



# Divisible Stockton Bay Minette Tract on I-65 and Highway 59

4,615 +/- Acres (\$5,700/acre) | Baldwin County, AL | \$26,305,500



## ADDRESS

0 Highway 59  
Stockton, AL 36507

## LOCATION

Call agent for directions.

## PROPERTY SUMMARY

This versatile and divisible property is located in one of the fastest growing MSAs in the country, ideal for use as a commercial, industrial, or residential development, RV park campground, dirt pit or mine, or as a legacy land investment that's in the direct path of growth. There are miles of frontage on Interstate 65 and State Highway 59 which intersect and adjoin I-65 Exit 34, access via Dogwood Drive to the north, both power and water are present, a sewer solution is available, it's minutes from the South Alabama Mega Site and \$2.5 Billion Novelis aluminum mill in Bay Minette, minutes from the Upper and Lower Delta WMAs, 30 miles from the port of Mobile, 36 miles from the airport at the Brookley Aeroplex of Mobile, and around 1 hour from Orange Beach, Gulf Shores, or Dauphin Island. Site features include gentle to flat topography, miles of scenic creek frontage, millions in merchantable pine and hardwood timber, several natural lake and duck ponds, large potential fishing lake sites, excellent deer, turkey, waterfowl, and upland bird hunting, with dozens of wildlife food plots and miles of internal roads and trails.

[nationalland.com/listing/divisible-stockton-bay-minette-tract-on-i65-and-highway-59](https://nationalland.com/listing/divisible-stockton-bay-minette-tract-on-i65-and-highway-59)



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