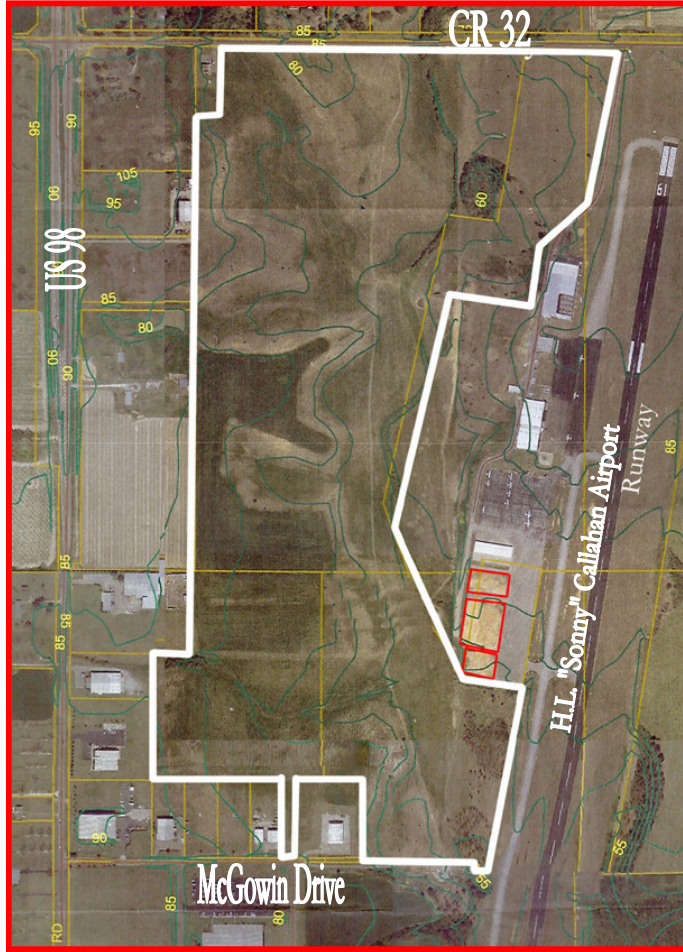


AVAILABLE SITE

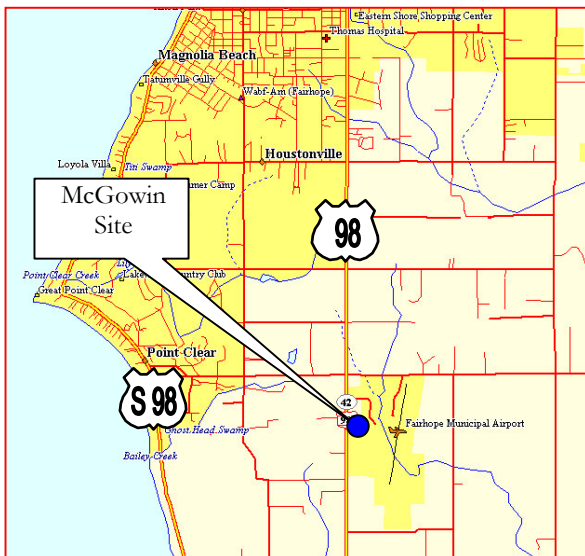
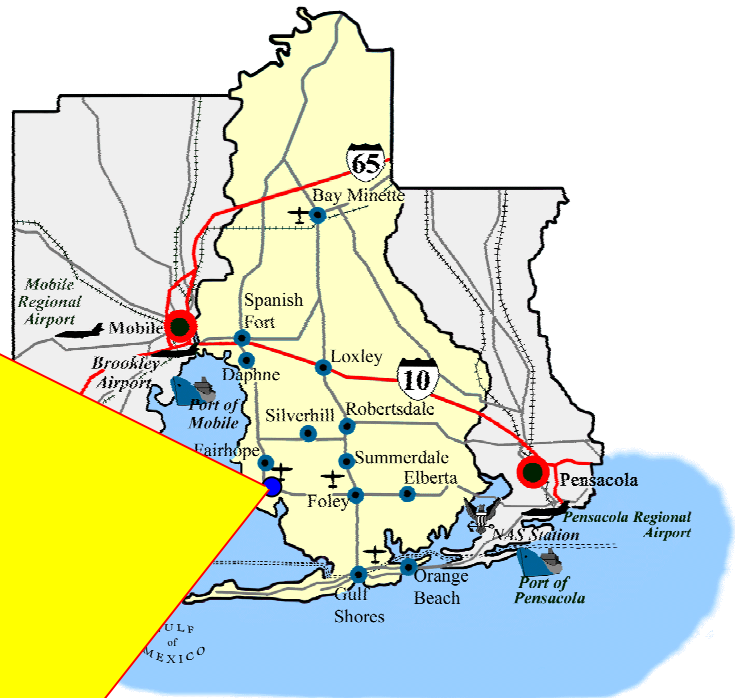
McGOWIN INDUSTRIAL SITE

144 ACRES

FAIRHOPE, ALABAMA



Location:	CR 32 & McGowin Drive
Zoning:	Light Industrial
Site Size:	144 Acres
Available:	144 Acres
Dimensions:	3,548 Feet x 1,675 Feet
Elevation Range:	70 Feet to 85 Feet
Highway:	US 98: 0 Miles
Soil Type:	Fine Sandy Loam
Utilities	
Water:	City of Fairhope
Sewer:	City of Fairhope
Electricity:	Riviera Utilities
Natural Gas:	City of Fairhope
Telecom:	BellSouth
Police & Fire:	City of Fairhope
Foreign Trade	Mobile FTZ #82
Zone:	
Price:	Call For Price
Contact:	Mason McGowin



BALDWIN COUNTY
Good People. Good Business.

AVAILABLE SITE

Site Name:	McGowin Site
Location:	CR 32 & McGowin Drive Fairhope, AL
Latitude:	30° 28' 00"
Longitude:	87° 53' 00"
Inside Industrial Park:	No
Inside MSA:	Yes: Mobile
Inside Enterprise Zone:	No
Inside Foreign Trade Zone:	Yes: Mobile FTZ #82
Area of State:	Southwest

Distance In Miles From:	
Atlanta:	335
Memphis:	415
Nashville:	452
Birmingham:	255
Mobile:	17
Huntsville:	340
Montgomery:	170

<u>SITE INFORMATION</u>	
Total Acres:	144 Acres
Available Acres:	144 Acres
Largest Contiguous Tract:	144 Acres
Topography:	Flat to Rolling
Elevation Variation:	70 Feet to 85 Feet
Fire Rating Class:	4
Protective Covenants:	Yes
Environmental Data:	No
Soil Type:	Fine Sandy Loam
Soil Borings Available:	Yes
100 Year Flood Plain:	No
Zoning:	Light Industrial
Former Land Use:	Industrial Park

<u>UTILITIES</u>	
Gas:	City of Fairhope
Distance To:	.5 Miles From US 98
Size of Main:	2 Inches on US 98 2 Inches on McGowin Dr.
PSI:	190 PSI on US 98 16 PSI on McGowin Dr.
Water:	City of Fairhope
Distance To:	0 Miles
Size of Main:	8 Inches
Static Pressure:	75 – 90 PSI
Sewer:	City of Fairhope
Distance To:	0 Miles
Size of Main:	6 Inches
Excess Capacity:	1 Million GPD

<u>UTILITIES</u>	
Electric:	Riviera Utilities
Transmission:	Yes: KV: 110
Distribution:	Yes: KV: 12
Telecommunications:	BellSouth
Fiberoptics:	Fiber Optic Line on US 98. Fiber on McGowin Dr.
Redundancy:	Yes

<u>HIGHWAY</u>					
Interstate	Miles	Federal	Miles	State	Miles
I-10	12	98	0	104	6
I-65	32	90	10		

<u>RAIL</u>	
At Site:	No
Distance to Nearest Service:	Mobile: 20 Miles
Spur:	No

<u>WATERWAY</u>	
Nearest Waterway:	Mobile Ship Channel
Distance:	20 Miles
Nearest Port Facility:	Mobile: 20 Miles
Navigable:	Yes
Channel Depth:	40 Feet

<u>AIR</u>	
Nearest Commercial Service:	Mobile Regional Airport
Distance:	32 Miles
Major Carriers:	ASA, Delta, Continental, Northwest, United Express, USAir, Skywest

Price:	Call For Price
Date Quoted:	5/22/05

<u>CONTACTS</u>	
Owner:	Mason McGowin
Local Contact:	Lance LaCour BCEDA 251-947-2445

<u>COMMENTS</u>	
<ul style="list-style-type: none"> • Property was the Fairhope Industrial Park at one time • Six-inch water line goes into the airport entrance. 	

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