



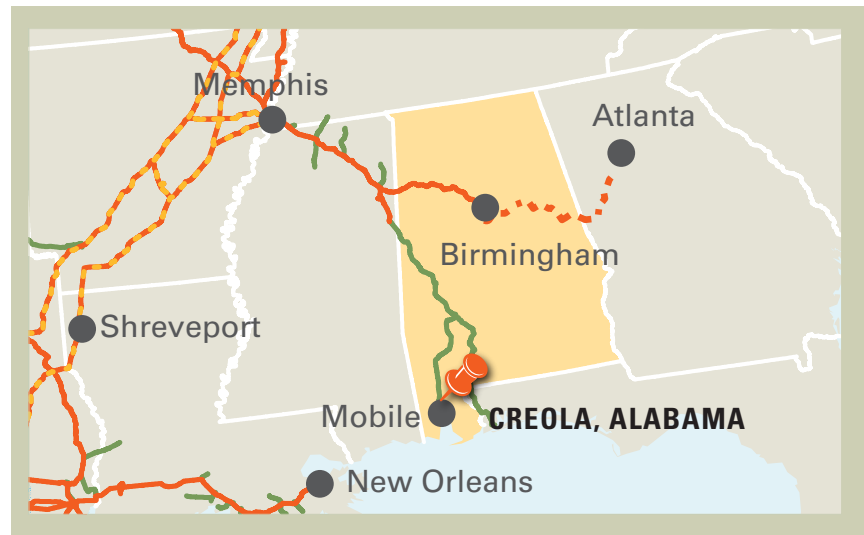
The Mobile Gateway Park is a 189-acre site located in Mobile County, AL. The site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

This prime 189-acre industrial site in Creola, Alabama, offers outstanding connectivity and logistics advantages. Just 2.4 miles from Interstate 65 and 19 miles from I-10, it provides seamless access to major transportation routes. Located approximately 16 miles north of Mobile, the site is a quick 20-minute drive from the Port of Mobile. Zoned for M-1 Industrial use, it features a siding track with direct access to BNSF's mainline via Genesee & Wyoming's Alabama & Gulf Coast Railway (AGR), a BNSF Shortline Select™ Partner. This strategic location is ideal for businesses seeking efficient and reliable industrial operations.



Site Details:

- Total site is 189 acres with 154 readily developable acres
- Additional acreage is available adjacent to the site
- 2.4 miles from Interstate 65
- 19 miles from I-10
- Access to BNSF via Alabama & Gulf Coast Railway (AGR)
- 18 miles to Port of Mobile
- 50 miles to Port of Pascagoula and 79 miles to Port of Pensacola
- 30 miles from Mobile Regional Airport
- Industrial zoning

CONTACT INFORMATION

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SITE PROFILE

Land Area	189 acres with 154 readily developable acres
Zoning	M-1 Industrial
Price	\$50,000 per acre

UTILITIES

Electric	Alabama Power
Gas	Spire Natural Gas & Boardwalk Natural Gas
Water	Le Moyne Water Systems, Inc.
Wastewater	Integra Water
Telecommunications	AT&T

DEMOGRAPHICS

Creola is a community in Mobile County Alabama. The total population size is 672,003.

POPULATION

City of Creola	
5 mile radius	7,415
10 mile radius	14,830
15 mile radius	22,245
20 mile radius	29,660

WORKFORCE

City of Creola	
Total Employment	417,088
Annual Mean Wage	\$75,638

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.