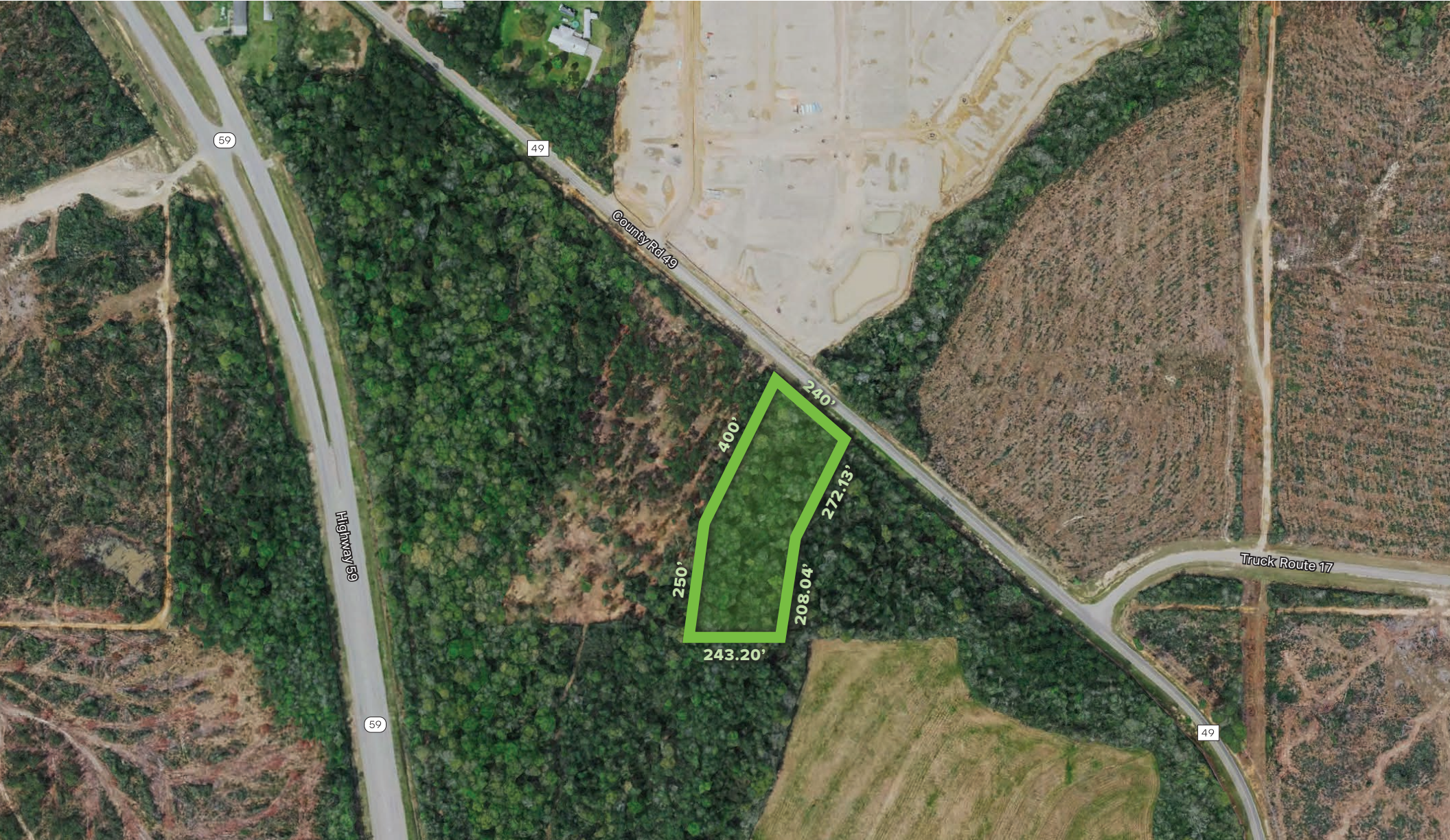


For Sale

3.05+ Acre Site
County Road 49 ■ Loxley, Alabama 36551



JOEY BETBEZE

JoeyBetbeze@BetbezeRealty.com

Cell (251) 554 8145

Office (251) 476 4111

OFFICE

3345 Halls Mill Road

Mobile, Alabama 36606

www.BetbezeRealty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

3.05+ acre site with excellent commercial development potential in Loxley, Alabama. Conveniently located just 0.4 miles off Highway 59, and within minutes of many other industrial complexes.

LOCATION

County Road 49
Loxley, Alabama 36551

PRICE

\$168,000

SITE SIZE

3.05± Total Acres
0.94± Upland Acres

FRONT FEET

240± on CR 49

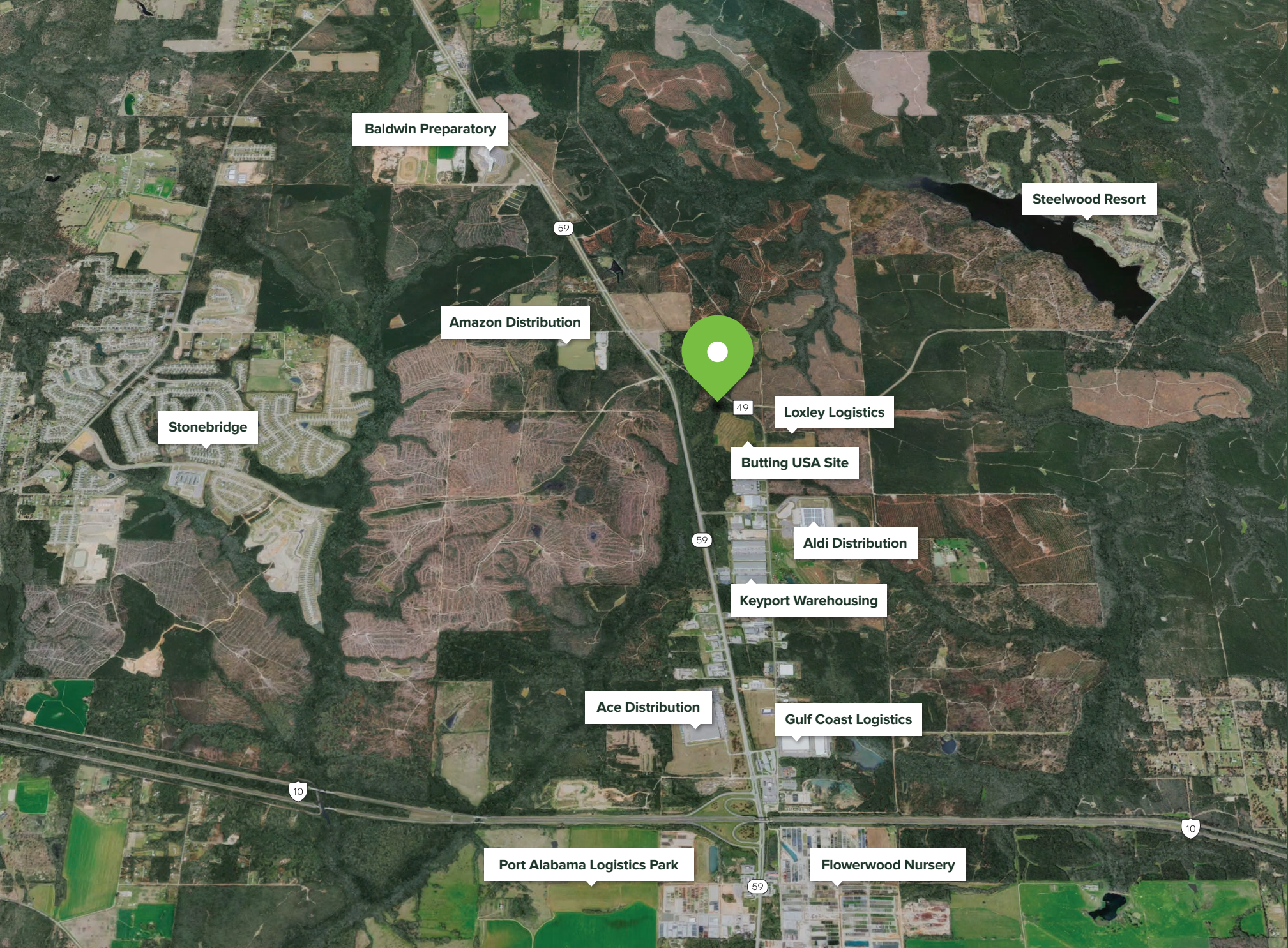
ZONING

M-1 Light Industrial

UTILITIES

Water & Sewer
Located on CR 49

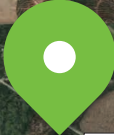
The site is 2.5 miles north of Interstate 10 on the East side of Highway 59 and surrounded by a tremendous amount of residential and commercial development, including the new Amazon Distribution Center. Ideal for distribution, light manufacturing, wholesale supply, service industries or retail uses.



Baldwin Preparatory

Steelwood Resort

Amazon Distribution



Stonebridge

Loxley Logistics

Butting USA Site

Aldi Distribution

Keyport Warehousing

Ace Distribution

Gulf Coast Logistics

Port Alabama Logistics Park

Flowerwood Nursery

