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Executive Summary

BROOKLEY BY THE BAY is an approximately 330-acre land parcel uniquely located in Mobile, Alabama. This property sits along the west side of Mobile Bay, offering beautiful views of the water with the skyline of the City of Mobile beyond. Given the uniqueness of the property, it can be considered for residential, office, industrial or mixed-use concepts.

The property is also located adjacent to the Mobile Aeroplex at Brookley which houses North America’s only Airbus final assembly line for the Airbus A320 family of narrow body craft. This facility is currently producing three aircraft per month and has the capacity to double that production rate as demand dictates.

Located within five miles of the Port of Mobile, the site may offer a variety of industrial uses. Any user requiring port access for its goods and services will find the proximity of Brookley by the Bay to the Port of Mobile of value.

Brookley by the Bay is already developed with existing roadway and utility infrastructure. The property has a rich history as a military base that the US Army Air Corps utilized to serve Air Force bases around the world during World War II. Steeped in history, the property provides tremendous value through the already installed roadways, services and even some unique and beautiful buildings.
The Property

Brookley by the Bay is one of Mobile’s only developable waterfront parcels. Most of the Mobile coastline near the Downtown is occupied by the Port and industrial land uses. Older residential neighborhoods occupy the coastline south of Brookley by the Bay.

Property Description

Among the approximately 330 acres comprising Brookley by the Bay, only 41 acres are wetlands, leaving approximately 289 acres developable. The site is mostly flat and underdeveloped with some existing buildings and two roads (Old Bay Front Drive and Commanders Drive).

The property was originally part of Brookley Air Force Base, which closed in 1969 with the airfield and most of the support infrastructure becoming the present day Mobile Aeroplex at Brookley. The subject tract was the site of the base golf course, classrooms, officer quarters and other support buildings. While currently not in use, these existing support buildings have the potential to be repurposed to other uses. The remainder of the improvements consists primarily of smaller residential dwellings, small offices and maintenance buildings.

Some of the existing support buildings located on the site include:

- a 14,726-square-foot (sf) conference center
- two apartment buildings consisting of 20,175 sf each
- a 26,046-sf office/classroom building
- a 25,596-sf office building
- a 25,056-sf office/storage building, and
- a 14,621-sf cafeteria.

The site is partially wooded in pine at the northern and southern end of the property, and has an estimated 1.50 miles of frontage on Mobile Bay.
Location

Brookley by the Bay is bounded by the Mobile Aeroplex at Brookley on the south and west. The property has extensive frontage along Mobile Bay which forms its eastern boundary. The Bay region has gained worldwide attention due to its incredible growth and the potential for more in upcoming years.

The property is also adjacent to the Mobile Downtown Airport, an industrial airport with a control tower and a 9,600-by-150 foot runway, along with a 7,800-by-150 foot runway. Various instrument approaches to all runways are available, including an on-site VORTAC and instrument landing system.

Today, this long (approximately 6,000 feet north to south) site can only be accessed from the north via Old Bay Front Drive and Commanders Drive. Due to its strategic location, the site is very private and allows for secured access, if desired.

Accessibility

Site access is considered to be excellent, with Interstates I-10 and I-65 within five miles of the property providing east-west and north-south interstate access. The site is easily accessed from I-10 via the Broad Street exit. Secondary access is also available via the Michigan Avenue exit off I-10. Travel time from the Brookley site to Downtown Mobile is approximately six minutes. I-65 is approximately ten minutes from the site.

Visitors to the site drive along Broad Street for approximately 1.2 miles. On this drive they pass an under-developed light industrial area, an attractive National Guard building, a vacant waterfront industrial site owned by the Mobile Airport Authority, a Coast Guard installation, Arlington Park and the Airbus Engineering Center. The Mobile Airport Authority has issued a bond to improve the Broad Street entrance to the Brookley Aeroplex via infrastructure enhancements, repaving and streetscape.
Property Photos

TYPICAL VIEW OF AVAILABLE PROPERTY

VIEW OF MOBILE BAY FROM SITE

PERIMETER OF PROPERTY BY MOBILE BAY

VIEW OF AIRBUS FACILITY FROM SITE
Property Photos

OFFICE / CLASSROOM BUILDING

GENERAL'S HOUSE

CONFERENCE CENTER (USA BROOKLEY CENTER)

VIEW OF DOWNTOWN MOBILE FROM SITE
There are several unique characteristics that make Brookley by the Bay a property to consider for investment and development.

These characteristics are:

• PROXIMITY TO DOWNTOWN MOBILE
• PROXIMITY TO THE PORT OF MOBILE
• ACCESS TO AIRPORTS
• MOBILE BAY FRONTAGE
• AIRBUS
Proximity to Downtown Mobile

Downtown Mobile, located less than four miles from this approximately 330-acre parcel, is experiencing development and redevelopment. The incredible history of the City is being honored in the renovation of many historic structures into office space, living areas and other alternative uses. There is no better time to consider how a 330-acre parcel of land so close to downtown could be developed. A mixed-use project, residential development, office or industrial park are possible uses that could leverage off of existing industry and activity.

Proximity to Port of Mobile

The Port of Mobile is the global deep-water gateway for the state. It handles a variety of cargos, including containers, forest products, metals and bulk cargo. The 45-foot ship channel with its 1,000-foot turning basin is Panamax capable. It is only four hours from or to deep-water ocean. Its strategic location serves as a gateway between the Southeastern United States and world destinations, and is closer to open water than any other major port on the central Gulf Coast.

Access to Airports

The Mobile Airport Authority owns and operates Mobile’s two airports, Mobile Regional Airport (MOB) and the Mobile Downtown Airport (BFM). Located on the Mobile Bay within the Mobile Aeroplex at Brookley, BFM is a general aviation airport with two state-of-the-art runways, capable of accommodating any aircraft in the world. BFM is complemented by adjacent rail, full service seaport and the highway, which can all serve as a hub for cargo movement.
Mobile Bay Frontage
Another incredibly unique feature of Brookley by the Bay is the property’s access to and view of Mobile Bay. With approximately 7,920 feet of water frontage, nowhere in the area is there a larger, more beautiful and developable piece of property in the metropolitan area.

Airbus
In July 2012, one of the largest aircraft manufacturers in the world, Airbus, announced that it would locate its first United States assembly plant at the Mobile Aeroplex at Brookley, immediately adjacent to the Brookley by the Bay site. This $600 million assembly facility is the final assembly line for the A320-Family jetliner and is recognized as a strategic move by Airbus to entrench itself in the North American aerospace industry. Airbus has stated that Mobile is its aerospace enterprise “home base” in the United States.

It is rare to find a site of this size in the area adjacent to such a significant manufacturer or next to a runway of this length. This size is ideal for any supplier or other vendor desiring close proximity to Airbus or alternatively, to any aerospace need having a requirement for a runway capable of landing any size aircrafts currently manufactured.

Source: [www.airbus.com](http://www.airbus.com)
MOBILE BAY REGION SNAPSHOT:
The Mobile Bay region is located in southwest Alabama at the head of Mobile Bay. The region includes Mobile and Baldwin Counties with the City of Mobile as the dominant urban area.

2,828 sq mi
TOTAL LAND AREA

619,104
POPULATION (2015 U.S. Census)

2nd largest
METRO AREA IN AL

2015 DEMOGRAPHIC SUMMARY (Mobile County)

- POPULATION TOTAL – 415,395
- HOUSEHOLDS – 154,188
- MEDIAN HOUSEHOLD INCOME – $42,530
- PER CAPITA INCOME – $35,348

Unemployment Rate

<table>
<thead>
<tr>
<th></th>
<th>Mobile</th>
<th>Alabama</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment</td>
<td>7.1%</td>
<td>6.2%</td>
<td>4.8%</td>
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Mobile Area Industry Clusters and Major Employers

<table>
<thead>
<tr>
<th>Industry Clusters</th>
<th>Major Employers</th>
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<tbody>
<tr>
<td>Aviation / Aerospace</td>
<td>VT MAE, UTC Aerospace, Continental Motors (AVIC), Airbus, Star Aviation</td>
</tr>
<tr>
<td>Chemical</td>
<td>Evonik Industries, BASF, UOP, Olin Products, DuPont Crop Protection</td>
</tr>
<tr>
<td>Healthcare</td>
<td>University of South Alabama (USA), USA Mitchell Cancer Institute, Providence</td>
</tr>
<tr>
<td></td>
<td>Hospital, Bay Area Healthcare Coalition, Infirmary Health Systems</td>
</tr>
<tr>
<td>IT</td>
<td>CPSI, The SSI Group, Inc., Southern Light, LLC, Xante, Centralite Systems, Inc.</td>
</tr>
<tr>
<td>Maritime / Shipbuilding</td>
<td>Austal USA, BAE Systems Southeast Shipyards, Horizon Shipbuilding, Inc., Signal</td>
</tr>
<tr>
<td></td>
<td>Ship Repair, Master Boat Builders</td>
</tr>
<tr>
<td>Distribution / Logistics</td>
<td>APM Terminals Mobile</td>
</tr>
<tr>
<td>Oil &amp; Gas</td>
<td>ExxonMobil, W&amp;T Offshore (formerly Shell Yellowhammer Plant), Williams</td>
</tr>
<tr>
<td></td>
<td>Mobile Bay Producer Services</td>
</tr>
<tr>
<td>Steel</td>
<td>AM/NS Calvert, Outokumpu Stainless USA, SSAB, Berg Spiral Pipe</td>
</tr>
</tbody>
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Source: Mobile Area Chamber of Commerce [2017 Guide to Mobile]
Overview of Mobile, Alabama

Mobile is a historic port city located on the Gulf of Mexico. The oldest city in Alabama was founded by the French in 1702 and the port has played a major role in the city’s economic landscape for over 300 years. Today shipbuilding and repair facilities are scattered along the Mobile Bay area and the Port continues to be a key factor in the city’s economy.

Mobile has diversified its growth in recent decades and established clusters in the following key industries:

- **AVIATION/AEROSPACE**
  Home to 30+ aerospace companies, Mobile’s aviation / aerospace industry is one of the Mobile area’s fastest growing industry sectors. Industry giants VT MAE, Airbus, UTC Aerospace and Continental Motors (AVIC), among others, have found multiple reasons to operate in Mobile including the area’s skilled labor force in a right-to-work state and intermodal access to national and international markets.

- **CHEMICAL**
  The chemical industry is one of the Mobile region’s largest industry sectors with more than 25 companies along a 60-mile corridor. Evonik Industries, with a history of more than 30 years in Mobile, is the largest chemical company, followed by BASF Corp., UOP, Olin Products, and DuPont Crop Protection.

- **MARITIME**
  More than 6,500 people are employed in Mobile area maritime jobs, providing an abundance of maritime services. Ship building and/or repair facilities along the Port of Mobile include BAE Systems Southeast, Austal USA, C&G Boatworks, Horizon Shipbuilding and Signal Ship Repair, among others.

- **STEEL MANUFACTURING**
  While there has been an overall decline in American manufacturing in recent years, Mobile’s steel manufacturing industry has remained steady due to its skilled workforce, pro-business government and multi-modal transportation infrastructure. Steel manufacturers AM/NS Calvert and SSAB have dramatically increased state-of-the-art steel production.

Overall, the economic outlook for the City of Mobile remains strong through key industry diversification, growth of target industries, export and import expansion in the Port of Mobile and the world’s dependence upon oil and gas.
Recent Economic Activity

**MILESTONE: AIRBUS ENGINEERING CELEBRATES DECADE IN ALABAMA** – Made in Alabama - January 30, 2017

**LENZING TO BUILD NEW TENCEL FIBER PLANT AT MOBILE-AREA SITE** – al.com – December 13, 2016

**AUSTAL ALABAMA SHIPYARD TO BUILD 2 ADDITIONAL NAVY TRANSPORTS** - Made in Alabama – September 16, 2016

**PANASONIC AVIONICS TO JOIN GROWING MOBILE AEROSPACE CLUSTER** - Made in Alabama – June 3, 2016

**REEL TO OPEN FACILITY AT MOBILE AEROPLEX TO SERVE AIRBUS ALABAMA** – Area Development – July 27, 2015

Additional Resources

- Alabama State Port Authority
- City of Mobile
- Mobile Area Chamber of Commerce
  [https://mobilechamber.com/](https://mobilechamber.com/)
- Mobile County Alabama
- Mobile Airport Authority