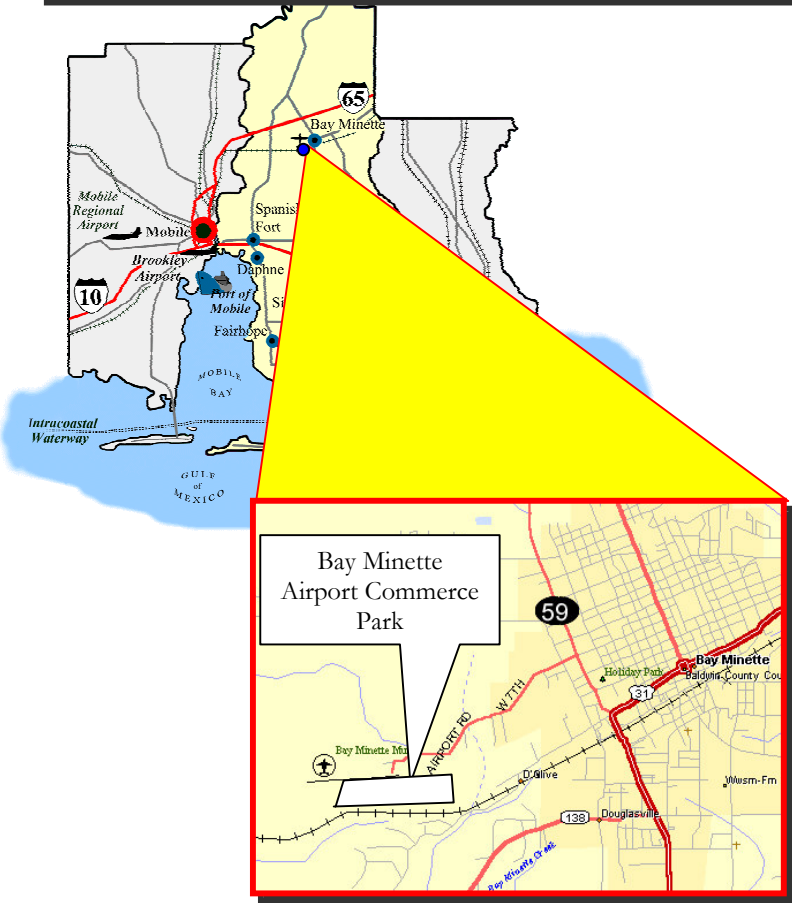
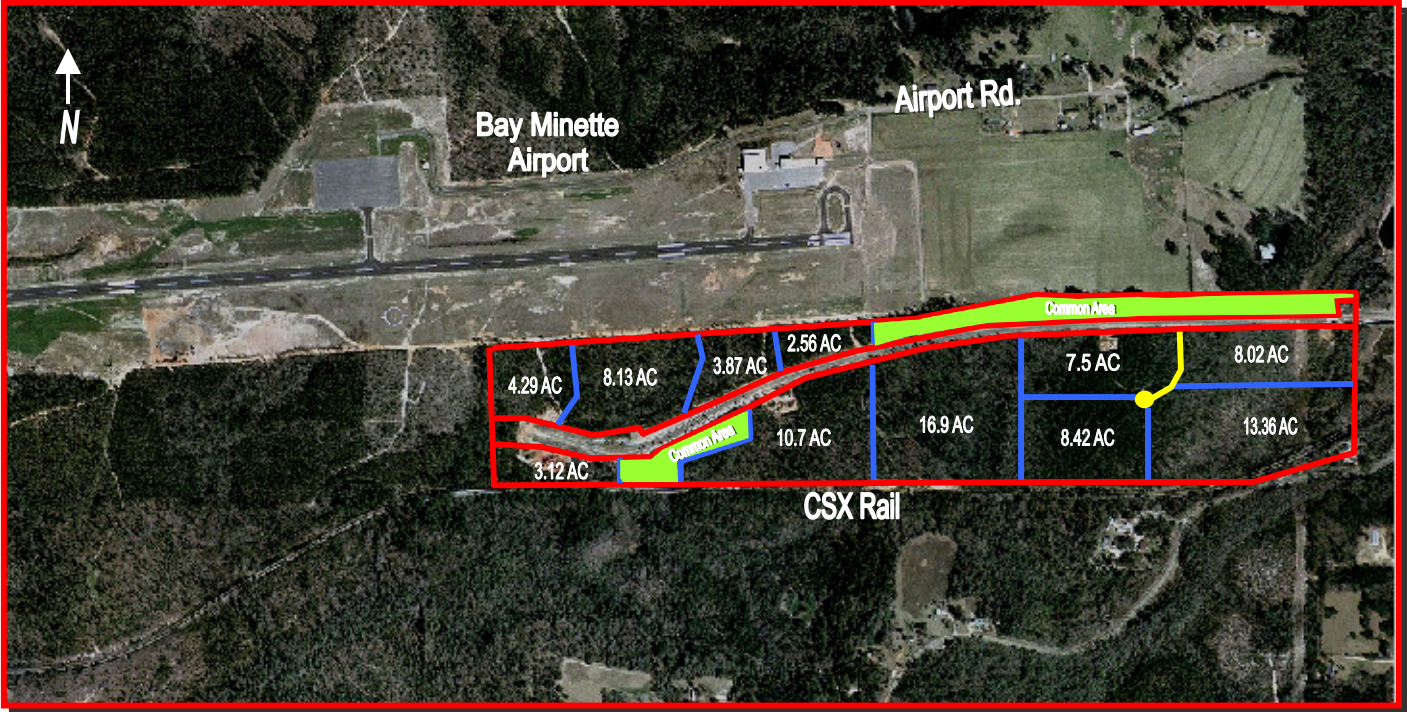


AVAILABLE SITE

**BAY MINETTE AIRPORT COMMERCE PARK**

120 ACRES

BAY MINETTE, ALABAMA



<b>Location:</b>	D'Olive Street
<b>Zoning:</b>	None
<b>Site Size:</b>	120 Acres
<b>Minimum:</b>	2.56 Acres
<b>Available:</b>	120 Acres
<b>Dimensions:</b>	4,900 Feet x 900 Feet
<b>Elevation Range:</b>	180 Feet to 275 Feet
<b>Highway:</b>	I-65: 6 Miles I-10: 16 Miles
<b>Rail Frontage:</b>	4,900 Feet
<b>Soil Type:</b>	Very Fine Sandy Loam
<b>Utilities</b>	
<b>Water:</b>	City of Bay Minette
<b>Sewer:</b>	City of Bay Minette
<b>Electricity:</b>	Alabama Power / Baldwin EMC
<b>Natural Gas:</b>	City of Bay Minette
<b>Telecom:</b>	BellSouth
<b>Police &amp; Fire:</b>	City of Bay Minette
<b>Price:</b>	\$17,500 Per Acre
<b>Contact:</b>	Anne Pedersen City of Bay Minette IDB 251-937-6607

The information contained herein has been obtained from reliable sources; however, no warranty or guarantee is expressed or implied.

## AVAILABLE SITE

<b>Site Name:</b>	Bay Minette Airport Commerce Park
<b>Location:</b>	D'Olive St. Bay Minette, AL.
<b>Latitude:</b>	30° 52' 00"
<b>Longitude:</b>	87° 48' 00"
<b>Inside Industrial Park:</b>	Yes
<b>Inside CMSA:</b>	Yes: Mobile-Daphne- Fairhope
<b>Inside Enterprise Zone:</b>	No
<b>Area of State:</b>	Southwest

<b>Distance In Miles From:</b>	
<b>Atlanta:</b>	308
<b>Memphis:</b>	414
<b>Nashville:</b>	430
<b>Birmingham:</b>	237
<b>Mobile:</b>	20
<b>Montgomery:</b>	150

<u>SITE INFORMATION</u>	
<b>Total Acres:</b>	120 Acres
<b>Available Acres:</b>	120 Acres
<b>Largest Contiguous Tract:</b>	120 Acres
<b>Smallest Tract Available:</b>	2.56 Acres
<b>Topography:</b>	Flat to Rolling
<b>Elevation Variation:</b>	180 Feet to 275 Feet
<b>Fire Rating Class:</b>	5
<b>Protective Covenants:</b>	None
<b>Environmental Data:</b>	Yes
<b>Soil Type:</b>	Tifton Fine Sandy Loam/ Lakeland Loamy Fine Sand
<b>Soil Borings Available:</b>	Yes
<b>100 Year Flood Plain:</b>	No
<b>Zoning:</b>	None
<b>Former Land Use:</b>	Woodlands

<u>UTILITIES</u>	
<b>Gas:</b>	City of Bay Minette
<b>Distance To:</b>	1 Mile
<b>Size of Main:</b>	4 Inches
<b>PSI:</b>	100 PSI
<b>Water:</b>	City of Bay Minette
<b>Distance To:</b>	1000 Feet
<b>Size of Main:</b>	6 Inches
<b>Static Pressure:</b>	55 PSI
<b>Flow Pressure:</b>	3 PSI
<b>Residual Pressure:</b>	55 PSI
<b>Sewer:</b>	City of Bay Minette
<b>Distance To:</b>	2 Miles: 3 Miles to Pump Station
<b>Size of Main:</b>	6 Inches
<b>Excess Capacity:</b>	500,000 GPD

<u>UTILITIES</u>	
<b>Electric:</b>	Alabama Power / Baldwin EMC
<b>Transmission:</b>	Yes: KV: 110
<b>Distribution:</b>	Yes: KV: 44 (1 Mile on US 31)
<b>Telecommunications:</b>	BellSouth
<b>Fiberoptics:</b>	No
<b>ISDN:</b>	Yes
<b>DSL:</b>	Yes
<b>Diversely Routed:</b>	No
<b>Distance to POP:</b>	2.5 Miles

<u>HIGHWAY</u>					
Interstate	Miles	Federal	Miles	State	Miles
I-10	16	31	2	225	1
I-65	6	98	18	59	1

<u>RAIL</u>	
<b>At Site:</b>	Yes: CSX Rail
<b>Rail Frontage:</b>	4,900 Feet

<u>WATERWAY</u>	
<b>Nearest Waterway</b>	Tensaw River
<b>Distance To:</b>	7 Miles
<b>Nearest Port Facility:</b>	Port of Mobile
<b>Distance To:</b>	20 Miles
<b>Navigable:</b>	Yes
<b>Channel Depth:</b>	40 Feet

<u>AIR</u>	
<b>Nearest Commercial Service:</b>	Mobile Regional Airport
<b>Distance:</b>	30 Miles
<b>Major Carriers:</b>	ASA, Delta, Northwest, Continental, United Express, Skywest

<b>Price:</b>	\$17,500 Per Acre Lease and discount land purchase available based on payroll.
<b>Date Quoted:</b>	1/01/05

<u>CONTACTS</u>	
<b>Owner:</b>	Anne Pedersen City of Bay Minette IDB 251-937-6607
<b>Local Contact:</b>	Lance LaCour 251-947-2445

<u>COMMENTS</u>	
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