

# Site Profile

## Alabama Site Selection Database

### Mobile Commerce Park

City: Mobile      County: Mobile  
MSA: Mobile, AL



General Site Data	
Total Acres	300
Available Acres	100
Additional Available	No
Largest Tract	80
Smallest Tract	3
Fire Rating	3
Protective Covenants	Yes
Phase 1 Environmental	Yes
Preliminary Geotechnical:	
Topography	Flat
Preliminary Wetlands Assessment:	
Ecological Review:	
Cultural Resources Review:	
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	

<b>Site Id: 203</b>	
<b>Street Address</b>	Rangeline Rd & Todd Acres Rd 1 mi. South of I-10
<b>Nearest City</b>	Mobile
<b>Within City Limits</b>	No
<b>Zip Code</b>	36619
<b>Latitude</b>	30.5693
<b>Longitude</b>	-88.1495
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	
<b>Within Enterprise Zone</b>	Yes
<b>Within Favored Geographic Area</b>	
<b>Within Renewal Community</b>	

Transportation	
<b>Rail Service</b>	Provider: CSX Transportation Track Status: Adjacent Track Provider #2: Track Status:
<b>Navigable Waterway</b>	Mobile River Dock Facility: Port 6 to 10 miles
<b>Nearest Commercial Air City</b>	Mobile, AL Miles to Nearest Service: 11

Highways			
Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	1.0	
Interstate	I-65	3.0	
Federal Highway	45	9.0	Yes
Federal Highway	90	1.0	Yes
Federal Highway	98	7.0	Yes

<b>Price</b>	
<b>Sale Price</b>	\$40,000.00 per acre
<b>Land Lease Rate (Annual)</b>	
<b>Negotiable?</b>	Yes
<b>Date Quoted</b>	Nov 2, 2007
<b>Price Comments</b>	

Utilities	
<b>Natural Gas</b>	Provider: Mobile Gas Corporation Status: Existing Connection Size of Main: 2 in. Main PSI: 60
<b>Water</b>	Provider: Mobile Water Service Status: Existing Connection Size of Main: 12 in.
<b>Sewer</b>	Provider: Mobile Water Service Status: Existing Connection Size of Main: 8 in.
<b>Electricity</b>	Provider #1: Alabama Power Company Status: Existing Connection Service to Property (Distribution): Transmission: Provider #2:
<b>Telecommunications</b>	Provider: AT&T Fiber Optics: Yes Redundancy: Yes xDSL Available:

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#### General Comments

The City of Mobile has constructed a new fire station within the Park. The exteriors of all buildings must be of masonry, brick or concrete construction, a complete description of the restrictions is available.

*Site information is current as of 11/2/07*



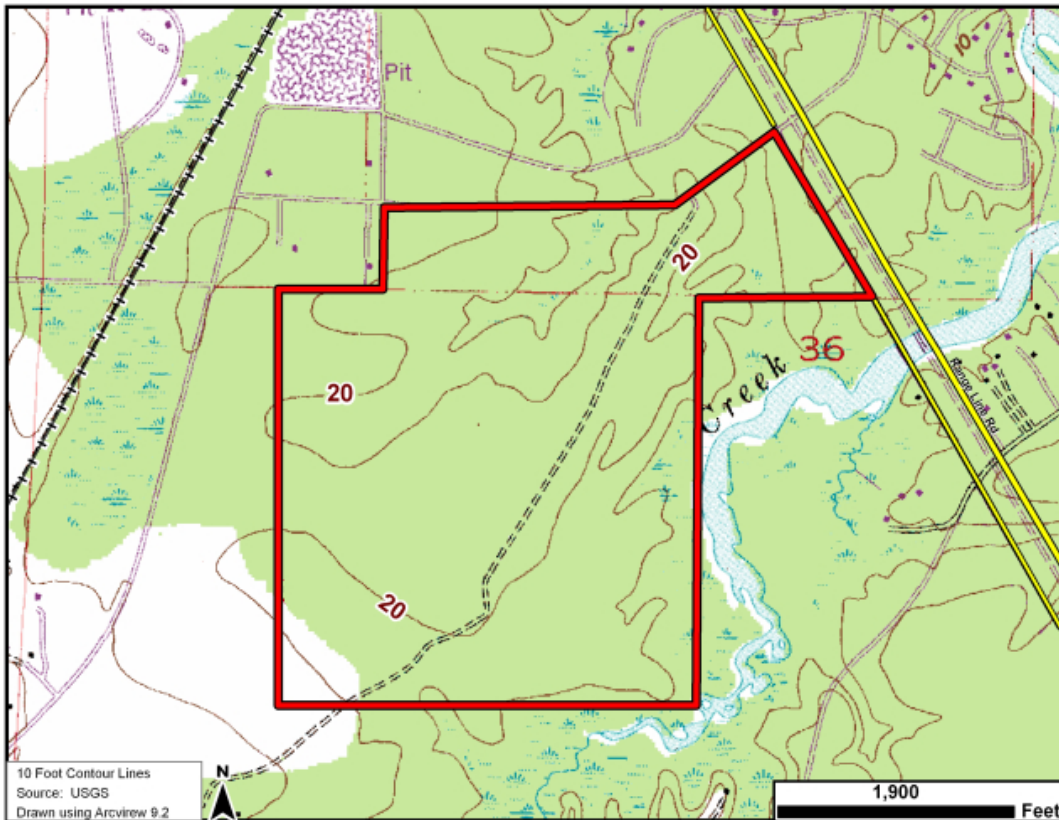
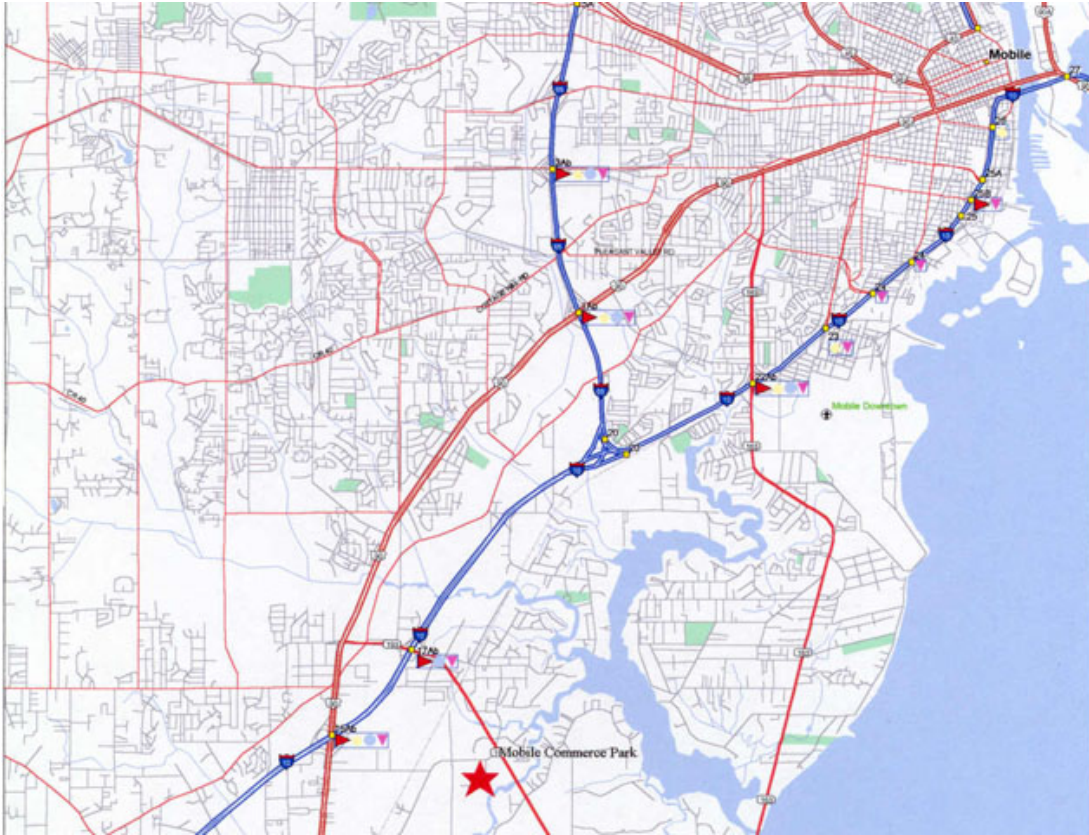
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