

# \$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
Type	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 Waterfront, No Waterfront Features

**Exterior**

Lot Description	Wooded, Central Access, Cleared
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**School Information**

Elementary	Local School In County
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Middle	Local School In County
High	Local School In County

**Additional Information**

Zoning	Commercial,County,Mobile Homes,Res Multi,Res Single,Unrestricted
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**Listing Details**

Listing Office	PHD Real Estate, LLC
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