

ABOUT THE AREA

ATMORE, AL*

Atmore began in the 1860s as a small town and now has grown into one of the largest cities in Escambia County. Just 50 miles north of Mobile and Pensacola, Atmore is perfectly positioned to be an attractive area for businesses while still retaining its warm and friendly charm.

Named one of The Top 50 Safest Cities in Alabama in 2017, Atmore is home to passionate citizens and visionary leadership that are dedicated to revitalizing the city. This redevelopment has attracted new companies, brought in the next generation of workers, and kept our current citizens happy. From discovering the shops on Main Street to marveling at the beauty of the Little River State Forest and Magnolia Branch Wildlife Reserve, Atmore holds a wealth of entertainment for residents and visitors alike. Other amenities of the area include the Atmore Municipal Airport, a state-of-the-art Outpatient Clinic, and several city pools.

The City of Atmore is dedicated to enhancing the quality of life for everyone by attracting a skilled workforce, local and regional businesses, and higher-paying jobs. The city leaders have taken a proactive approach to industrial recruitment. This strategy has included adding buildings at the 150-acre Atmore Industrial Park, and creating the Rivercane Development project, a 740-acre mixed-use project, located on Highway 21, just north of Atmore at I-65, Exit 57. Atmore works in conjunction with the Atmore Area Chamber of Commerce, the Atmore Rotary Club, the Escambia County Industrial Development Authority, and the Coastal Gateway Regional Economic Development Alliance to attract new businesses and industry to the area. City officials were successful in working with the Alabama Historical Commission to approved a map designating a portion of the city of Atmore as a commercial historic district. Atmore was also sselected for Main Street Alabama Designation in June 2020.

The only federally recognized tribe of Native Americans in Alabama, the Poarch Band of Creek Indians, are headquartered in Atmore. The city off Atmore is home to one of the 3 Wind Creek Casinos in Alabama with 85,000 square feet of gaming space. With federal recognition and the founding of the gaming casinos, the Poarch Band of Creek Indians near Exit 54 on Interstate 65, have increased its relative economic contributions to the region. These developments provide tourism and conferences in the area and the Wind Creek is one of just four-diamond hotels in the state of Alabama.

**While the listing agent believes that the acquired information is accurate and true, there is no guarantee of its accuracy, and information is subject to change.*

SOURCE: <https://welcometoatmore.com/>; <https://prideofatmore.com/projects>; <https://www.atmoreadvance.com/2019/10/10/state-recognizes-atmore-historic-district/>; <https://www.mainstreetalabama.org/atmore/>



ABOUT THE AREA

RIVERCANE DEVELOPMENT*

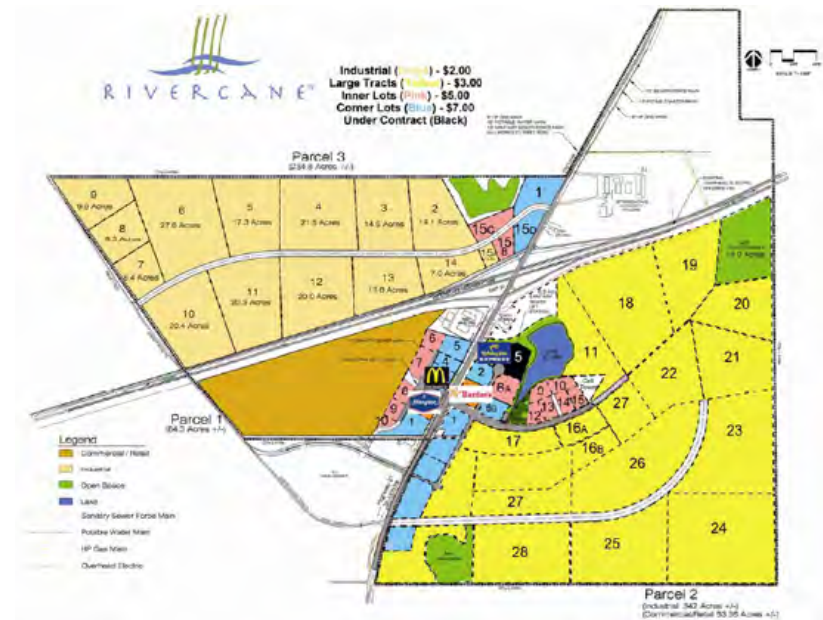
One of our most recent projects, the Rivercane development, is a 740-acre mixed-use development, located on Highway 21, 4 1/2 miles north of Atmore at I-65, Exit 57.

Due to the location of the property, current market demand, and community needs; we anticipate that Rivercane will ultimately include retail/commercial, residential, industrial and possibly recreational areas. Phase 1 includes construction of roads, additional lanes on Highway 21, and a lake which will serve as the collection/retention facility. It is anticipated that underground storm water drainage facilities will be used rather than surface facilities. West Escambia Utilities, Inc. (formerly Atmore Utilities Board) is working to expand water, sewage and natural gas to meet the demands of a fully developed Rivercane. Power is supplied by both Southern Pine Electric Cooperative and Alabama Power Company, while telephone service is provided by Frontier.

Phase 1 of the process is almost complete, and preliminary plans for Phase 2 are complete and ready for implementation. All utilities within Rivercane will be underground and constructed as each phase of the development is undertaken. All streets will be lighted, curbed, and guttered, and common areas will include landscaped shoulders along Highway 21, entrance medians, lakes, protected wetlands and parks. These common areas will be maintained by a Rivercane Property Owners' Association and funded through assessments to the property owners.

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SOURCES: <https://welcometoatmore.com/rivercane-development/>



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www.kentucky.com

Ammore Public Library will be putting on its Summer Reading Program each Friday in June.

Director Hope Laster said this year's theme is "All Together Now."

The dates and programs include:

- June 2—Turtle Vint
- June 9—Poodles
- June 16—Petting zoo
- June 23—Wild West Rope Show
- June 30—Jugler

The summer reading program meets every day in June at 10

SHOVELING SOME DIRT



By Andrew Garner
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"Today is Memorial Day, a day of tribute. None of us would be here in this crowd if it not for the willing sacrifice of these souls."

That's what K. Speaker Ret. Col. Warrant Owsen, Tuberville's good friend

BOYZ, page 5A

By Andrew Garner
andrew.garner@newsradio.com

"Today is Memorial Day, a day of tribute. None of us would be here in this crowd today if not for the willing sacrifice of these brave souls."

That's what Kalamazoo County Speaker Ret. C. Warrant Officer Turberville said to a good crowd

Poarch Creek Indian officials, state officials, Escambia County commissioners and Perdido River Farms employees break ground on the new meat-processing facility May 25.

A groundbreaking ceremony was held May 25 near the site of what

from a small scale to where we are today," Perdido River Farms General Manager John English said. "This project is more than a year in the making."

Once built, the facility will be approximately 23,000 square feet with a retail storefront dedicated to consumer and wholesale customers. Upon opening, the facility will begin

The processing facility will initially focus on cattle, but eventually have the potential to handle hogs, and is expected to have 15 fulltime new positions.

Local and state dignitaries were also present for the groundbreaking along with the Tribal Princesses and the Pow Wow Club.

Agriculture Commissioner Rick

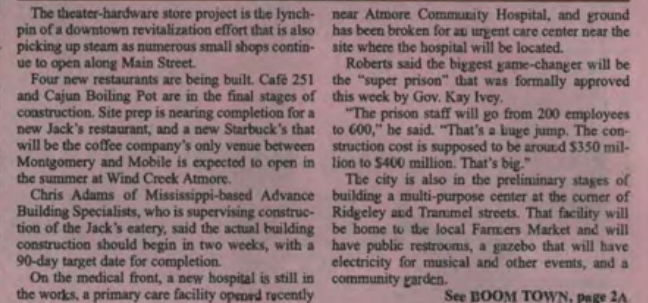
Atmore Urgent Care celebrates ribbon cutting, grand opening today...<https://www.atmoreadvance.com/.../atmore-urgent-care...>



SOURCE: <https://atmorenews.com/AndAttr://www.ătn ôrădwañçe.côn>



Top photo, the new Starbucks at Wind Creek; bottom ACH's new primary care facility



projects will soon be coming off the drawing boards, and one is already nearing completion.

"It's unbelievable," said Tucson Roberts, who was hired two years ago to assist retail businesses and industry for the City of Atmore. "This is really a good time for us, and I'm more upbeat about Atmore than I've ever been in the two years I've been here."

There are numerous reasons for the upbeat feeling. More than \$90 million in capital investment projects are already under way, with others nearing their start dates. One, the new \$1 million city public works building, is in the final stages of construction.

Among the buildings for which site work is ongoing are the new Coastal Growers peanut shelling plant (\$84 million) and a new headquarters for West Escambia Utilities (\$12.8 million). The imminent restoration of the Strand Theatre and renovation of the former Atmore Hardware Store building represent another \$3.6 million investment.

Pride of Atmore's Bub Gideons said an increase in the cost of construction materials — a factor in several projects — has caused a one-month extension of the projected completion date, from February 2022 to March 2022.

BROKER PROFILE



Testimonials

"Your teams' persistence and perseverance has been greatly appreciated. We are very appreciative of all your efforts. Please accept our sincere thanks for your truly southern (business) hospitality! Wishing you continued success and happiness. Thanks again,"

-Jay and Brenda Grant

"Our family is so very thankful for Patty! She helped us with the purchase of our home last year and the sale of our commercial property this year. Patty is helpful throughout the entire process. We highly recommend PHD Realty!"

- Cyndi Keenan

"TRUSTED BY GENERATIONS"

OUR PHILOSOPHY

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Representing South Alabama and Northwest Florida buyers and sellers, PHD Realty specializes in Residential, Land and Commercial properties. With over 50 years of combined expertise, you will experience a concierge level of service that makes your real estate transaction stress free and successful. We take pride in the relationships we build. That's why we pledge to quickly and consistently communicate with our clients throughout the entire process. As a transaction brokerage, we always work relentlessly to fairly represent each client to help them achieve their real estate goals.

OUR GUARANTEE

We are here to go to work for you! We never take our customers' trust for granted, whether you're listing a two-bedroom cottage, a luxurious mansion or acreage for farming or development. As one of the top selling brokerages in the area, you can trust PHD Realty will use all avenues to market your property, identify qualified buyers, and sell your property quickly, professionally, and profitably.

