

***FOR SALE***  
***10 ACRE INDUSTRIAL LOT***  
***26532 RAILROAD AVE LOXLEY, AL***



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## PROPERTY INFORMATION

- 10 Acre Lot
- 468' of frontage on Railroad Ave
- Address: 26532 Railroad Ave Loxley, AL 36551
- Zoned: M1 - Industrial
- Market: Loxley/Baldwin County
- Utilities: All utilities available on site
- Daily Traffic Count: 20,750 VPD along Hwy 59
- Potential Uses: Light Industrial development, manufacturing, warehousing, distribution, stabilized yard for IOS/Truck Parking
- Location Highlights: Approximately 3.25 miles from I-10, less than 0.5 miles from Hwy 59, and approximately 2.25 miles from Port Alabama Industrial Center.

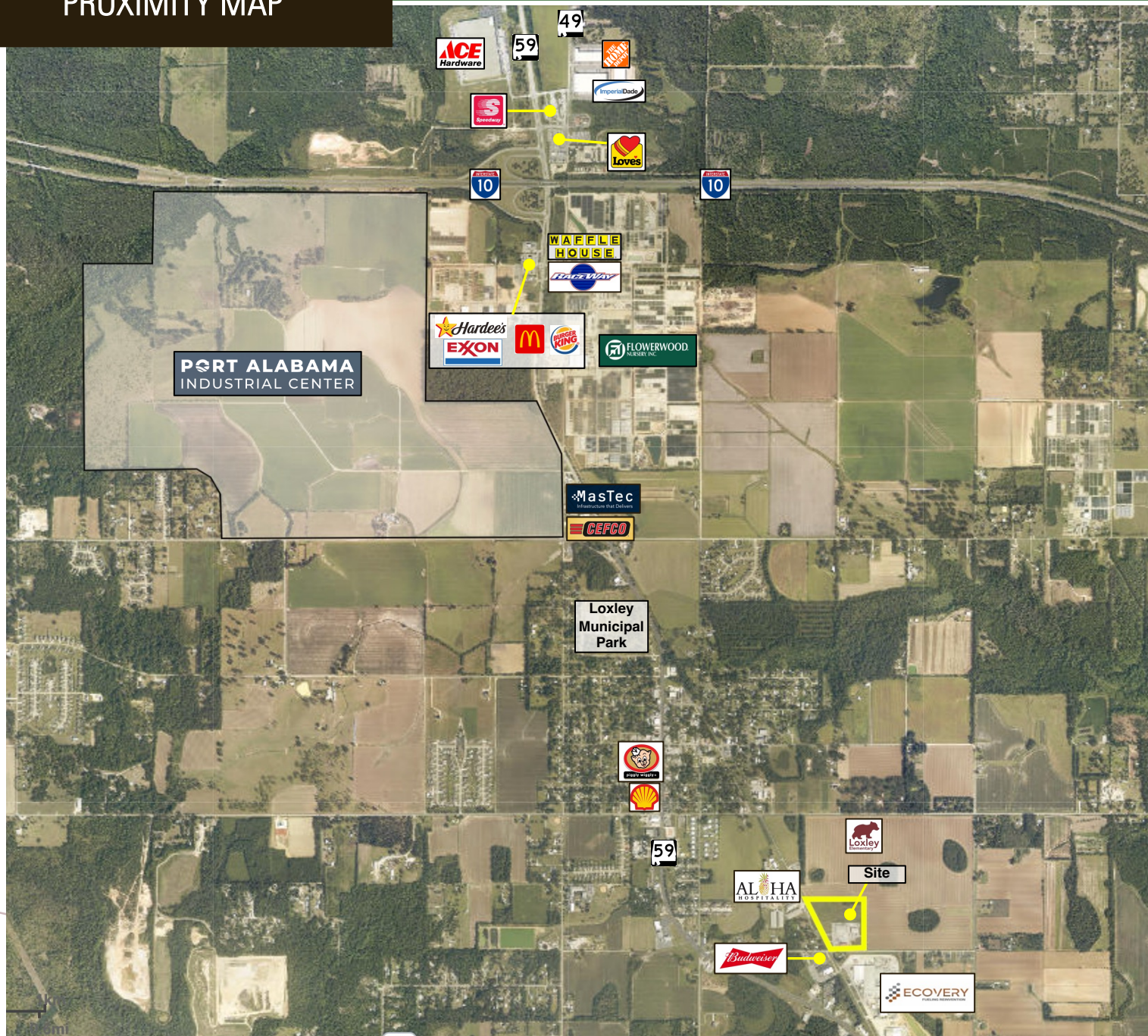
\*Adjacent 10-Acre industrial lot and buildings also available, offering additional passive income opportunity



**SALE PRICE: \$1,150,000**  
**(\$115,000 PER ACRE)**



## PROXIMITY MAP





## LOCATION HIGHLIGHTS



Distances to notable locations:

I-10	3.25 +/- miles
Hwy 59	0.5 +/- miles
Port Alabama Industrial Center	2.25 +/- miles



## LOCATION HIGHLIGHTS





## PROPERTY PHOTOS





# BALDWIN COUNTY MARKET OVERVIEW



## Baldwin County Market Snapshot

Situated between dynamic Mobile County to the west and the picturesque State of Florida to the east, Baldwin County is a jewel on Alabama's Gulf Coast. This vibrant region, one of only two Alabama counties graced by the Gulf of Mexico's stunning shores, is experiencing an impressive surge in growth and opportunity.

As of the 2020 census, Baldwin County's population stands at 231,767, marking it as Alabama's 4th most populous county and a hotspot of expansion, ranking 4th fastest-growing Metropolitan Statistical Area (MSA) in the USA and 2nd fastest-growing county in Alabama.

Here's why Baldwin County is the place to be:

- \* Ranked #3 in the US for Job Growth: A booming job market that is continuing.
- \* Sixth fastest growing county in the country.
- \* Forbes Top 50 for Business Growth: An ideal spot for entrepreneurs and businesses alike.
- \* #1 Tourist Destination in Alabama: Attracting visitors from near and far.
- \* In 2022, 8.3 billion visitors spent approximately \$7.9 billion.
- \* Population Surge: A remarkable 43% increase since 2000.
- \* Unemployment Rate: A stellar 0.5%, reflecting economic vitality.
- \* Residential Boom: Home sales have soared by 51% since 2010.
- \* Low Crime Rate: Enjoy a peaceful and secure living environment.



## LOXLEY MARKET OVERVIEW



Loxley, Alabama's economy is growing, and is being impacted by a number of factors, including:

**Population Growth:** The city is growing at an annual rate of 6.61% as of 2025, From 2024 to 2025, Loxley's population increased from 4,950 to 5,277, a growth of 6.61%

The city's growth is particularly notable as it leads Baldwin County, which is the fastest-growing county in Alabama.

**Loxley, AL - Economic Factors:**

Unemployment Rate = 2.9%, Less than half the national average at 6%.

- Average household income is \$100,729

- Economic Projections: 43.8% Job growth projected over the next 10 years through 2035.

**Port Of Alabama Industrial Center**

900-acre site south of I-10 along Highways 59 and 90:

12 million square feet of Class A industrial space (upon completion)

2 million square feet, expected completion by Q3 2025

Up to 1,000 jobs anticipated from Phase 1 alone

**Business Friendly Environment:**

- Loxley's combination of strategic location, industrial expansion, pro-business policies, and workforce development initiatives creates a thriving environment for businesses. Whether for logistics, manufacturing, retail, or other industries, Loxley offers substantial opportunities for growth and investment.



## CONTACT INFORMATION



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