



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)



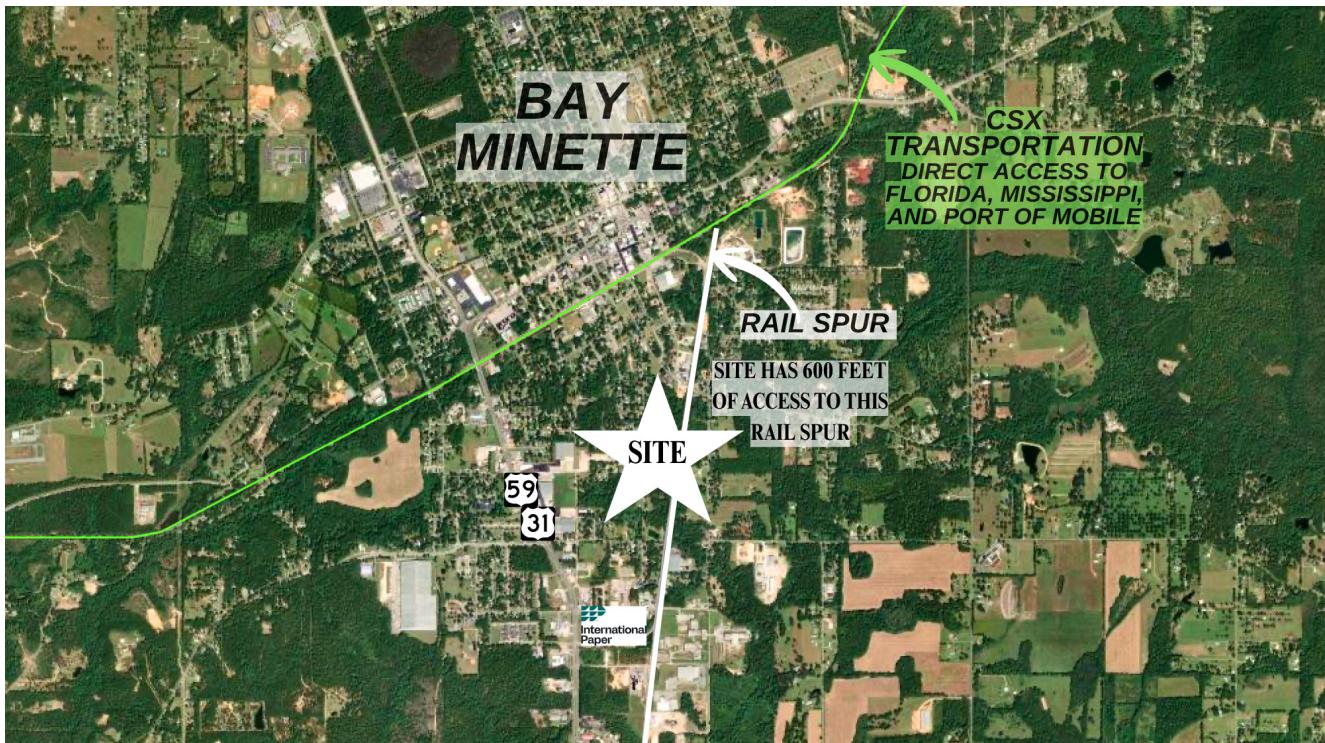
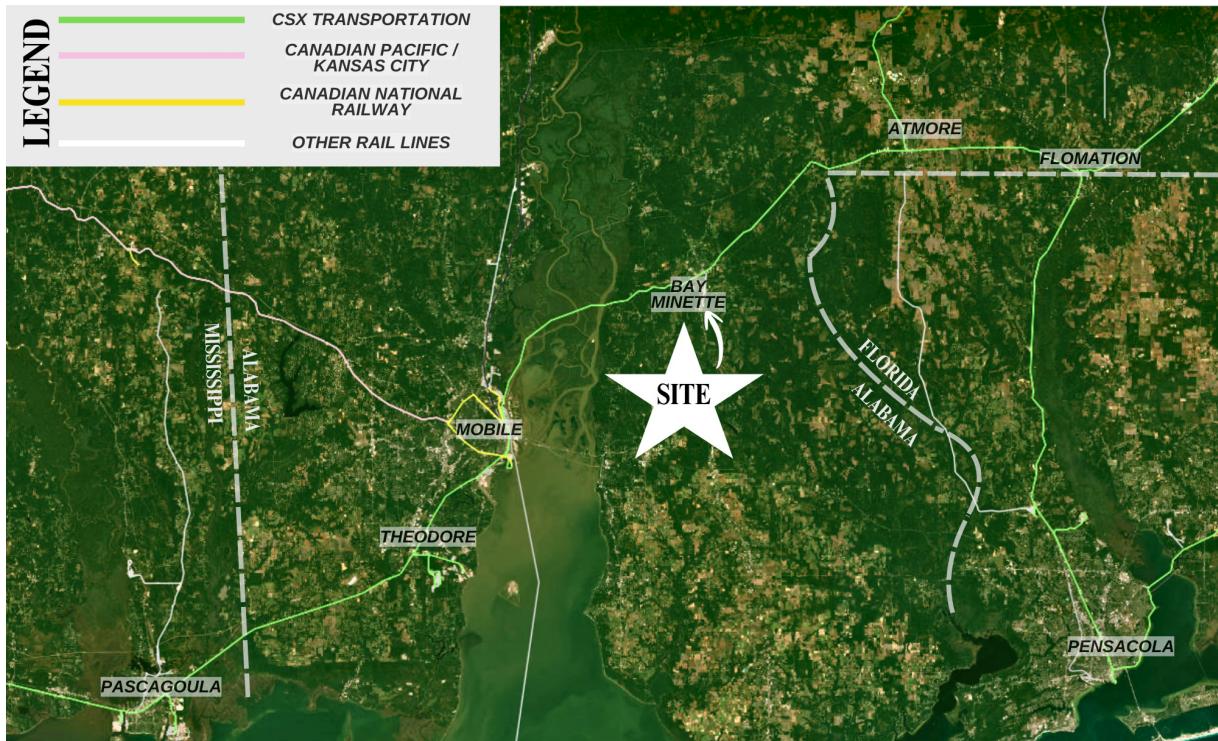
Crawford Stitt

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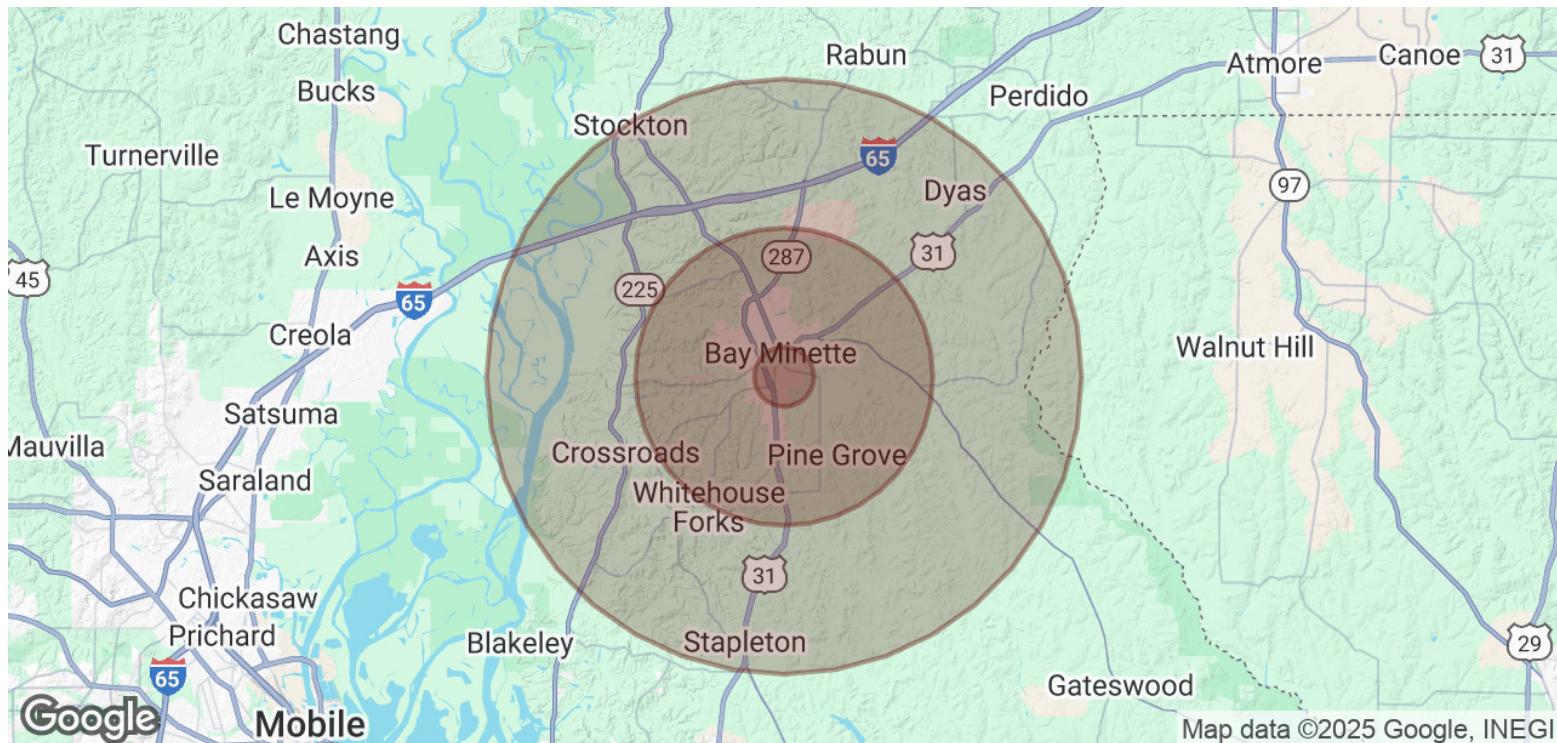
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,090 | 13,840 | 20,937 |
| Average Age | 38 | 41 | 42 |
| Average Age (Male) | 38 | 40 | 41 |
| Average Age (Female) | 39 | 42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

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

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE
THE UNDERSIGNED, AS PLANNER FOR THE RECORDING OF THE MAP WITHIN 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-911 (GIS/ADDRESSING)
THE UNDERSIGNED, AS AUTHORITY BY BALDWIN COUNTY E-911 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-911 AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ HAVE CAUSED THE LAND ENBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAY OUT, AND PLATED TO BE KNOWN AS RE-DIVISION OF LOTS 1 & 2 OF THE 1/2 ACRES PART OF SECTION 16, T-2-S, R-3-E, BALDWIN COUNTY, AL AND THAT THE STREETS & EASMENTS 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, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS OWNER IS SHOWN TO THE FORGOING 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: 8.55 Acres
TOTAL AREA: 8.55 Acres
LINEAR FT. STREETS: 0
Parcel ID: 227664 377260

OWNER & DEVELOPER

COMERFORD CUSTOM SERVICES LLC
8720 ROLLING GRASS UN.
FARMHOP, AL 36532

SURVEYOR

DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36535
DAVID LOWERY, PLS. LIC. NO 26623

NOTE:
THERE IS A DEDICATED HEREWITH A 10 FOOT
UTILITY EASEMENT ON ALL LOT LINES
ADJACENT TO THE CSX RAILROAD 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 but not limited to the Baldwin County Building Code, Baldwin County Minette Zoning, the Subdivision Regulations of the City of Bay Minette, and the 2018 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

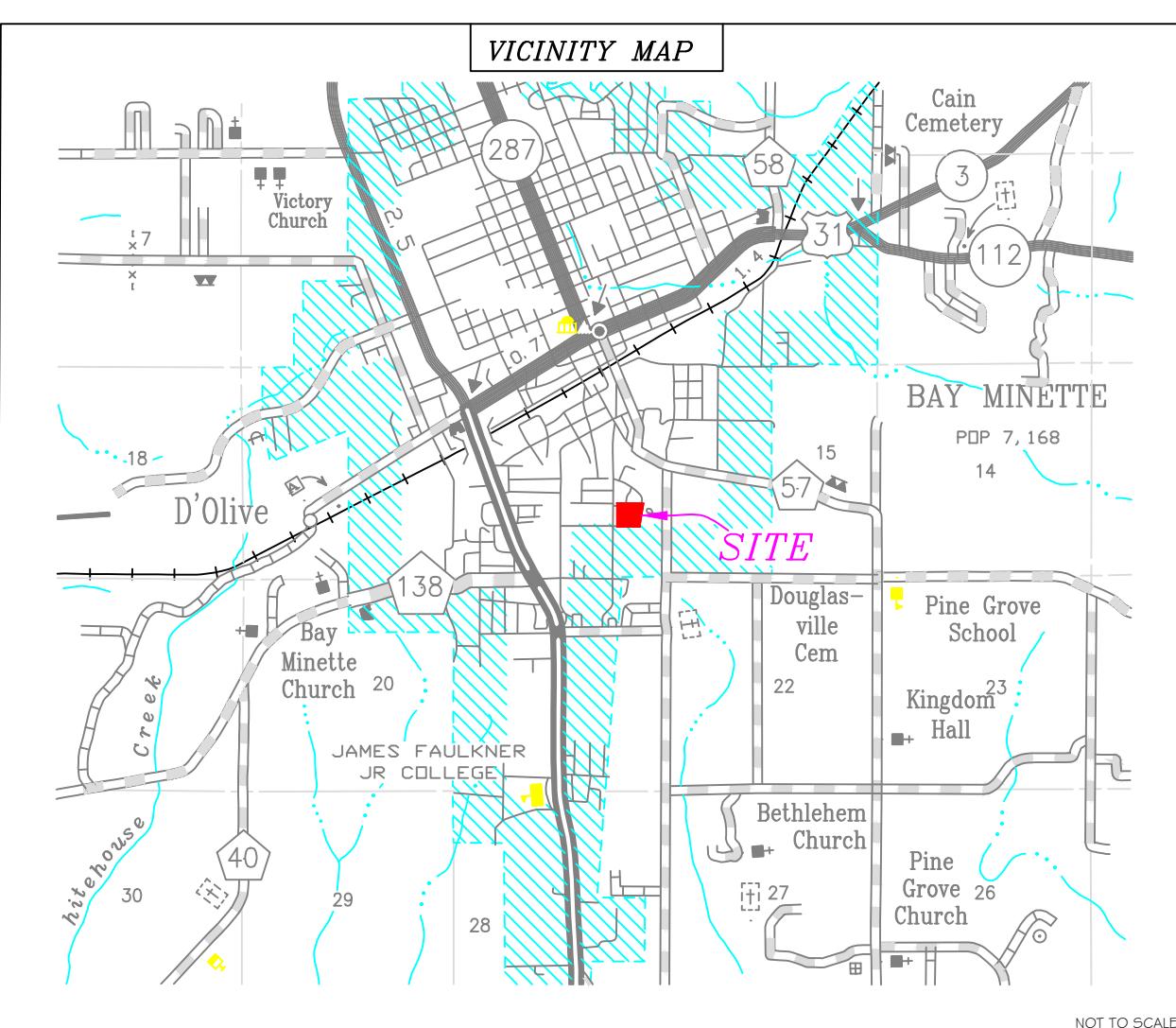
COMERFORD CUSTOM SERVICES LLC
BALDWIN COUNTY, AL

DAVID LOWERY SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36535
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

LEGEND AND SYMBOLS

- (*) RECORD BEARING/DISTANCE
- (E) 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



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

Parcel Number:
05-23-05-16-4-000-018.000
PIN: 33493
D & D CUSTOM SERVICES LLC
25299 EASLEY LN
BAY MINETTE, AL 36507

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

Parcel Number:
05-23-05-16-4-000-025.005
PIN: 300
MCCORD, DOROTHY ANN ETAL, TERRELL,
RUFUS N; ANDREWS, HENRY LEE;
ANDREWS, ROSE MARIE; ANDREWS,
ELVIRA; ANDREWS, ROSE MARIE;
ANDREWS, MAGGIE ROCHELLE; PARKER,
JUDY LYNN; ANDREWS, JACQUELINE
YOLANDINE; ANDREWS, ANTHONY
LORENZO;
806 MORAN ST
BAY MINETTE, AL 36507

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: 40491
TAYLOR, DONA L ET AL, VICTORIA D
PO BOX 374
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-027.000
PIN: 21393
HUMPHREY, ANNE L
812 MORAN ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-028.000
PIN: 28970
MORGAN, JOE EDDIE ETAL,
MORGAN, JOE EDDIE ETAL,
MORGAN, JOE EDDIE ETAL
303 EAST ELLIS ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-032.000
PIN: 42250
MORAN, JOE EDDIE ETAL,
MORGAN, JOE EDDIE ETAL
303 EAST ELLIS ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-046.000
PIN: 813
BELL, RYAN ETAL BELL, CHELLIE OLIVIA
304 ELLIS ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-047.000
PIN: 144977
THORNTON, RAY V
607 1/2 9TH ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-048.000
PIN: 144977
DAVIS, RANDY A
14655 STALLWORTH RD
SUMMERSIDE, AL 36500

Parcel Number:
05-23-05-16-4-000-049.001
PIN: 42326
MCCARTY, JEFFREY ETAL
MCCANTS-SMITH, BARBARA H
804 MORAN ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-050.000
PIN: 50332
ANDREWS, JONE
815 ELLIS ST
BAY MINETTE, AL 36507

Parcel Number:
05-23-05-16-4-000-052.000
PIN: 50333
BROWN, JOHNNIE E
501 E LAUREL ST
ATMORE, AL 36502

Parcel Number:
05-23-05-16-4-000-053.000
PIN: 29366
MIDDLETON, DARELL FLAVIA
1201 MIDDLETON MAPA
NORTH, AL 36507

Parcel Number:
05-23-05-16-4-000-054.000
PIN: 27364
SUELEE L L C
9715 D'OLIVE RD
SPANISH FORT, AL 36527

Parcel Number:
05-23-05-16-4-000-055.000
PIN: 29365
NORTH, AL 36507

Parcel Number:
05-23-05-16-4-000-056.000
PIN: 29366
NORTH, AL 36507

Parcel Number:
05-23-05-16-4-000-057.000
PIN: 27367
NORTH, AL 36507

Parcel Number:
05-23-05-16-4-000-058.000
PIN: 27368
NORTH, AL 36507

Parcel Number:
05-23-05-16-4-000-059.000
PIN: 27369
WEBB, PEARLEAN B ETAL WEBB, THELIA
905 MORAN ST
BAY MINETTE, AL 36507

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

Parcel Number:
05-23-05-16-4-000-003.001
PIN: 103973
CITY OF BAY MINETTE
301 DOLIVE ST
BAY MINETTE, AL 36507

50' R-O-W

MORAN ST.
(N00°19'11"E)
(N00°19'11"E) 582.49'

30' FROM E STREETS

20' R-O-W

ELLIS ST.

ELLIS ST.