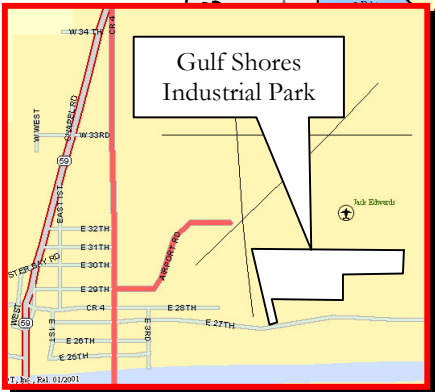
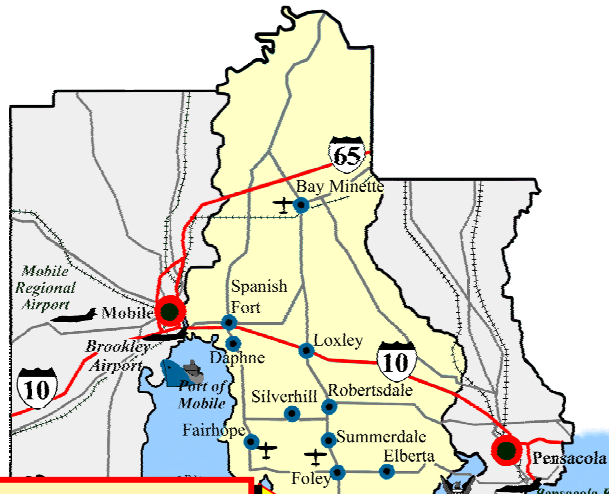
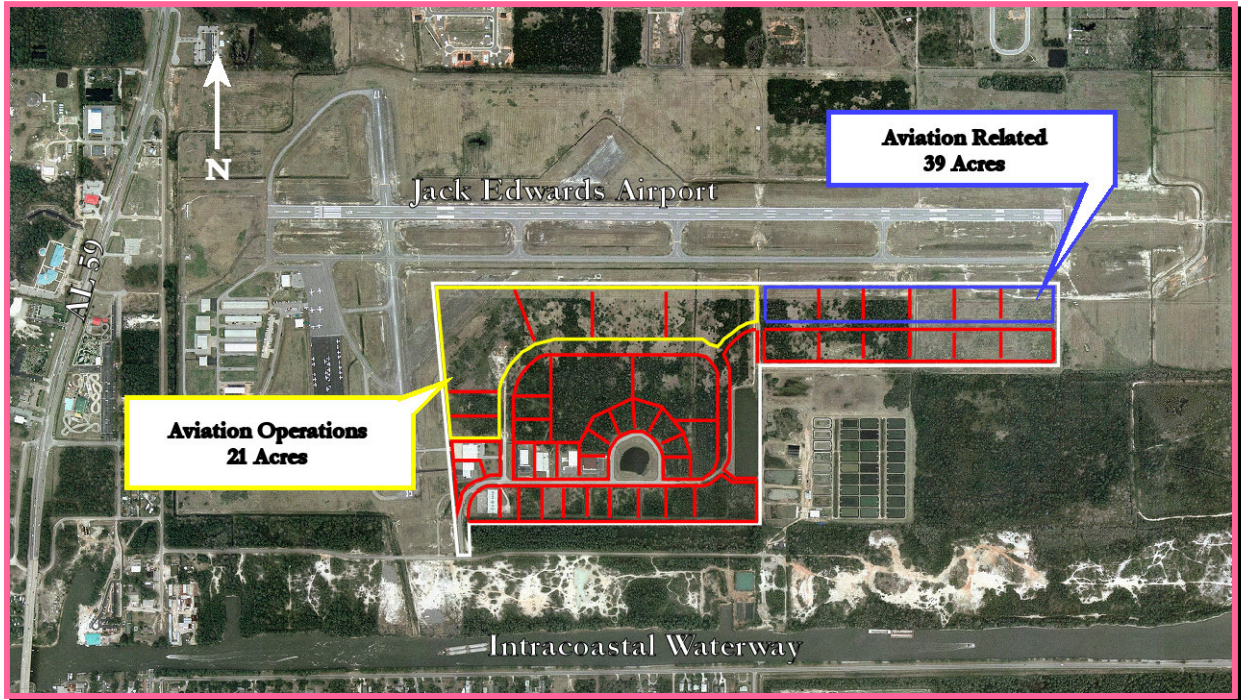


AVAILABLE SITE

GULF SHORES INDUSTRIAL PARK

117 ACRES  
 60 ACRES AVAILABLE  
 GULF SHORES, ALABAMA



Map Not To Scale

<b>Location:</b>	Mildred Casey Dr.
<b>Zoning:</b>	Light Industrial
<b>Site Size:</b>	117 Acres
<b>Available Acres:</b>	60 Acres
<b>Minimum:</b>	1 Acre
<b>Elevation Range:</b>	40 Feet to 60 Feet
<b>Highway:</b>	AL Hwy. 59: .5 Mile I-10: 26 Miles I-65: 47 Miles
<b>Soil Type:</b>	Sand/ Fine Sand
<b>Utilities</b>	
<b>Water:</b>	Gulf Shores Utilities
<b>Sewer:</b>	Gulf Shores Utilities
<b>Electricity:</b>	Baldwin EMC
<b>Natural Gas:</b>	Riviera Utilities - .5 Mile
<b>Telecom:</b>	Gulftel
<b>Police &amp; Fire:</b>	City of Gulf Shores
<b>FTZ:</b>	Mobile FTZ#82
<b>Price:</b>	Variable, Appraised Value
<b>Contact:</b>	Ernie Smith City of Gulf Shores 251-968-1160

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>	Gulf Shores Industrial Park
<b>Location:</b>	Mildred Casey Dr. Gulf Shores, AL
<b>Latitude:</b>	30° 16' 00"
<b>Longitude:</b>	87° 41' 00"
<b>Inside Industrial Park:</b>	Yes
<b>Inside CSA:</b>	Yes: Mobile - Daphne - Fairhope
<b>Inside Foreign Trade Zone:</b>	Yes: Mobile FTZ #82
<b>Area of State:</b>	Southwest/ Coastal

<b>Distance In Miles From:</b>	
<b>Atlanta:</b>	390
<b>Memphis:</b>	447
<b>Nashville:</b>	512
<b>Birmingham:</b>	320
<b>Mobile:</b>	60
<b>Huntsville:</b>	421
<b>Montgomery:</b>	231

<u><b>SITE INFORMATION</b></u>	
<b>Total Acres:</b>	117 Acres
<b>Available Acres:</b>	60 Acres
<b>Smallest Available Tract:</b>	1 Acre
<b>Topography:</b>	Flat
<b>Elevation Variation:</b>	40 Feet to 60 Feet
<b>Fire Rating Class:</b>	3
<b>Protective Covenants:</b>	Yes
<b>Environmental Data:</b>	Yes
<b>Soil Type:</b>	Sand/ Fine Sand
<b>Soil Borings Available:</b>	Yes
<b>100 Year Flood Plain:</b>	No
<b>Zoning:</b>	Light Industrial
<b>Former Land Use:</b>	Agriculture

<u><b>UTILITIES</b></u>	
<b>Gas:</b>	Riviera Utilities
<b>Distance To:</b>	.5 Miles
<b>Size of Main:</b>	2 Inch
<b>PSI:</b>	250
<b>Water:</b>	Gulf Shores Utilities
<b>Distance To:</b>	0 Miles
<b>Size of Main:</b>	12 Inch
<b>Sewer:</b>	Gulf Shores Utilities
<b>Distance To:</b>	0 Miles
<b>Size of Main:</b>	12 Inch
<b>Excess Capacity:</b>	(500,000 GPD after upgrade in 2 Years)
<b>Static Pressure:</b>	55 PSI

<u><b>UTILITIES</b></u>	
<b>Sewer:</b>	
<b>Flow Pressure:</b>	1814 PSI
<b>Residual Pressure:</b>	38 GPM
<b>Electric:</b>	Baldwin EMC
<b>Transmission:</b>	Yes: Kv: 12.4
<b>Distribution:</b>	No: Kv: 15
<b>Telecommunications:</b>	Gulf Telephone
<b>Fiberoptics:</b>	Yes
<b>ISDN:</b>	Yes
<b>Redundancy:</b>	No

<u><b>HIGHWAY</b></u>					
Interstate	Miles	Federal	Miles	State	Miles
1-10	26	98	7	59	.5
I-65	47	90	19	181	1

<u><b>RAIL</b></u>	
<b>Distance to Nearest Service:</b>	Pensacola: 30 Miles
<b>Spur:</b>	No

<u><b>WATERWAY</b></u>	
<b>At Site:</b>	Yes: Intercoastal Waterway
<b>Nearest Port Facility:</b>	Pensacola: 30 Miles
<b>Navigable:</b>	Yes
<b>Channel Depth:</b>	33 Feet

<u><b>AIR</b></u>	
<b>Nearest Commercial Service:</b>	Pensacola Regional Airport
<b>Distance:</b>	25 Miles
<b>Major Carriers:</b>	Airtran, Continental, Delta, Northwest, US Airways

<b>Price:</b>	Variable
<b>Date Quoted:</b>	1/01/05

<u><b>CONTACTS</b></u>	
<b>Owner:</b>	Ernie Smith City of Gulf Shores 251-968-1160
<b>Local Contact:</b>	Lance LaCour BCEDA 251-947-2445

<u><b>COMMENTS</b></u>	
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