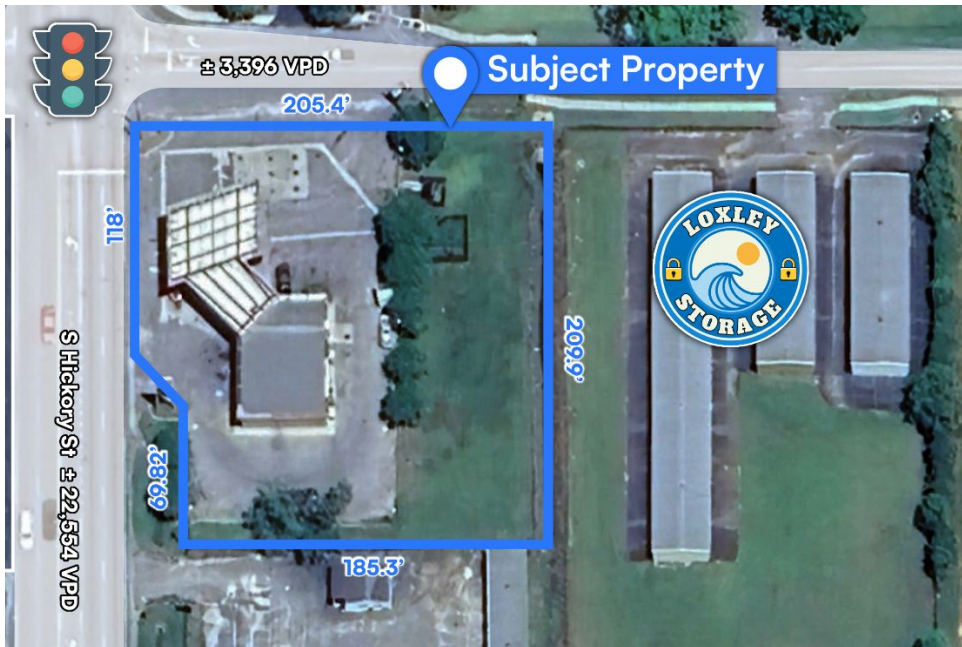




Available

- Former c-store on ± 0.95 AC
- $\pm 220'$ of frontage along Highway 90 ($\pm 24,750$ VPD)
- Located on hard corner at lighted intersection at the SEC of S Hickory St & E Union Ave
- Access points off S Hickory St & E Union Ave
- Directly across from brand new Wawa convenience store
- Located in Baldwin County- Alabama's largest and one of the fastest growing in the state

Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	11,737	19,895	40,227
Current Year Estimate	11,372	18,565	36,329
2020 Census	10,491	16,724	32,939
Growth Current Year-Five-Year	3.21%	7.16%	10.73%
Growth 2020-Current Year	8.40%	11.01%	10.29%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,223	5,178	12,525
Current Year Estimate	1,941	4,435	10,595
2020 Census	1,712	3,999	9,742
Growth Current Year-Five-Year	14.54%	16.76%	18.22%
Growth 2020-Current Year	13.37%	10.91%	8.75%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$70,161	\$77,446	\$88,985

Highlights



± 0.95 AC Parcel



$\pm 24,750$ VPD Highway 90 (S Hickory St)

Nearby Retailers











Loxley, AL

Strategically located along Interstate 10 and Highway 59 in Baldwin County, Loxley, Alabama is rapidly transforming into one of the Gulf Coast's most dynamic growth markets. Perfectly positioned between Mobile, Alabama, and Pensacola, Florida, Loxley benefits from exceptional accessibility, a strong residential base, and a business-friendly environment that continues to attract new investment.

The town's steady population growth is fueled by ongoing residential and commercial development, while the cost of living remains below the national average, making it an appealing destination for families and professionals alike. The local workforce is supported by strong employment in retail trade, education, construction, and manufacturing, contributing to a balanced and sustainable economy. Rising household incomes and an expanding consumer base further reinforce the area's long-term growth potential.

Loxley is also emerging as a regional industrial and logistics powerhouse. The landmark Port Alabama Industrial Center—a transformative, multi-phase project—will deliver approximately two million square feet of industrial space in its first phase across a 900-acre site, with plans to expand up to 12 million square feet. This project is reshaping Baldwin County's economic landscape and positioning Loxley as a key player in the Southeast's logistics network.

Proximity to the Port of Mobile and major transportation corridors provides unparalleled access for manufacturing, warehousing, and distribution operations. Global companies are taking notice—most notably, German manufacturer Butting is establishing its U.S. headquarters and production facility in Loxley, bringing over 100 new jobs and signaling strong international confidence in the market.

Backed by Baldwin County's reputation as one of Alabama's fastest-growing economic regions, Loxley stands poised for continued expansion in employment, business development, and infrastructure investment—making it an ideal destination for retailers, developers, and industry leaders looking to grow along the Gulf Coast.



Confidentiality Statement & Disclaimer

This Leasing Package contains select information pertaining to the business and affairs of **3215 S Hickory St, Loxley, AL 36551** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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