

FOR SALE

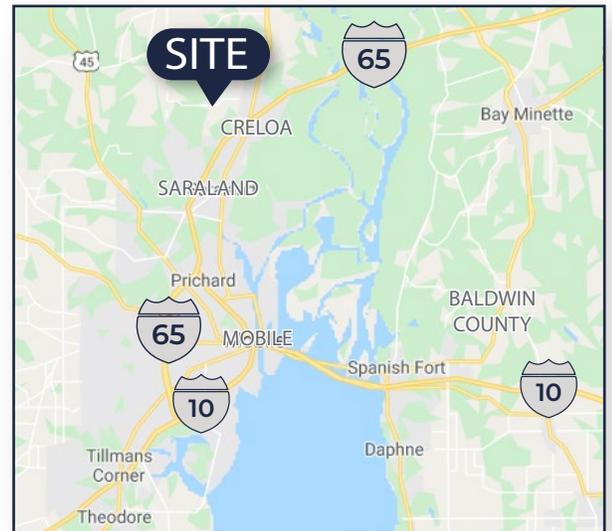
28± - 277± AC INDUSTRIAL DEVELOPMENT SITES

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
- 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
- Adjacent to HWY 43 industrial corridor



CONTACT AGENT FOR PRICING

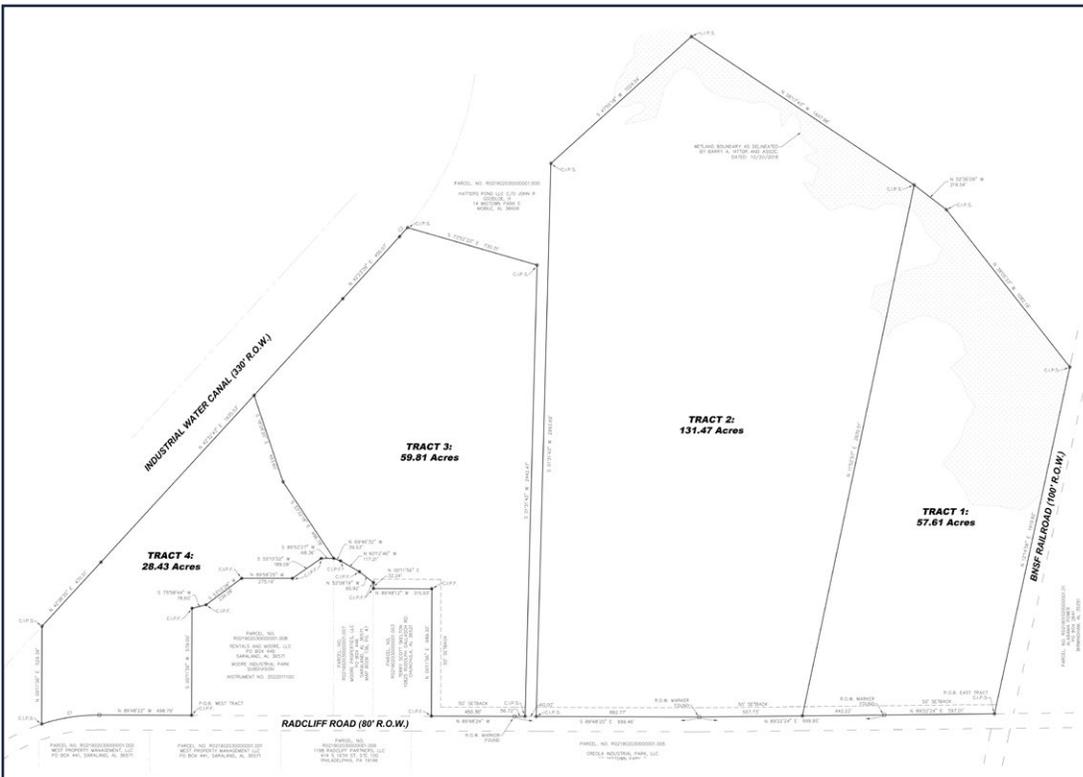
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CRE MOBILE
CRE-MOBILE.COM



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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LOCATION DESCRIPTION

Property is located on the north side of Radcliff Road in Saraland, 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.



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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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