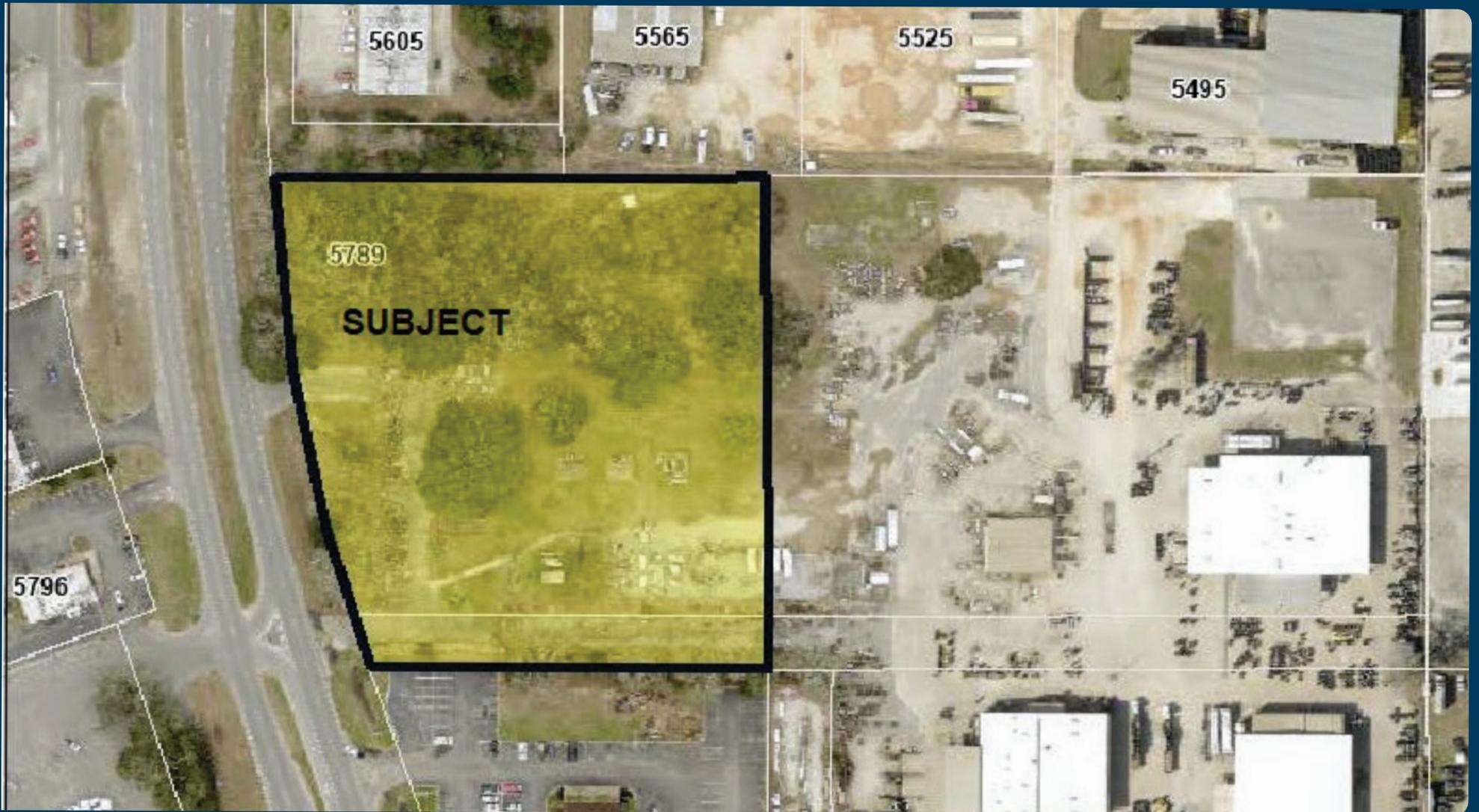


FOR SALE

Commercial/Industrial/Retail Lot

5789 US Highway 90 West ■ Theodore, Alabama 36582





This unique property is strategically located near the intersection of US Highway 90 and Theodore Dawes Road in Theodore, AL. This property is suitable for retail, commercial or retail development.

Location

5789 US Highway 90 West
NE quadrant of Highway 90 @ Hamilton Boulevard
Two miles from Interstate 10 at Exit 13

Description

Lot 1, Airgas South Subdivision

Utilities

All available

Size

4.56± Acres

Zoning

I-1, Light Industrial
City of Mobile

Price

\$415,000

Adam J. Metcalfe, SIOR
(251) 432 - 2600
adam@metcalfecocom

Post Office Box 2903
Mobile, AL 36652

www.metcalfecocom

The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.

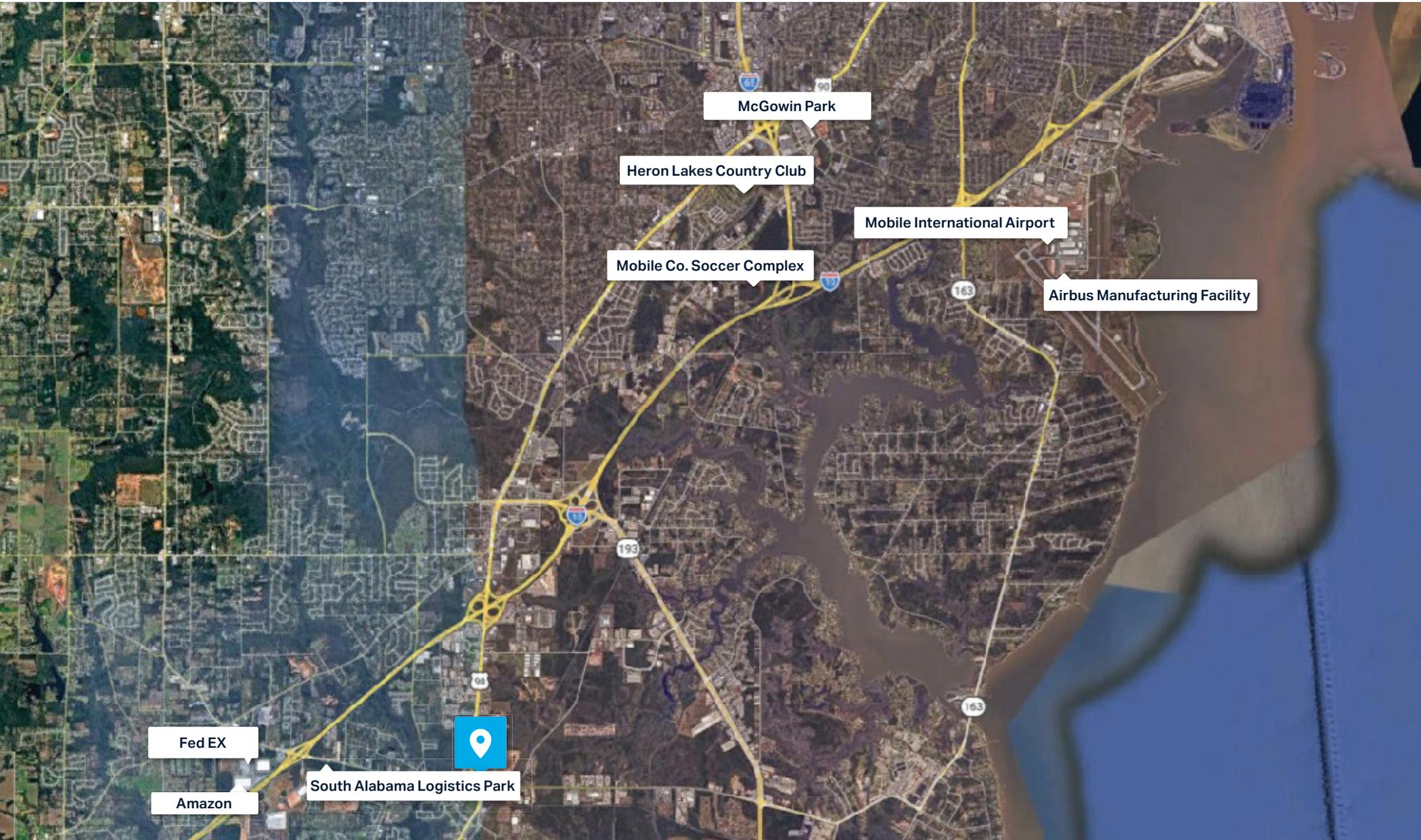


TRAFFIC COUNTS

20+

Highway 90
Vehicles Per Day (AADT)







The beautiful city of Mobile, Alabama is known for being the only saltwater port in the state, and the 9th largest port in the United States.

The Port of Mobile is now the deepest container port on the Gulf Coast, with its main ship channel deepened to 50 feet. This expansion, known as the Mobile Harbor Modernization Project, allows the port to handle the largest container ships in the world and is expected to boost trade and economic growth for the region.

This beautiful 300 year old city is the oldest and largest along the Gulf Coast, and its stunning architecture, lively arts and entertainment district, and excellent local seafood make it a popular tourist and convention destination. Mobile is also a welcoming commercial hub with both Airbus and Amazon joining the list of business making Mobile home in the last 10 years.

2025 DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	18,481	46,053	212,344
Households	8,401	20,725	98,583
Families	5,083	12,624	55,999
Average Household Size	2.39	2.43	2.34
Owner Occupied Housing Units	4,850	13,248	54,468
Renter Occupied Housing Units	2,838	5,593	34,511
Median Age	38.6	40.7	38.1
Median Household Income	\$52,646	\$62,881	\$61,289
Average Household Income	\$67,186	\$84,334	\$83,627

46,053
Population

1,585
Total Businesses

18,815
Total Employees

\$62,881
Median Household Income