

# 12.16± Acres Near Novelis Mega Site & I-65

51921 Rabun Rd • Bay Minette, Alabama

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## Property Overview

**Strategically positioned in one of Baldwin County's fastest-growing corridors**, this 12.16± acre tract is located near the Novelis aluminum mega-site and approximately one mile from Interstate 65. The property offers strong long-term development and investment potential with city water, power, and high-speed internet available at or near the road. Additional underground utility infrastructure activity has been observed within the corridor, supporting continued regional growth and expanding utility capacity. Located in unincorporated Baldwin County with no known wetlands and an all-usable layout, the property is suitable for residential development, workforce housing, RV/storage concepts, commercial support uses, or long-term hold.

Property Highlights	
<b>Lot Size</b>	12.16± Acres
<b>Location</b>	Approx. 1 Mile to I-65
<b>Utilities</b>	City Water, Power, High-Speed Internet
<b>Zoning</b>	Unzoned Baldwin County
<b>Topography</b>	All Usable
<b>Wetlands</b>	No Known Wetlands
<b>Parcel Number</b>	05-18-02-10-0-000-001.002
<b>Parcel ID</b>	630264