

+/-8.55 Acres With Rail Access



Lease Rate

\$1,500.00
ACRE/MONTH

OFFERING SUMMARY

Available SF: 8.55 Acres

Zoning: M-2 (General Industrial District)

Parcel Number: 05-23-05-16-4-000-003.004

Parcel PIN: 377260

PROPERTY OVERVIEW

+/-8.55 acres for lease near central Bay Minette, with 600' of direct rail access. The rail spur that abuts the property ties into the CSX Transportation railroad, giving direct access to Florida, Mississippi, and the Port of Mobile.

Zoned M-2 (General Industrial District)



Crawford Stitt

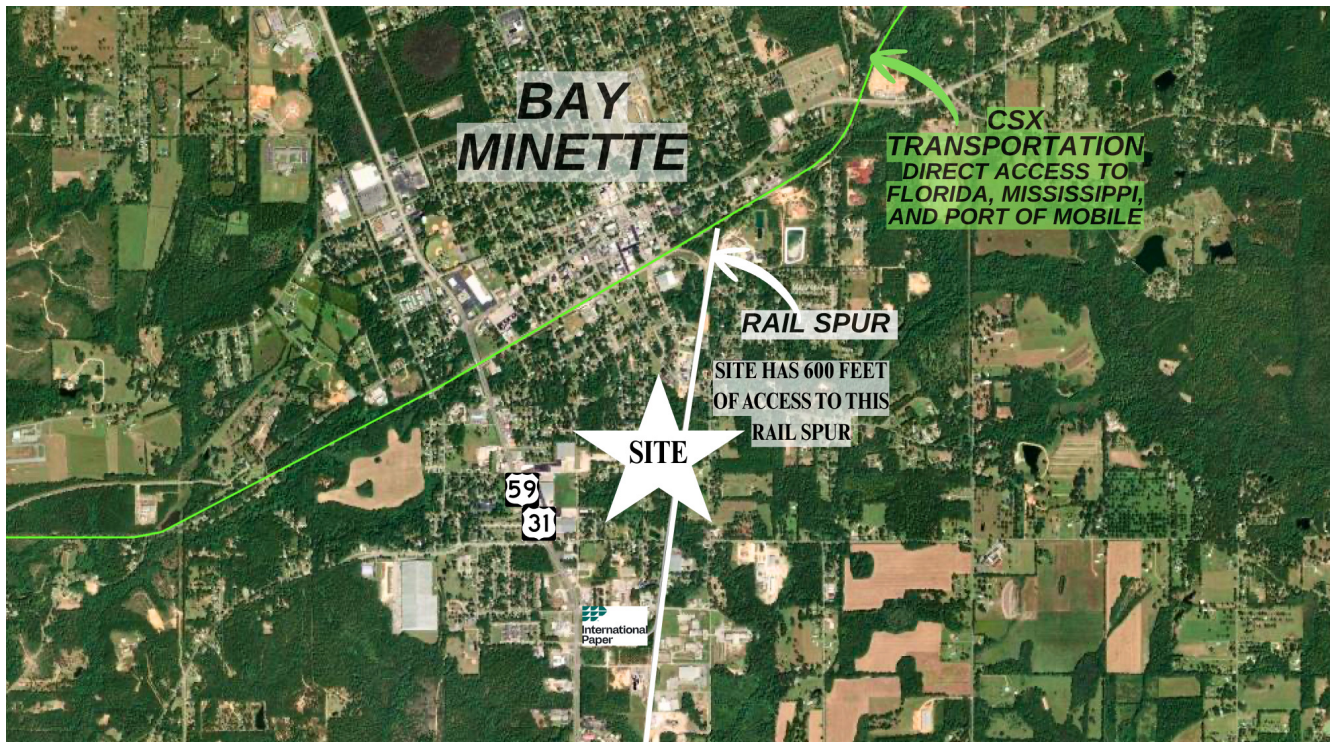
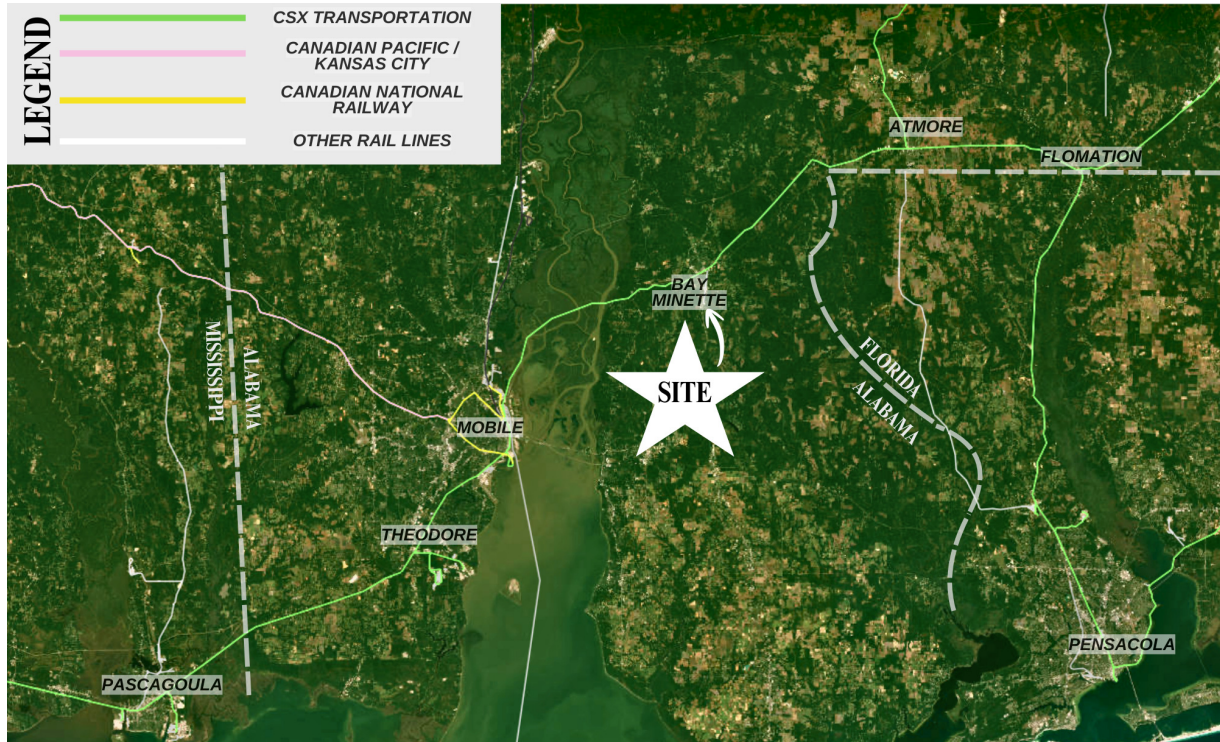
251.295.1328

crawford@white-spunnerrealty.com

White-Spunner has obtained the information from sources it believes to be reliable and believes the information to be correct. No representation or warranties, expressed or implied are made as to the accuracy or reliability of this information. The recipient bears responsibility for verification of the information contained herein and bears all risk for any accuracy.



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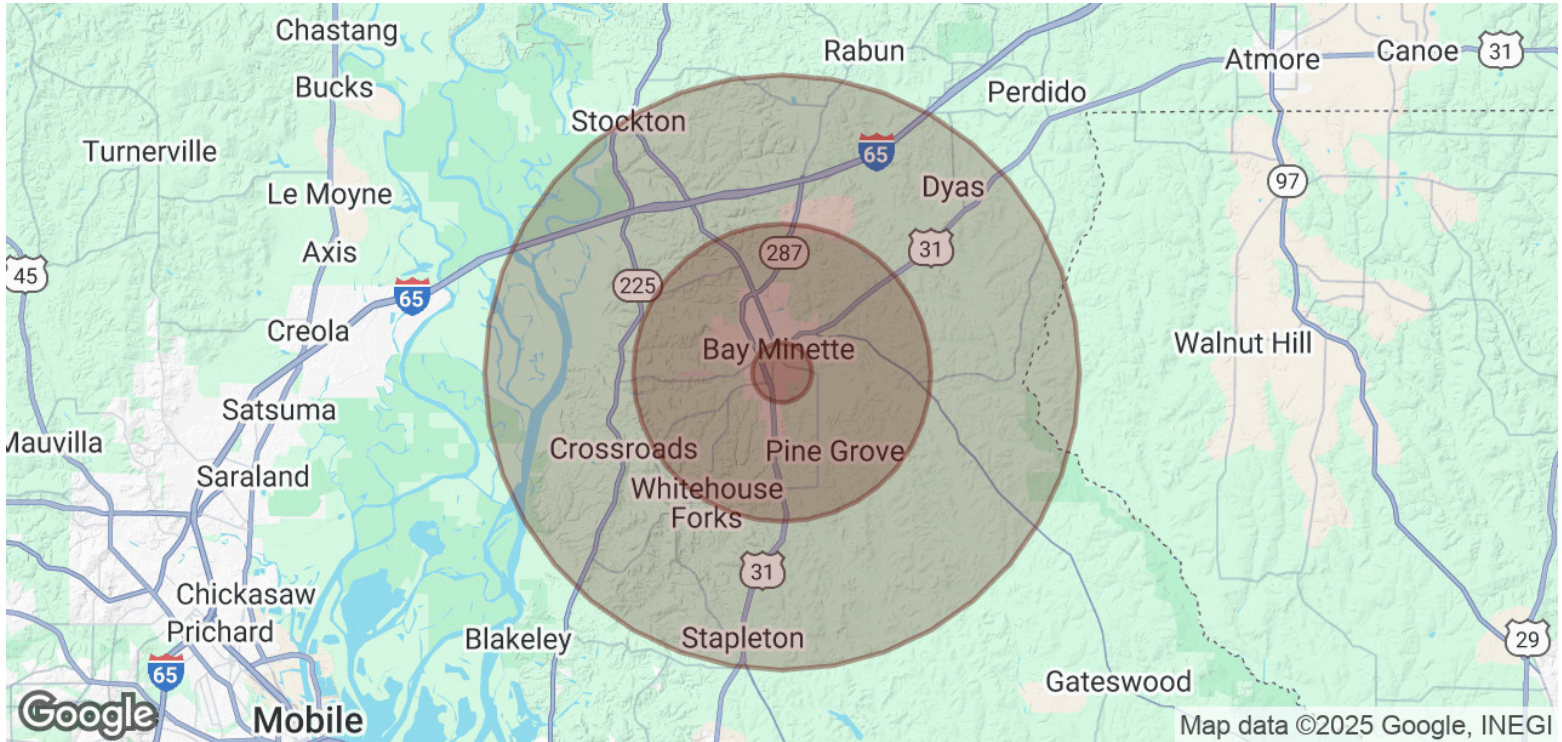
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,090	13,840	20,937
Average Age	38	41	42
Average Age (Male)	38	40	41
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,122	5,302	7,992
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$48,792	\$69,644	\$80,624
Average House Value	\$162,151	\$207,881	\$237,987

Demographics data derived from AlphaMap

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NOTES

1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "G66235".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE

I, _____, THE UNDERSIGNED, AS PLANNER FOR THE CITY OF BAY MINETTE, HEREBY AUTHORIZE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 20____.

BAY MINETTE CITY PLANNER

CERTIFICATE OF APPROVAL BY E-91 | GIS/ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-91 | BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

BALDWIN COUNTY E-91 | AUTHORIZED SIGNATURE

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, THE UNDERSIGNED, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS RE-SUBDIVISION OF LOTS 1 & 2 OF RAM SUBDIVISION, A PART OF SECTION 16, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT THE STREETS & EASEMENTS SHOWN HEREON ARE HEREBY NOT DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 20____.

OWNER

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT AS OWNER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, SHE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

PHYSICAL ADDRESS:
807 MORAN ST.
BAY MINETTE, AL 36507

BUILDING SETBACKS:

SETBACKS:
FRONT: 30'
REAR: 0'
SIDE: 0'

PARCEL IS ZONED: M-2

SITE DATA:

SMALLEST LOT: 8.55 Acres
LARGEST LOT: 8.55 Acres
TOTAL # OF LOTS: 2
TOTAL AREA: 8.55 Acres
LINEAR FT. STREETS: 0
Parcel ID: 227664 & 377260

OWNER & DEVELOPER

COMERFORD CUSTOM SERVICES LLC
8720 ROLLING OAKS LN.
FAIRHOPE, AL 36532

SURVEYOR

DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, PLS. LIC. NO. 26623

NOTE:
THERE IS A DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE R-O-W AND A 10 FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette Zoning, the Subdivision Regulations of the City of Bay Minette, and the 2010 International Residential Code and 2021 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.

RE-PLAT
PREPARED FOR

COMERFORD CUSTOM
SERVICES LLC
BALDWIN COUNTY, AL

DWG. NO. 25-377260
SURVEY DATE: 12/01/2025
SCALE: 1"=50'

DRAWN BY: R. TILMAN
CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS

(**) RECORD BEARING/DISTANCE
● OVERHEAD ELECTRIC
○ SET IRON PIN
△ FOUND IRON PIN
△ PIN NOT SET
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
NOT TO SCALE
— FENCE
— FENCE CORNER POST
■ CONCRETE MONUMENT

DAVID LOWERY
SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dsurvey25@hotmail.com

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, David Lowery, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of COMERFORD CUSTOM SERVICES LLC, owner, situated in Baldwin County, Alabama and described as follows:

LOTS 1 AND 2, IN RAM SUBDIVISION AS SHOWN ON SLIDE 2639-C, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR BALDWIN COUNTY, AL

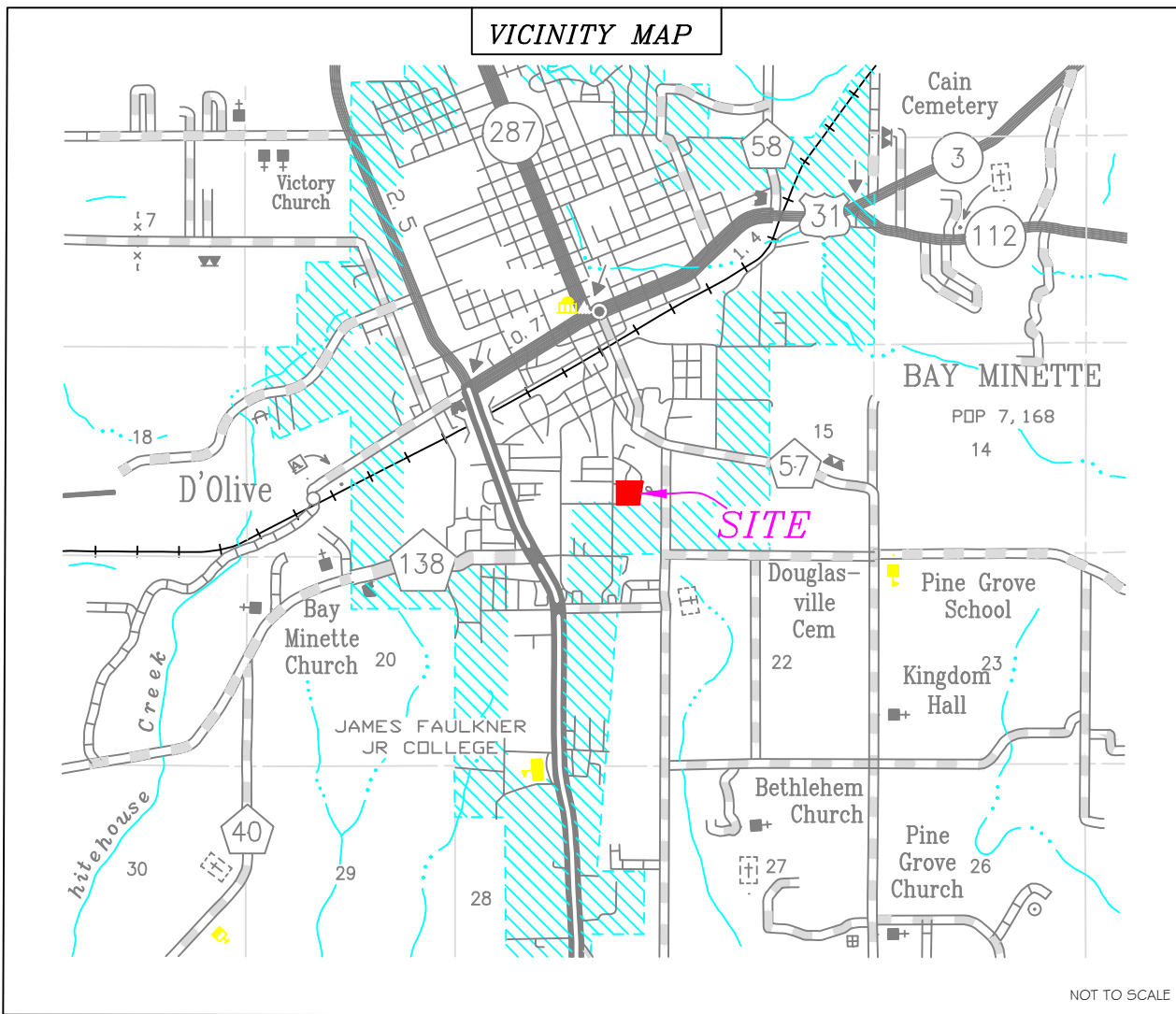
And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (●) as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the _____ day of _____, 2025.

Surveyor

Alabama License # 26623

REPLAT OF LOTS 1 & 2 OF RAM SUBDIVISION SLIDE 2639-C



Parcel Number:
05-23-05-16-4-000-018.000
PIN: 334853
D & D OAKS PROPERTIES L L C
45299 EASLEY LN
BAY MINETTE, AL 36507

E. HICKORY ST.
77.90' R-O-W

Parcel Number:
05-23-05-16-4-000-095.000
PIN: 248310
FLEMING GAYLORD
2665 N ATLANTIC AVE # 112
DAYTONA BEACH, FL 32118

Parcel Number:
05-23-05-16-4-000-026.000
PIN: 40649
TAYLOR, DONALD E ETAL TAYLOR, VICTORIA D
PO BOX 374
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-027.000
PIN: 21395
HURST, JOHNNIE L
812 MORAN ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-030.000
PIN: 20101
JAMES FAULKNER JR COLLEGE
12595 TAL PINE RD
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-029.000
PIN: 28070
MORGAN, JOE EDGIE ETAL MORGAN,
MINNIE E
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-028.000
PIN: 28070
MORGAN, JOE EDGIE ETAL MORGAN,
MINNIE E
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-046.000
PIN: 613
BELL, RYAN ETAL BELL, CHELLIE OLIVIA
304 E ELLIS ST
BAY MINETTE, AL 36507

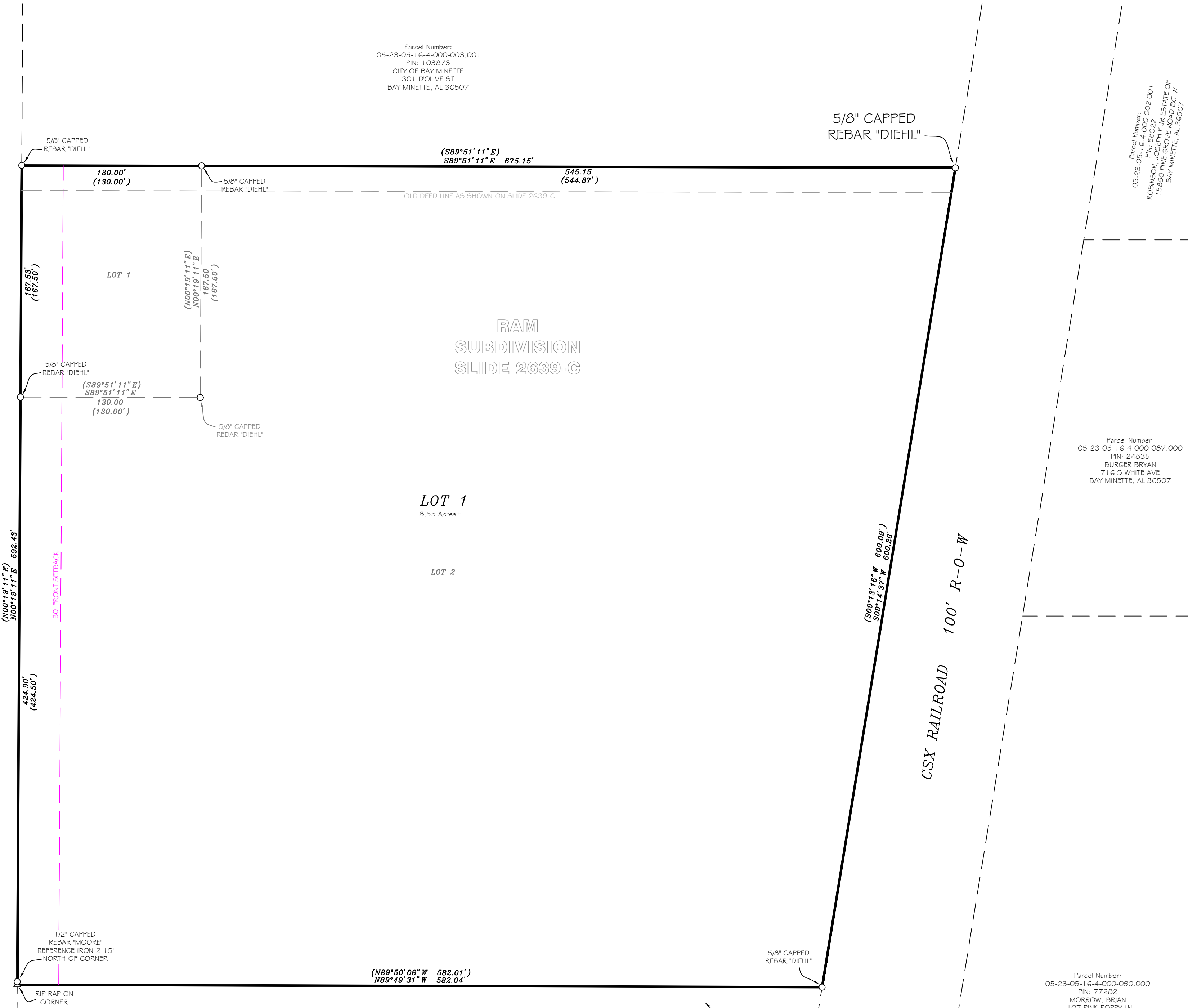
Parcel Number:
05-23-05-16-4-000-047.000
PIN: 44977
THORNTON, RAY V
MINNIE E
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-048.000
PIN: 45003
DAVID LOWERY SURVEYING LLC
18659 STALLWORTH RD
SUMMERDALE, AL 36580

Parcel Number:
05-23-05-16-4-000-049.001
PIN: 42397
MCCANTS, ROY E ETAL
MCCANTS-SMITH, BARBARA H
304 MORAN ST
BAY MINETTE, AL 36507

50' R-O-W

MORAN ST.



Parcel Number:
05-23-05-16-4-000-003.001
PIN: 103873
CITY OF BAY MINETTE
301 DOLIVE ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-002.001
PIN: 24835
BURGER BRYAN
716 S WHITE AVE
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-087.000
PIN: 24835
BURGER BRYAN
716 S WHITE AVE
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-090.000
PIN: 77282
MORROW, BRIAN
1107 PINK POPPY LN
FOLEY, AL 36535

Parcel Number:
05-23-05-16-4-000-003.003
PIN: 377257
CITY OF BAY MINETTE
301 DOLIVE ST
BAY MINETTE, AL 36507

ELLIS ST.

20' R-O-W

Parcel Number:
05-23-05-16-4-000-040.000
PIN: 27394
MCCANTS, ROY E ETAL
MCCANTS-SMITH, BARBARA H
304 MORAN ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-082.000
PIN: 907
ANDREWS, LEVONE
815 E ELLIS ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-083.000
PIN: 5032
BROWN, JOHNNIE E
501 E LAUREL ST
ATMOR, AL 36502

Parcel Number:
05-23-05-16-4-000-084.000
PIN: 27384
MCCANTS, ROY E ETAL
MCCANTS-SMITH, BARBARA H
304 MORAN ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-085.000
PIN: 5032
WATTS, DELORAS
13174 ANGIE DR
FOLEY, AL 36535

Parcel Number:
05-23-05-16-4-000-086.001
PIN: 28065
NORTH BAY MINETTE UTILITIES
25 HAND AVE
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-087.000
PIN: 62847
NORTH BAY MINETTE UTILITIES
25 HAND AVE
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-080.000
PIN: 27384
SUE-LEE L L C
9715 DOLIVE RD
SPANISH FORT, AL 36527

Parcel Number:
05-23-05-16-4-000-079.000
PIN: 27440
WEBB, PEARLAN B ETAL WEBB, THELMA
905 MORAN ST
BAY MINETTE, AL 36507