

# FOR SALE

## 8.9± AC DEVELOPMENT SITE ON THE AGR

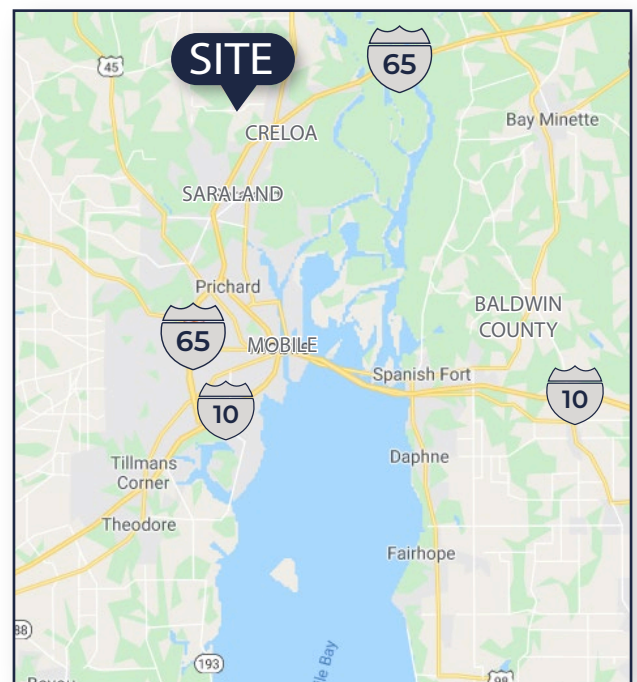
Radcliff Road | Creola, AL



### Property Features

- 8.9± AC industrial development site
- Over 360' of frontage on the Alabama & Gulf Coast Railway
- All utilities available
- Zoning: IM Industrial & Manufacturing
- Proximate to new Superior Air Parts manufacturing facility
- 1 mile from Highway 43, which has several recently opened retailers including Raceway, Dollar General and Jack's Family Restaurant
- Less than 4 miles to I-65 less than 20 miles to the Alabama Port

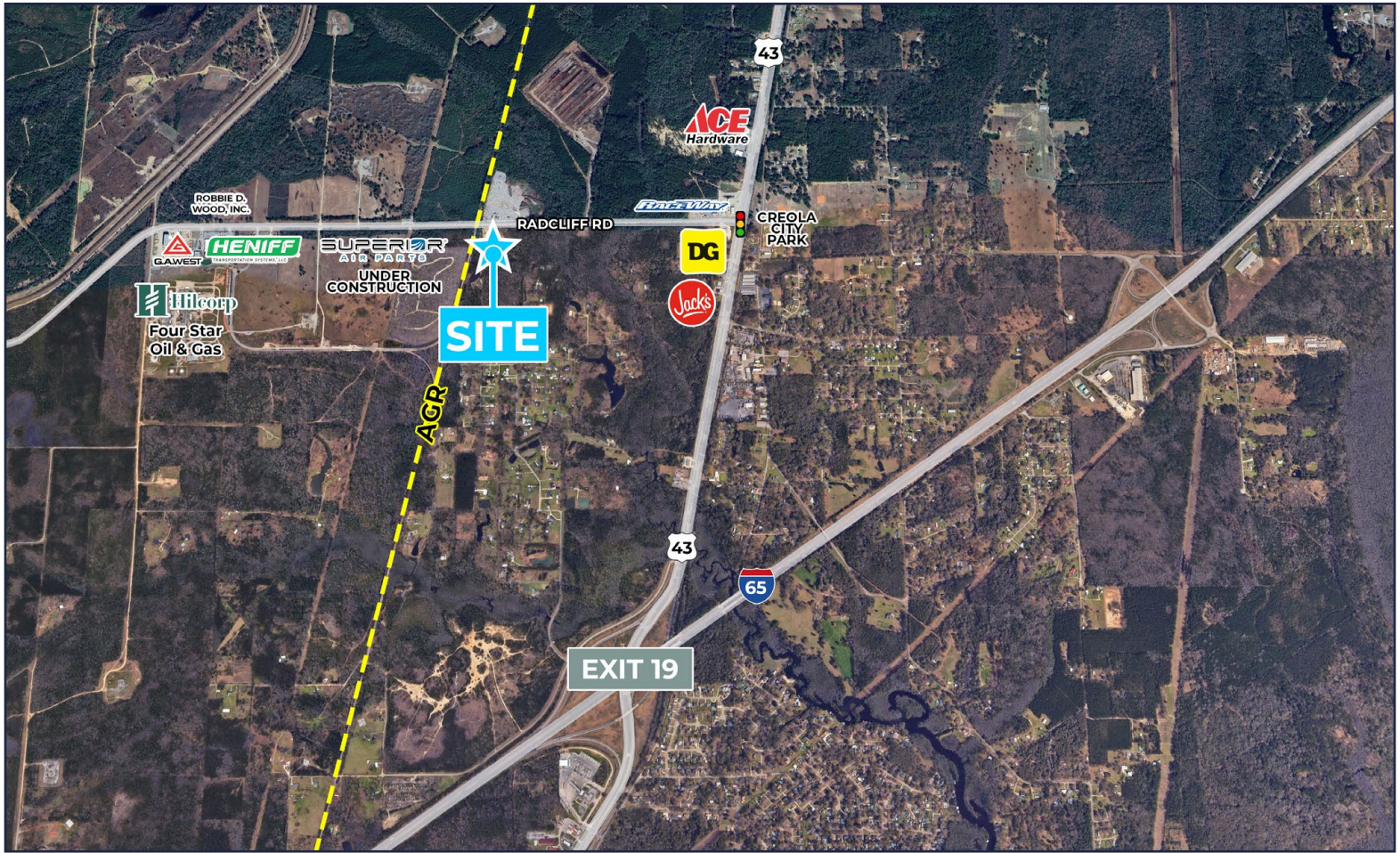
**SALE PRICE: \$595,000**



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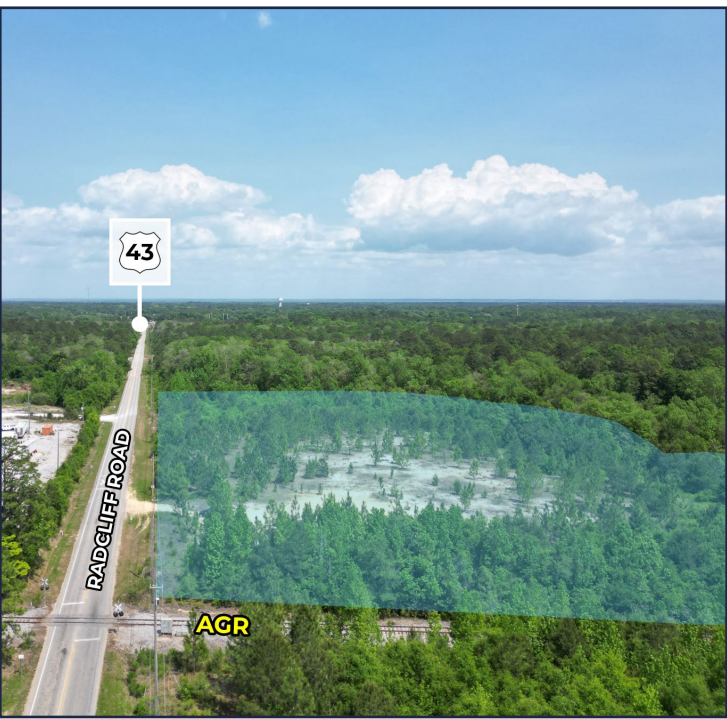


**CRE  
MOBILE**  
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HWY 43	0.7 miles
I-65	2 miles
I-165	11.8 miles
Baldwin County (via I-65)	14.5 miles
I-10	17.5 miles
Port of Mobile	17 miles
Pascagoula, MS	52 miles
Pensacola, FL	63 miles
Birmingham, AL	246 miles

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## PORT OF MOBILE



- Alabama's only deep-water port - currently ranked 9th in the nation based on total tonnage
- Up to 58 million tons of cargo shipped annually
- The Port has a 50' depth due to a recently completed dredging project, making it the deepest container terminal in the Gulf of America.
- Recently completed project, allows for 2 way traffic in the channel which reduces transit times.

SOURCE: ALABAMA PORT AUTHORITY

# \$415.8 Billion

Total Economic Value



**\$10.1 Billion**

State & Local Taxes



**1 in 7**

Jobs Statewide



**234.4 Billion**

Tons of Cargo Moved

### Setting the Pace for Alabama's Economic Future

The Alabama Port Authority is a cornerstone of economic prosperity for Alabama and the Gulf Coast, driving growth across multiple industries. Supporting one in seven jobs statewide, the Port's operations at both public and private terminals have a far-reaching impact. Recently ranked as the second fastest-growing port in the U.S. by Forbes, the Port is on an ambitious path of continued expansion. With over \$1B in planned improvements, we are positioned to fuel Alabama's economic growth, create job opportunities, and strengthen our role as a global trade hub. Discover how the Alabama Port Authority is driving Alabama's future—one shipment at a time.



### HIGHWAYS

- Two major highway systems serve the area:
  1. I-10 extending east to Jacksonville, FL and west to Los Angeles
  2. I-65 which extends from Mobile north to Chicago, IL
- Major metropolitan areas such as Atlanta, Charlotte, Houston, Memphis, Nashville, Tampa, Jacksonville and Orlando, are all within 600 miles of Mobile



### RAIL

- The Mobile area is served by six railroads, five of them Class-I railroads
- Service offered through: CSX, Canadian National Railroad, Central Gulf Railroad, Kansas City Southern, BNSF/ Alabama Gulf Coast Railroad
- All rail converges at the Port of Mobile offering excellent logistics unmatched by most markets



### AVIATION

- The Mobile International Airport (BFM), located in the Mobile Aeroplex is set to open at the end of 2026.
- It will have 5 gates with the ability to expand up to 12 gates to accommodate future growth.
- Three major airlines have committed to transitioning to BFM upon completion.

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