

I-10 Commerce Center • Spanish Fort, AL

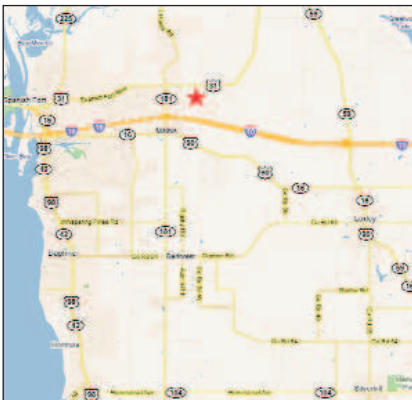
Old Highway 31
Spanish Fort, Alabama 36526

Commercial Sites & Acreage Available



I-10 Commerce Center

Centrally located along I-10 in Baldwin County, Alabama, the I-10 Commerce Center is a state of the art development. Only 10 minutes from downtown Mobile, and just over a half hour from Pensacola, this great location is ideal for new and growing businesses. The Center is aimed at attracting information technology, biotechnology, financial processing center, research and development firms, administrative offices and corporate headquarters.



**VALLAS
REALTY, INC.**

John P. Vallas, Jr.

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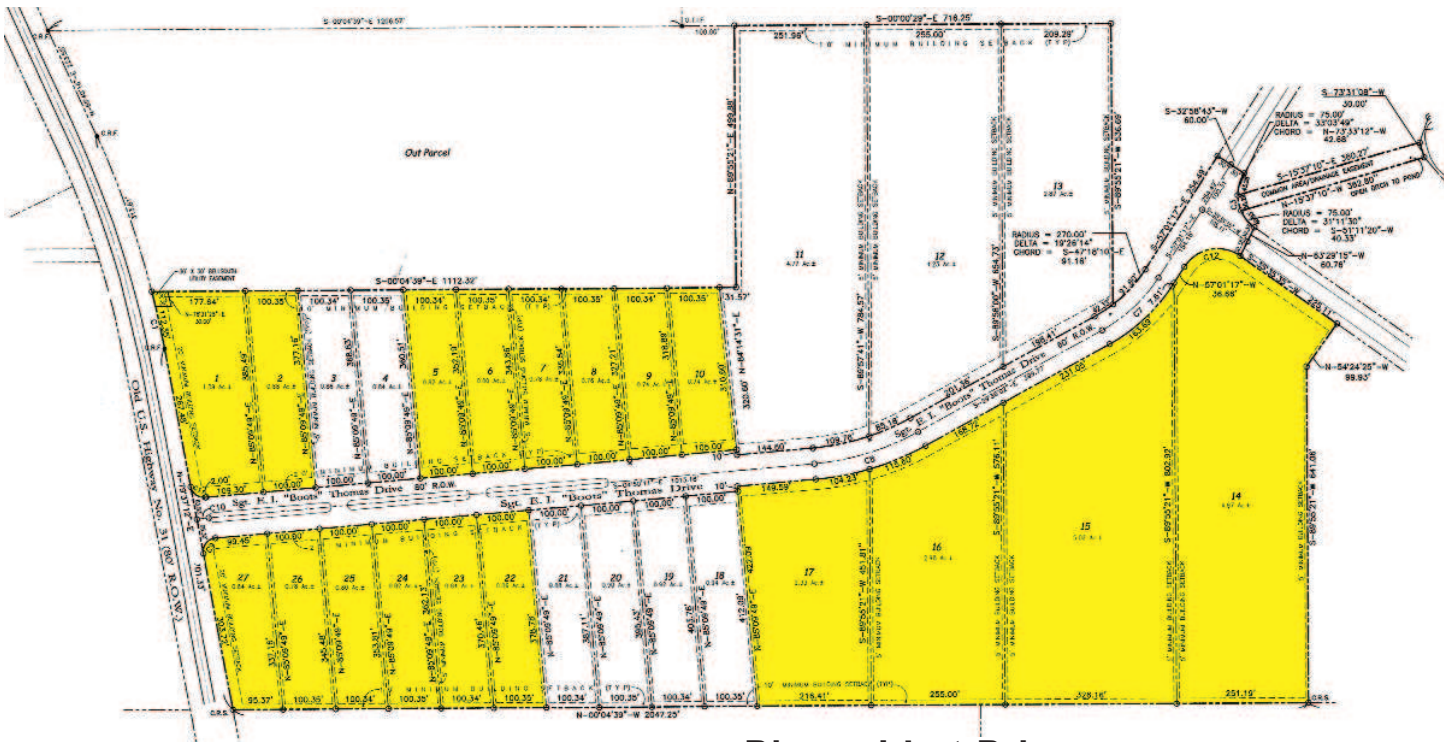
SUMMARY INFORMATION

Phase I:	Includes 18 lots
Phase II:	Includes 8 lots
Additional Property:	±145.58 acres vacant land
Zoning:	B3, General Business

Although Vallas Realty, Inc. has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Vallas Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

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Phase I Recorded Plat



Phase I Lot Prices

Lot	Lot Size	Lot Price	Price PSF
Lot 1	±1.39 ac	\$190,727.46	\$3.00
Lot 2	±0.88 ac	\$ 86,248.80	\$2.25
Lot 5	±0.82 ac	\$ 71,438.30	\$2.00
Lot 6	±0.80 ac	\$ 69,696.00	\$2.00
Lot 7	±0.78 ac	\$ 67,953.60	\$2.00
Lot 8	±0.76 ac	\$ 66,211.20	\$2.00
Lot 9	±0.74 ac	\$ 64,468.80	\$2.00
Lot 10	±0.74 ac	\$ 64,468.80	\$2.00
Lot 14	±4.87 ac	\$265,171.50	\$1.25
Lot 15	±5.02 ac	\$273,339.00	\$1.25
Lot 16	±2.98 ac	\$194,713.20	\$1.50
Lot 17	±2.33 ac	\$152,242.20	\$1.50
Lot 22	±0.86 ac	\$ 74,923.20	\$2.00
Lot 23	±0.84 ac	\$ 73,180.80	\$2.00
Lot 24	±0.82 ac	\$ 71,438.40	\$2.00
Lot 25	±0.80 ac	\$ 69,696.00	\$2.00
Lot 26	±0.78 ac	\$ 76,447.80	\$2.25
Lot 27	±0.84 ac	\$109,771.20	\$3.00

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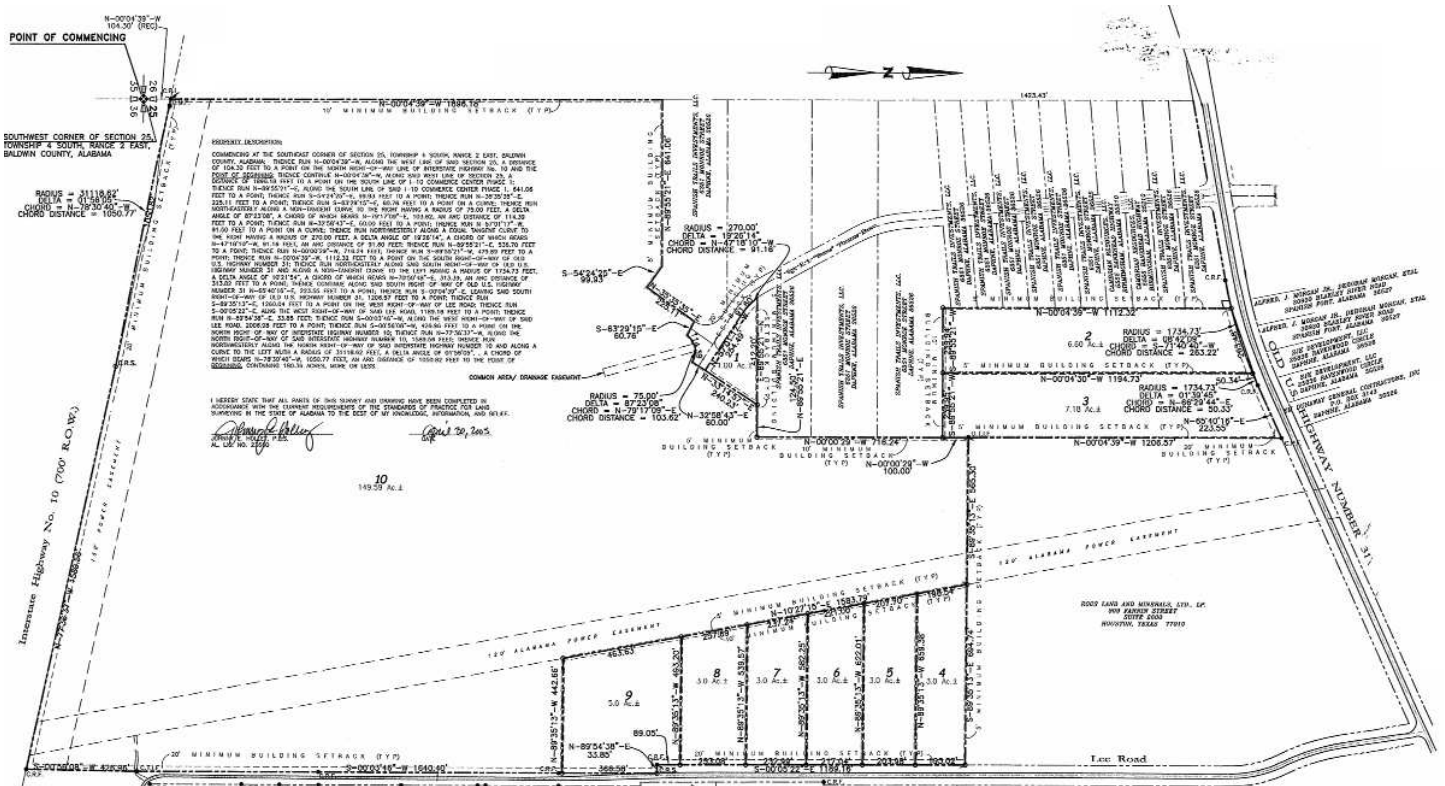
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Phase II Recorded Plat



I-10 Commerce Center - Phase II

Phase II includes ±145.58 additional acres.

Sale Price: \$4,105,530.00

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