

BALDWIN INSIDER

Hatching Innovation in Fairhope: Momentum Builds with Innovate Alabama Grant and Demolition Kickoff

Construction has begun at the former Fairhope K-1 Center, which will soon be home to Hatch Fairhope. Partnerships with the City of Fairhope, Innovate Alabama, Baldwin County Economic Development Alliance, and other funding partners have paved the way for Hatch Fairhope’s permanent home in downtown Fairhope.

Hatch Fairhope has operated in downtown Fairhope since 2017 but will now find a permanent home at the K-1 Center. Located in downtown Fairhope, the historic Fairhope K-1 Center is being transformed into a modern space designed to boost the local entrepreneurial ecosystem and support founders in Baldwin County. Renovations and construction are now underway on the \$6.1 million project, following a celebratory kickoff event on June 9.



City of Fairhope Mayor Sherry Sullivan

“Hatch Fairhope is going to be a game-changer for our city and the region,” said Fairhope Mayor Sherry Sullivan. “It will serve as a launchpad for entrepreneurs and remote workers who want to grow their ideas right here in Fairhope and Baldwin County.”

The design includes flexible coworking areas, private offices, meeting rooms, a content creation studio, and event space—features aimed at serving startups, remote workers, and growing businesses alike. Mobile-based Rogers & Willard is managing construction, with a target completion in 2026.

Hatch Fairhope has ongoing partnerships with Coastal Alabama Community College, where



Lee Lawson and elected officials in front of the Fairhope K-1 Center at the construction kickoff event (from left to right): Matthew McKenzie, Jennifer Fidler, Alan Baker, Vivian Figures, Sherry Sullivan, Greg Albritton, Chris Elliott, Frances Holk-Jones, Jack Burrell, Corey Martin, Jay Robinson

Hatch is currently located. Innovate Alabama has also designated Hatch Fairhope and the Baldwin Community and Economic Development Foundation as a member of the Innovate Alabama Network. Innovate Alabama, the State of Alabama’s lead agency as it relates to entrepreneurship and innovation, will be a critical partner in the future success of Hatch Fairhope and Baldwin County’s tech-based entrepreneurial network.



Cynthia Crutchfield, Chief Executive Officer of Innovate Alabama

“This is exactly the type of forward-thinking initiative we look to support — where innovation meets community impact,” said Chief Executive Officer of Innovate Alabama, Cynthia Crutchfield. “Hatch Fairhope will play a critical role in fostering homegrown talent and giving entrepreneurs a place to launch and lead.”



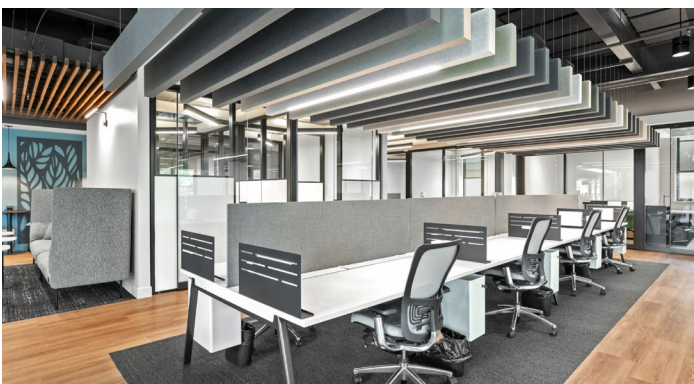
▶ Pilot Capital Launches Magnolia Building: Flexible Innovation in the Heart of Downtown Fairhope

Pilot Capital has officially opened the doors to the Magnolia Building in downtown Fairhope, setting a new standard for business innovation, office flexibility, and community-driven growth. The state-of-the-art facility recently served as the venue for the Baldwin County Economic Development Alliance’s spring investor reception.

The Magnolia Building offers private offices, coworking spaces, and flexible leasing options

designed to meet the needs of entrepreneurs, small teams, and growing companies. The space is built around connectivity, creativity, and access—with sleek design and thoughtful amenities to meet the needs of a modern workplace.

“Fairhope needed a space where people could gather, create, and connect with purpose,” said Jerod Pilot of Pilot Capital. “We are proud to bring that to life with Magnolia.” ▶



In addition to developing the building, Pilot Capital also operates out of the Magnolia Building, providing capital and strategic guidance to businesses in Baldwin County and beyond. They are joined in the building by Aptus Capital Advisors, a Fairhope firm specializing in risk-mitigated investments.

Limited coworking and office spaces are still available for lease. Interested parties can inquire to Steadman Bethea with Stirling Properties at sbethea@stirlingprop.com.

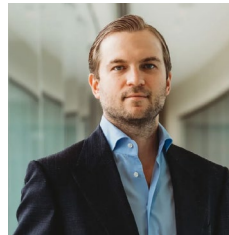
▶ Port Alabama Industrial Center & Loxley Logistics Center Development Updates: Shaping the Future of Industry and Logistics in Baldwin County

Baldwin County’s industrial corridor in Loxley is gaining momentum as two major developments take shape—each designed to meet the evolving needs of modern industry and logistics.

At the Port Alabama Industrial Center (PAIC), infrastructure improvements continue, with multiple sites already under construction. The development is drawing strong interest from companies in advanced manufacturing, distribution, and data centers thanks to its strategic location, scalability, and workforce access.

Located south of the Interstate I-10 and Highway 59 interchange, the PAIC spans a significant footprint in Loxley’s industrial corridor and is designed to accommodate large-scale users with access to key transportation infrastructure. Currently, a 300,000-square-foot Class A industrial facility is under construction, with completion scheduled for

the end of 2025. Leasing is actively underway for this initial building, with discussions already progressing to construction on Building 2 to meet projected demand this year. In addition, PAIC is planning a new on-site office building to support tenants with flexible administrative space, and lease agreements are being secured now.



Austin Ames, Chairman and Chief Executive Officer of Gulf Corporation

“This development is about providing strategic access, shovel-ready infrastructure, and a workforce-ready location,” said Austin Ames, Chairman and Chief Executive Officer of Gulf Corporation, the lead developer for Port Alabama Industrial Center. “Baldwin County is fast becoming a magnet for industry—and we’re excited to be a major part of it.” ▶



Pre-leasing is now underway at the newly announced Loxley Logistics Center (LLC)—a significant new development that will offer up to 3 million square feet of Class A industrial space. The site, which is adjacent to ALDI's new regional headquarters and distribution center, is being positioned as a premier destination for companies in the automotive, aerospace, distribution, and fabrication sectors, with build-to-suit opportunities and flexible site configurations available.



Brett Sanders, Vice President of Crown West Realty

“Loxley Logistics Center represents a long-term investment in Baldwin County’s future,” said Brett Sanders, Vice President of Crown West Realty. “We’re creating the kind of large-scale, high-quality industrial space that companies are actively looking for—and we’re doing it in a community that offers access, workforce, and a strong quality of life.”

The first building at Loxley Logistics Center will be a 162,800-square-foot cross-docked facility, divisible to about 20,000-square-feet. Crown West believes this flexibility will help meet the needs of companies

looking to grow in Baldwin County. It also reports significant interest in the built-to-suit opportunities at the center.

As Baldwin County’s economic growth continues, so does the need for more physical infrastructure and industrial space. Expanding the availability of these assets is essential to remaining competitive in attracting new businesses and supporting the expansion of existing ones. Developments like the Port Alabama Industrial Center and Loxley Logistics Center reflect Baldwin County’s strategic and balanced approach to economic development—one that invests in both the immediate needs of industry and the long-term growth of the region.

Together, these two developments are reinforcing Baldwin County’s role as a key player in the Southeast’s industrial growth. With proximity to Gulf Coast ports, interstate and rail access, and a business-friendly environment, the Loxley corridor is poised to attract long-term investment and job creation.

For site information or development inquiries, contact the Baldwin County Economic Development Alliance at baldwineda.com.