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

MLS® #632128

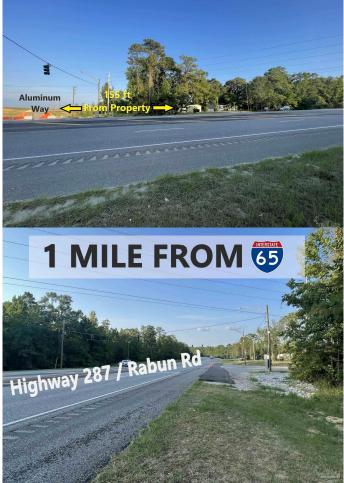
## \$1,200,000

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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