\$1,200,000 - 49640 Rabun Rd, Bay Minette

MLS® #632128

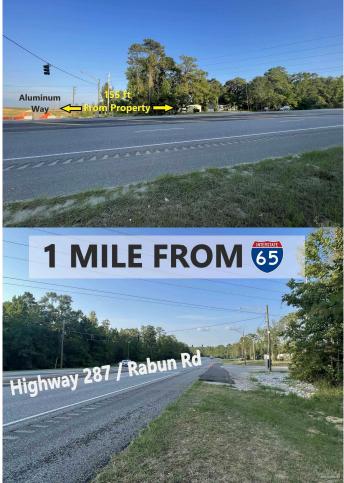
\$1,200,000

0 Bedroom, 0.00 Bathroom, Land on 1 Acres

None, Bay Minette, AL

Bay Minette, AL- This 1 Acre commercial property for sale is a true gem strategically positioned at the heart of innovation & growth. Next door to South Alabama Mega site where the new Novelis Low-Carbon, \$2.5 Billion Aluminum Recycling Plant is under construction, to be completed in 2025. A red light was just installed for egress/ingress into the plant. I-65 is 1 mi from this promising intersection. This location for the Atlanta-based Novelis is the first of its kind & first fully integrated, U.S. mill built in 40 yrs; set up to create over 1000 jobs. The South Alabama Mega site is a 3,000-acre certified site that offers businesses the opportunity to benefit from the excellent transportation links & shovel-ready industrial sites. This property is an irresistible prospect for investors! With nearly 10,000 AADT on Rabun Road/Hwy 287 & over 20,414 vehicles traversing daily along the interstate, enjoy heavy traffic & visibility for any venture. The potential is endless with no city or county zoning! Great location for a service station, fast food chain, multi-family complex, hotel, retail center, self-storage facility, RV Park you name it! With construction well underway, the value of this location is set to surge as the plant becomes operational, attracting businesses & creating an influx of opportunities. Other outstanding features of this property are its Interstate Connectivity to I-65 & I-10 & its inclusion within an Opportunity Zone, an investment haven that offers substantial tax incentives! Extraordinary





chance to capitalize on the booming economy of the 7th fastest-growing Metro Area in the U.S. & the 2nd fastest growing county in the state. The property includes a single-family & manufactured home presently offering temporary office space or light storage. With Downtown Bay Minette just 6 mi away, Mobile AL within 35 mi & the Gulf of Mexico 58 mi away, this location offers a perfect balance between industrial/commercial accessibility and lifestyle amenities.

Essential Information

| MLS® # | 632128 | | |
|-----------|--------------|--|--|
| Price | \$1,200,000 | | |
| Bathrooms | 0.00 | | |
| Acres | 1.00 | | |
| Туре | Land | | |
| Sub-Type | Land/Acreage | | |
| Status | Active | | |

Community Information

| Address | 49640 Rabun Rd |
|-------------|----------------|
| Subdivision | None |
| City | Bay Minette |
| County | Baldwin |
| State | AL |
| Zip Code | 36507 |

Amenities

| Utilities | Natural | Gas | Connected, | Electricity | Connected, | Gas, | Internet, | Phone | |
|------------|----------------------------|---------|--------------|-------------|------------|------|-----------|-------|--|
| | Connected, Cable Connected | | | | | | | | |
| Waterfront | No Wate | rfront, | No Waterfron | t Features | | | | | |

Exterior

Lot Description Wooded, Central Access, Cleared

School Information

Elementary Local School In County

MiddleLocal School In CountyHighLocal School In County

Additional Information

Zoning

Commercial, County, Mobile Homes, Res Multi, Res Single, Unrestricted

Listing Details

Listing Office PHD Real Estate, LLC

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