I 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



### AVIATION

- The Mobile International Airport (BFM), located in the Mobile Aeroplex is set to open at the end of 2026.
- It will have 5 gates with the ability to expand up to 12 gates to accommodate future growth.
- Three major airlines have committed to transitioning to BFM upon completion.

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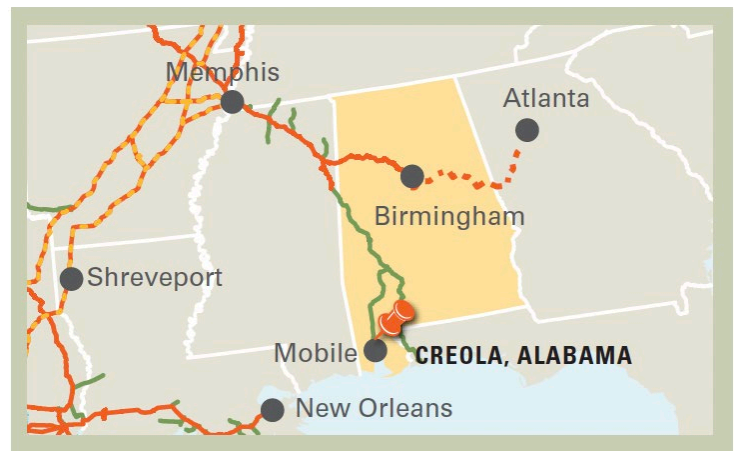


The Mobile Gateway Park is a 189-acre site located in Mobile County, AL. The site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

- Total site is 189 acres with 154 readily developable acres
- Additional acreage is available adjacent to the site
- 2.4 miles from Interstate 65
- 19 miles from I-10
- Access to BNSF via Alabama & Gulf Coast Railway (AGR)
- 20 minutes from Port of Mobile, 50 miles to Port of Pascagoula and 79 miles to Port of Pensacola
- 30 miles from Mobile Regional Airport
- Industrial zoning
- Price: \$50,000/AC



UTILITIES	
Electric	Alabama Power
Gas	Spire Natural Gas & Boardwalk Natural Gas
Water	Le Moyne Water Systems, Inc.
Wastewater	Integra Water
Telecommunications	AT&T

POPULATION	
<b>City of Creola</b>	
5 mile radius	7,415
10 mile radius	14,830
15 mile radius	22,245
20 mile radius	29,660

DEMOGRAPHICS	
Creola is a community in Mobile County Alabama. The total population size is 672,003.	

WORKFORCE	
<b>City of Creola</b>	
Total Employment	417,088
Annual Mean Wage	\$75,638

### BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.