



## *OFFERING MEMORANDUM*

### *LONG-TERM NNN LEASED INDUSTRIAL PROPERTY FOR SALE*

*26532 RAILROAD AVE  
LOXLEY, AL 36551*

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## *THE OFFERING*

Merrill P. Thomas Co. is pleased to present for sale the property located at 26532 Railroad Avenue in Loxley, Alabama, currently serving as the headquarters for K&G Industrial Services. K&G has 13 years remaining on a 15-year lease, offering long-term stability for investors. The property spans 10 acres, is fenced on three sides, and features a two-story office building, two pole barns, storage building, and ample land for future expansion.

Conveniently located in the heart of Baldwin County — the 6th fastest-growing county in the United States — this industrial site offers great connectivity with quick access to Interstate 10 and proximity to the future Port Alabama Industrial development. Loxley, known as "The Hub of Baldwin County," is strategically positioned to benefit from the rapid expansion of the Port of Mobile, which has contributed nearly \$100 billion in economic impact to the state of Alabama.

The property is located on 10 acres and the buildings have a total of 68,376 SF with a projected net operating income at \$240,093.00.

### Property Attributes:

- \* Zoned M-1 Industrial, allowing for a broad range of industrial uses
- \* Features ample parking and significant acreage for future expansion
- \* Located in a high-growth market with continued investment from major users such as Amazon, ALDI, Walmart Distribution, and Novelis Aluminum
- \* Positioned to capitalize on Baldwin County's rapid growth and strong demand for quality industrial facilities
- \* Ideal Investment Opportunity for Buyers Seeking Long-Term Stability and Income
- \* 13.5 years left on a modified NNN lease with 3% annual rent increases
- \* Headquarters for K&G Industrial Services, currently doing business across 35 states

CAP RATE

7.04%

OFFERING PRICE

\$3,410,400



# 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%.  
- 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.

\$95,699  
Avg HH Income  
within 5 min drive

33%  
15 Year Population Growth  
within 5 min drive

30%  
15 Year Population Growth  
within 10 min drive

43%  
15 Year Popular Growth within  
15 min drive





# *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.
- \* 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.



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



# *SITE LAYOUT*



 subject property

 also available



# *DISCLOSURE*

Merrill P Thomas Co., Inc. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective buyer. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual buyer will be chosen based upon an assessment of price terms, ability to close the transaction and such other matters, as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified buyers for the purpose of soliciting expressions of interest from qualified buyers for the acquisition of the Property. The Material is not be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The proforma has been delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such proforma. Buyer must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the proforma.

Seller reserves the right for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a buyer will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.





## *CONTACT INFORMATION*



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