SARALAND – INDUSTRIAL OPPORTUNITIES

• 15 Minutes From Port Of Mobile
• 15 Minutes From CSX Container Dock
• 20 Minutes From Brookley Field Wide Body Runway
• Access To I-65 Interstate
• 15 Minute Drive To I-10 Interstate
• Industrial Zoning Districts With Land Available
• Hwy 158 Expanding To Hwy 98
• Sites With Available Direct Rail Access, Power And Gas For Large Industrial Use.
MANUFACTURING/DISTRIBUTION
COMPANIES OPERATING IN SARALAND
SARALAND
RESIDENTIAL

01 #1 In Best School Districts In Mobile, AL Area. Niche.com Rankings

02 86 Residential Certificate of Occupancy’s Issued In 2021

03 New Planned Developments – 500+ Lots Available

04 Existing Lots Available – 100+

05 16,171 Residents In The City Jurisdiction – 21% growth from 2010 Census

06 465 Multi Family Units Approved For Development In 2021

07 Top 25% of fastest growing cities in the state of Alabama
SARALAND RETAIL, FOOD AND SERVICE ESTABLISHMENTS
SARALAND RETAIL

• I-65 – HWY 158 Corridor Has Seen Explosive Growth
• 32k People Within 10 Minute Drive Of I-65 And Hwy 158 Intersection
• On Average The Walmart In Saraland Averages Over 200K Visitors Each Month
• Saraland Walmart Ranks 3rd In The State In Number Of Visits To Walmart Stores
SARALAND COMMERCIAL

Affordable Land And Building Costs On Hwy 43

Available Property

Opportunity To Buy And Improve Existing Structures
### DEMOGRAPHIC PROFILE

The population in the City of Saraland, AL was 16,171 per 2020 Census data – which is more than the projected growth in this graph.

The region has a civilian labor force of 6,649 with a participation rate of 62.2%. Of individuals 25 to 64 in the City of Saraland, AL, 21.6% have a bachelor’s degree or higher which compares with 33.5% in the nation.

The median household income in the City of Saraland, AL is $61,116 and the median house value is $159,000.

https://www.census.gov/quickfacts/saralan dcityalabama

### Table: Demographic Profile

<table>
<thead>
<tr>
<th>Parameter</th>
<th>City of Saraland, AL</th>
<th>Mobile County, Alabama</th>
<th>Baldwin County, Alabama</th>
<th>Baldwin County, Alabama</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population (2020)</strong></td>
<td>16,171</td>
<td>144,684</td>
<td>1,078,766</td>
<td>1,078,766</td>
</tr>
<tr>
<td><strong>Male</strong></td>
<td>7,995</td>
<td>70,208</td>
<td>477,713</td>
<td>477,713</td>
</tr>
<tr>
<td><strong>Female</strong></td>
<td>8,176</td>
<td>74,476</td>
<td>601,053</td>
<td>601,053</td>
</tr>
<tr>
<td><strong>Age 65 Years and Older</strong></td>
<td>2,186</td>
<td>30,934</td>
<td>273,489</td>
<td>273,489</td>
</tr>
<tr>
<td><strong>Under 5 Years</strong></td>
<td>1,368</td>
<td>21,950</td>
<td>110,451</td>
<td>110,451</td>
</tr>
<tr>
<td><strong>5 to 9 Years</strong></td>
<td>1,642</td>
<td>24,514</td>
<td>128,422</td>
<td>128,422</td>
</tr>
<tr>
<td><strong>10 to 14 Years</strong></td>
<td>1,836</td>
<td>27,663</td>
<td>146,061</td>
<td>146,061</td>
</tr>
<tr>
<td><strong>15 to 19 Years</strong></td>
<td>1,560</td>
<td>23,250</td>
<td>121,306</td>
<td>121,306</td>
</tr>
<tr>
<td><strong>20 to 24 Years</strong></td>
<td>1,368</td>
<td>19,862</td>
<td>110,451</td>
<td>110,451</td>
</tr>
<tr>
<td><strong>25 to 34 Years</strong></td>
<td>2,435</td>
<td>36,115</td>
<td>223,072</td>
<td>223,072</td>
</tr>
<tr>
<td><strong>35 to 44 Years</strong></td>
<td>2,462</td>
<td>36,374</td>
<td>224,527</td>
<td>224,527</td>
</tr>
<tr>
<td><strong>45 to 54 Years</strong></td>
<td>2,186</td>
<td>30,934</td>
<td>273,489</td>
<td>273,489</td>
</tr>
<tr>
<td><strong>55 to 64 Years</strong></td>
<td>2,286</td>
<td>31,934</td>
<td>277,344</td>
<td>277,344</td>
</tr>
<tr>
<td><strong>65 Years and Older</strong></td>
<td>2,186</td>
<td>30,934</td>
<td>273,489</td>
<td>273,489</td>
</tr>
<tr>
<td><strong>Hispanic or Latino</strong></td>
<td>963</td>
<td>13,557</td>
<td>98,578</td>
<td>98,578</td>
</tr>
<tr>
<td><strong>Asian</strong></td>
<td>454</td>
<td>6,982</td>
<td>44,720</td>
<td>44,720</td>
</tr>
<tr>
<td><strong>Native</strong></td>
<td>106</td>
<td>1,602</td>
<td>12,496</td>
<td>12,496</td>
</tr>
<tr>
<td><strong>Black or African American</strong></td>
<td>27</td>
<td>402</td>
<td>3,776</td>
<td>3,776</td>
</tr>
<tr>
<td><strong>American Indian and Alaska Native</strong></td>
<td>16</td>
<td>239</td>
<td>2,141</td>
<td>2,141</td>
</tr>
<tr>
<td><strong>White</strong></td>
<td>15,708</td>
<td>214,287</td>
<td>1,450,652</td>
<td>1,450,652</td>
</tr>
<tr>
<td><strong>Female</strong></td>
<td>8,176</td>
<td>74,476</td>
<td>601,053</td>
<td>601,053</td>
</tr>
<tr>
<td><strong>Male</strong></td>
<td>7,995</td>
<td>70,208</td>
<td>477,713</td>
<td>477,713</td>
</tr>
</tbody>
</table>

**Note:** All data is from the 2020 Census and may not fully reflect current demographics.
EMPLOYMENT TRENDS

As of 2021Q2, total employment for the City of Saraland, AL was 6,984 (based on a four-quarter moving average). Over the year ending 2021Q2, employment increased 6.0% in the region.

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2021Q1 with preliminary estimates updated to 2021Q2.
WAGE TRENDS

The average worker in the City of Saraland, AL earned annual wages of $49,597 as of 2021Q2. Average annual wages per worker increased 6.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were $64,141 in the nation as of 2021Q2.

Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2021Q1 with preliminary estimates updated to 2021Q2.
COST OF LIVING INDEX

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 11.8% lower in City of Saraland, AL than the U.S. average.

<table>
<thead>
<tr>
<th>Cost of Living Information</th>
<th>Annual Average Salary</th>
<th>Cost of Living Index (Base US)</th>
<th>US Purchasing Power</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Saraland, AL</td>
<td>$49,597</td>
<td>88.2</td>
<td>$56,261</td>
</tr>
<tr>
<td>Mobile County, Alabama</td>
<td>$50,751</td>
<td>88.2</td>
<td>$57,571</td>
</tr>
<tr>
<td>Alabama</td>
<td>$51,359</td>
<td>89.2</td>
<td>$57,576</td>
</tr>
<tr>
<td>USA</td>
<td>$64,141</td>
<td>100.0</td>
<td>$64,141</td>
</tr>
</tbody>
</table>
Total Workers for City of Saraland, AL by Industry

- Administrative and Support and Waste Management and Remediation Services 18.1%
- Accommodation and Food Services 15.6%
- Transportation and Warehousing 9.6%
- Professional, Scientific, and Technical Services 1.9%
- Retail Trade 16.8%
- Educational Services 3.7%
- Finance and Insurance 2.7%
- Real Estate and Rental and Leasing 0.8%
- Health Care and Social Assistance 3.5%
- Entertainment and Recreation 1.0%
- Utilities 0.5%
- Construction 3.5%
- Manufacturing 5.9%
- Wholesale Trade 4.9%
- Mining, Quarrying, and Oil and Gas Extraction 0.0%
- Agriculture, Forestry, Fishing and Hunting 0.1%
- Other Services (except Public Administration) 8.0%
- Public Administration 3.2%
Expected growth rates for occupations vary by the education and training required. While all employment in the City of Saraland, AL is projected to contract 0.2% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.3% per year, those requiring a bachelor’s degree are forecast to grow 0.1% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.0% per year.
The Alabama Department Of Transportation Maintains Both Permanent And Temporary Traffic Counter Sites Throughout The State, With Data Available From 2014 – 2020.
INTERSECTION I-65/HWY 158

DEMOGRAPHICS

- 26,806 AADT
- 6,492 AADT
- 5,658 AADT
- 4,722 AADT
- 5,217 AADT
- 39,529 AADT
- 12,965 AADT
- 4,318 AADT
- 16,799 AADT
SARALAND

I-65/HWY. 158 INTERSECTION
SARALAND, AL 36571

Saraland 5-10-15
Drive Map
**INTERSECTION I-65/HIGHWAY 158**

**AREA DEMOGRAPHICS**

### 5 Min Drive  | 10 Min Drive  | 15 Min Drive
---|---|---
Current  |
2021 Population | 5,484 | — | 82,082 | — | 64,105 | — |
2020 Projected Population | 5,395 | — | 32,065 | — | 63,954 | — |
   Pop Growth (%) | 2.0% | — | 0.1% | — | -0.5% | — |
2021 Households | 1,120 | — | 12,339 | — | 24,044 | — |
2020 Projected Households | 2,175 | — | 12,188 | — | 28,925 | — |
   HH Growth (%) | 2.1% | — | 0.2% | — | -0.5% | — |
Census Year  |
2000 Population | 4,678 | — | 35,955 | — | 74,029 | — |
2010 Population | 5,180 | — | 32,835 | — | 67,837 | — |
   Pop Growth (%) | 6.2% | — | -8.0% | — | -9.4% | — |
2000 Households | 1,904 | — | 13,448 | — | 20,584 | — |
2010 Households | 2,066 | — | 12,409 | — | 25,044 | — |
   HH Growth (%) | 4.3% | — | -7.7% | — | -9.7% | — |
Household Income (2021)  |
Per Capita Income | $25,798 | — | $20,773 | — | $25,774 | — |
Average HH Income  | $56,407 | — | $54,834 | — | $55,560 | — |
   Median HH Income | $53,088 | — | $40,823 | — | $36,920 | — |
Less than $25,000 | 403 | 18.9% | 3,972 | 32.7% | 8,345 | 34.7% |
$25,000 - $49,999 | 241 | 11.3% | 1,264 | 10.4% | 2,575 | 10.7% |
$50,000 - $74,999 | 380 | 17.8% | 2,062 | 17.0% | 3,886 | 15.6% |
$75,000 - $99,999 | 142 | 16.1% | 1,457 | 11.8% | 2,924 | 9.7% |
$100,000 - $149,999 | 296 | 13.9% | 1,085 | 8.9% | 2,113 | 8.8% |
$150,000 - $199,999 | 58 | 2.7% | 278 | 2.3% | 652 | 2.8% |
$200,000+ | 72 | 3.4% | 223 | 1.8% | 594 | 2.2% |

Businesses  |
Establishments | 211 | — | 733 | — | 1,290 | — |
Employees (FTEs) | 3,370 | — | 11,814 | — | 22,504 | — |

**Population by Age**

<table>
<thead>
<tr>
<th>Education (2021)</th>
<th>5 Min Drive</th>
<th>10 Min Drive</th>
<th>15 Min Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th Grade</td>
<td>3,812</td>
<td>21,692</td>
<td>40,940</td>
</tr>
<tr>
<td>Some High School</td>
<td>461</td>
<td>2,811</td>
<td>5,421</td>
</tr>
<tr>
<td>High School Grad</td>
<td>1,983</td>
<td>10,493</td>
<td>19,831</td>
</tr>
<tr>
<td>Some College</td>
<td>810</td>
<td>4,128</td>
<td>7,997</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>353</td>
<td>1,643</td>
<td>3,164</td>
</tr>
<tr>
<td>Bachelor's Degree</td>
<td>534</td>
<td>2,063</td>
<td>4,425</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>166</td>
<td>771</td>
<td>1,756</td>
</tr>
</tbody>
</table>

**Population by Age**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>5 Min Drive</th>
<th>10 Min Drive</th>
<th>15 Min Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>18%</td>
<td>16%</td>
<td>15%</td>
</tr>
<tr>
<td>5-9</td>
<td>19%</td>
<td>17%</td>
<td>16%</td>
</tr>
<tr>
<td>10-14</td>
<td>17%</td>
<td>16%</td>
<td>15%</td>
</tr>
<tr>
<td>15-19</td>
<td>16%</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>20-24</td>
<td>18%</td>
<td>17%</td>
<td>16%</td>
</tr>
<tr>
<td>25-29</td>
<td>16%</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>30-34</td>
<td>15%</td>
<td>14%</td>
<td>13%</td>
</tr>
<tr>
<td>35-39</td>
<td>14%</td>
<td>13%</td>
<td>12%</td>
</tr>
<tr>
<td>40-44</td>
<td>13%</td>
<td>12%</td>
<td>11%</td>
</tr>
<tr>
<td>45-49</td>
<td>12%</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>50-54</td>
<td>11%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>55-59</td>
<td>10%</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>60-64</td>
<td>9%</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td>65+</td>
<td>9%</td>
<td>8%</td>
<td>7%</td>
</tr>
</tbody>
</table>
SARALAND SCHOOL DISTRICT

The Saraland School District includes 4 public schools that serve over 3,000 students. The district testing rankings place it in the top 10 of Alabama’s public schools.

DISTRICT HIGHLIGHTS

- 166 teachers
- 19:1 student : teacher ratio
- 25 minority enrollment
- 69 math proficiency (Top 30 in AL)
- 64 reading proficiency (Top 10 in AL)

Source: https://www.publicschoolreview.com/alabama/saraland-city-school-district/100185-school-district
SARALAND: TRADE AREAS & DRIVE TIMES
FOR WALMART AND PUBLIX

5-10-15-minute drive times from the Saraland Walmart (1095 Industrial Parkway)

5-10-15-minute drive times from the Saraland Publix (21 Shell St.)
SARALAND PUBLIX –
TOTAL WEEKLY & MONTHLY VISITORS

Total Weekly Visits To Publix
Jan. 2017 – Nov. 2021

Total Monthly Visits to Publix
Jan. 2017 – Nov. 2021
SARALAND WALMART – VISITOR RANKING COMPARISON: U.S., ALABAMA & LOCAL STORES

SARALAND WALMART – VISITOR LOCATION
PRIOR & POST VISIT WALMART
JAN. 2017 - NOV. 2021

PRIOR

- Home: 44.3%
- Work: 9.9%
- Gateway Center: 0.9%
- Springdale Mall: 0.8%
- Whataburger: 0.7%

Post

- Home: 70.7%
- Work: 3.2%
- Gateway Center: 1%
- Publix: 0.9%
- Whataburger: 0.5%

Walmart / Industrial Pkwy
SARALAND PUBLIX – VISITOR RANKING COMPARISON:
U.S., ALABAMA & LOCAL STORES

Saraland Publix Percentile Ranking Compared To Other Alabama Publix Stores For Number Of Visits.
SARALAND PUBLIX – VISITOR LOCATION

PRIOR & POST VISIT PUBLIX

JAN. 2017 – NOV. 2021

Prior

Home: 39.9%
Work: 10.6%
Walmart: 6.4%
Springdale Mall: 1.6%
McGowin park: 1.6%

Post

Home: 74.5%
Work: 3%
Walmart: 2.8%
Gateway Center: 0.4%
TownePlace Suites by Marriott: 0.4%

Publix / Shell Street

1095 Industrial Pkwy
Saraland, 36571, AL

3250 Airport Blvd, Mobile, 36606, AL

1250 Satchel Paige Dr, Mobile, 36606, AL

980 Industrial Pkwy,
Saraland, 36571, AL

2954 Towneship Blvd, Saraland, 36571, AL
Saraland Welcomes You!

Be a Part of our Growth.