



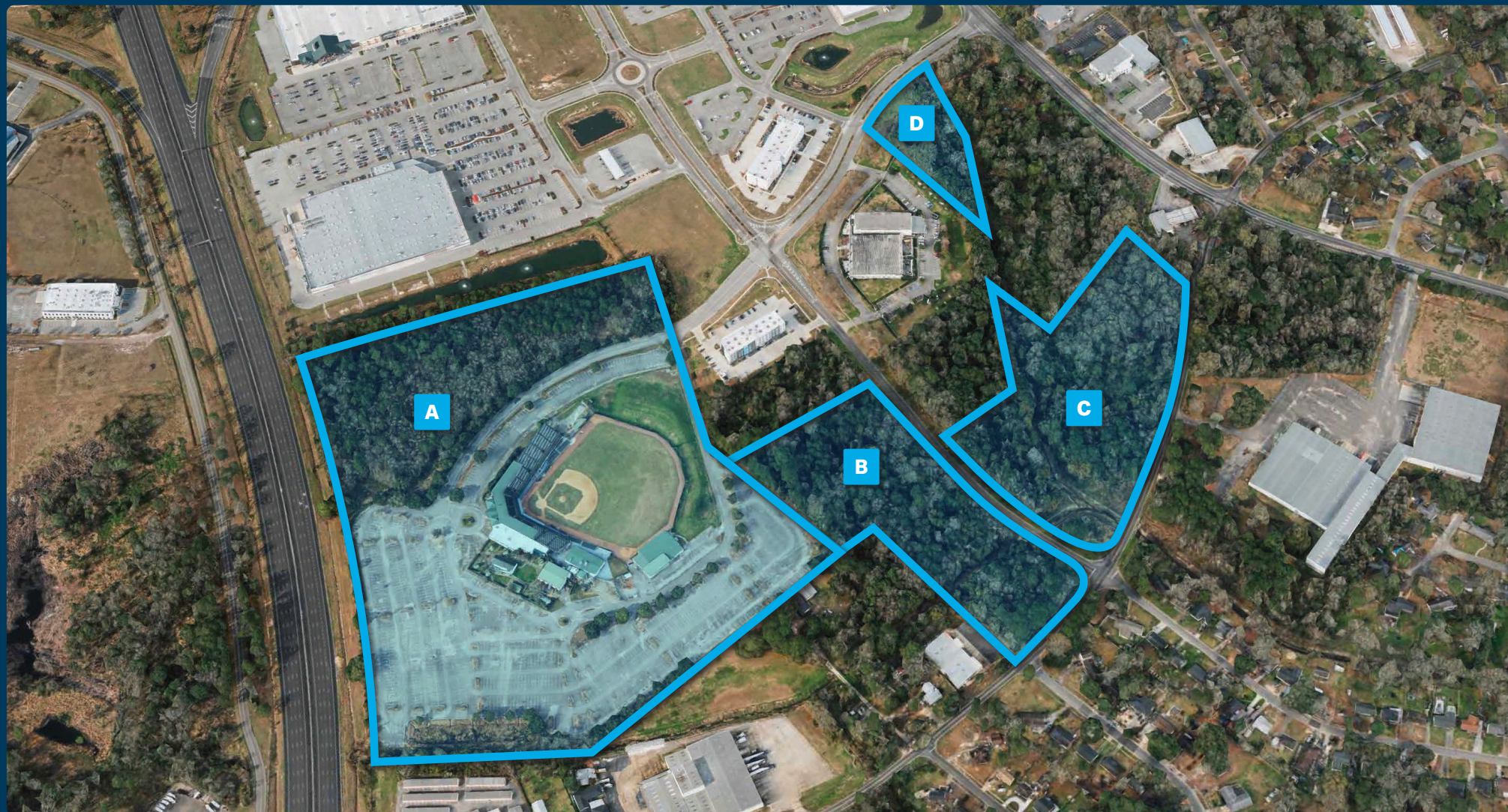
www.metcalfeco.com

FOR SALE

51+ Acres Near McGowin Park

755 Bolling Brothers Blvd ■ Mobile, Alabama 36606

Brian P. Metcalfe (251) 432 - 2600
brian@metcalfeco.com





This unique property consists of over 51± acres and is being marketed for sale in four parcels which can be purchased together or separately. The property is located in Mobile, Alabama, adjoining McGowin Park Shopping Center Development. McGowin Park is the newest and one of the most successful major retail, hospitality, entertainment and fast casual restaurant developments in the Mobile and Baldwin County metropolitan areas. It also is conveniently situated in the southeast quadrant of US Highway 90 and Interstate 65 in the heart of Mobile providing convenient access and visibility. This property is strategically located approximately 2 miles from the merger of Interstate 10 and Interstate 65 and approximately 5 miles from the new Mobile International Airport currently under construction.

Brian P. Metcalfe
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Post Office Box 2903
Mobile, AL 36652

www.metcalfeco.com

A

Parcel A

755 Bolling Brothers Blvd
Mobile, AL 36606

Size

34.58± Acres

Total Price

\$12,298,000

Improved Stadium Property

\$9,950,000

Unimproved 11 Acres

\$2,348,000

Zoning

B3 Community Business

B

Parcel B

3110 Halls Mill Rd
Mobile, AL 36606

Size

6.37± Acres

Price

\$4,375,000

Zoning

B2 Neighborhood Business
B3 Community Business

C

Parcel C

3110 Halls Mill Rd
Mobile, AL 36606

Size

9.03± Acres

Price

\$TBD

Zoning

B2 Neighborhood Business
B3 Community Business

D

Parcel D

675 Bolling Brothers Blvd
Mobile, AL 36606

Size

1.64± Acres

Price

\$941,985

Zoning

B3 Community Business

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.

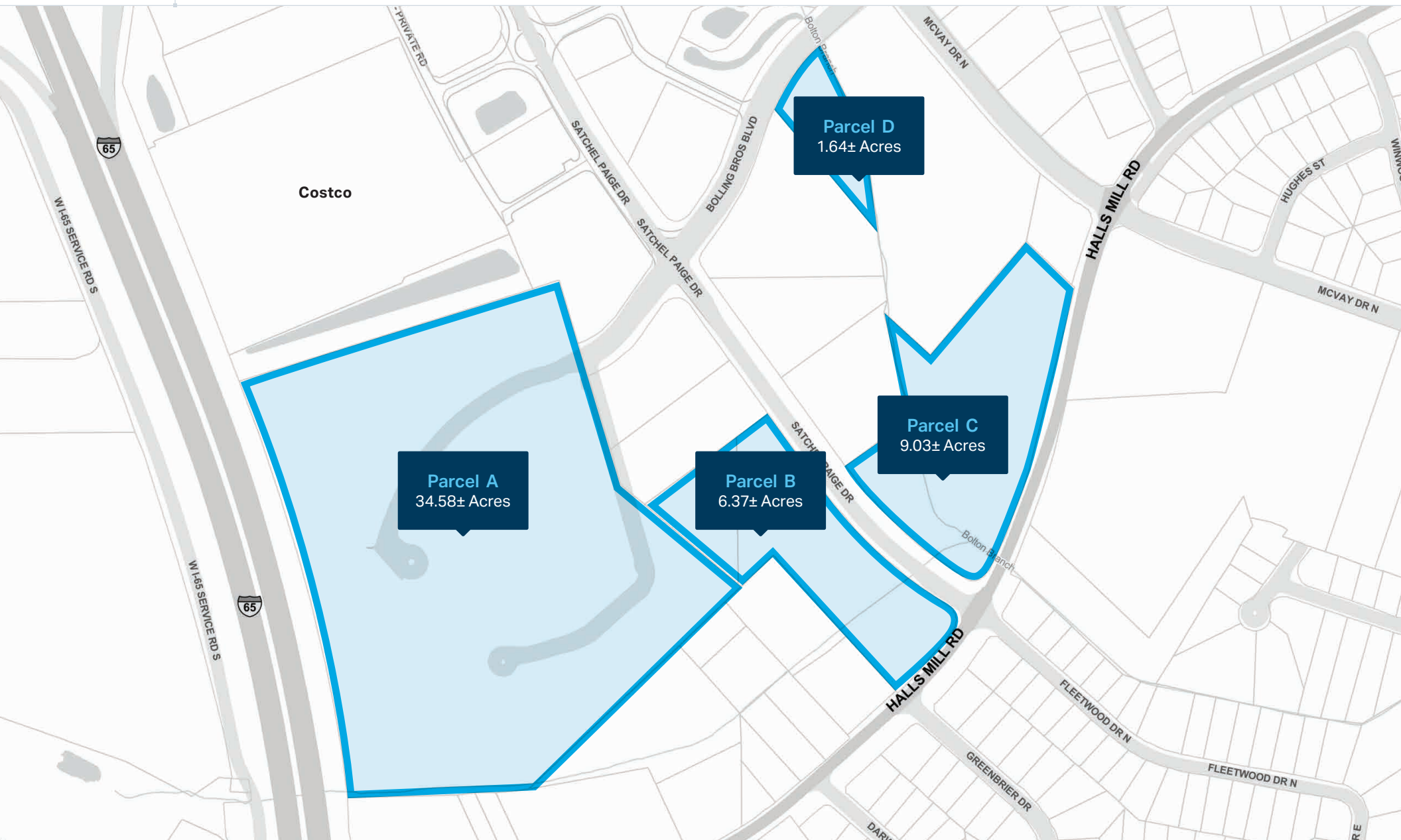


Professional Minor League
baseball stadium and complex
with a seating capacity of 6,000±
and over 1,650± parking spaces.



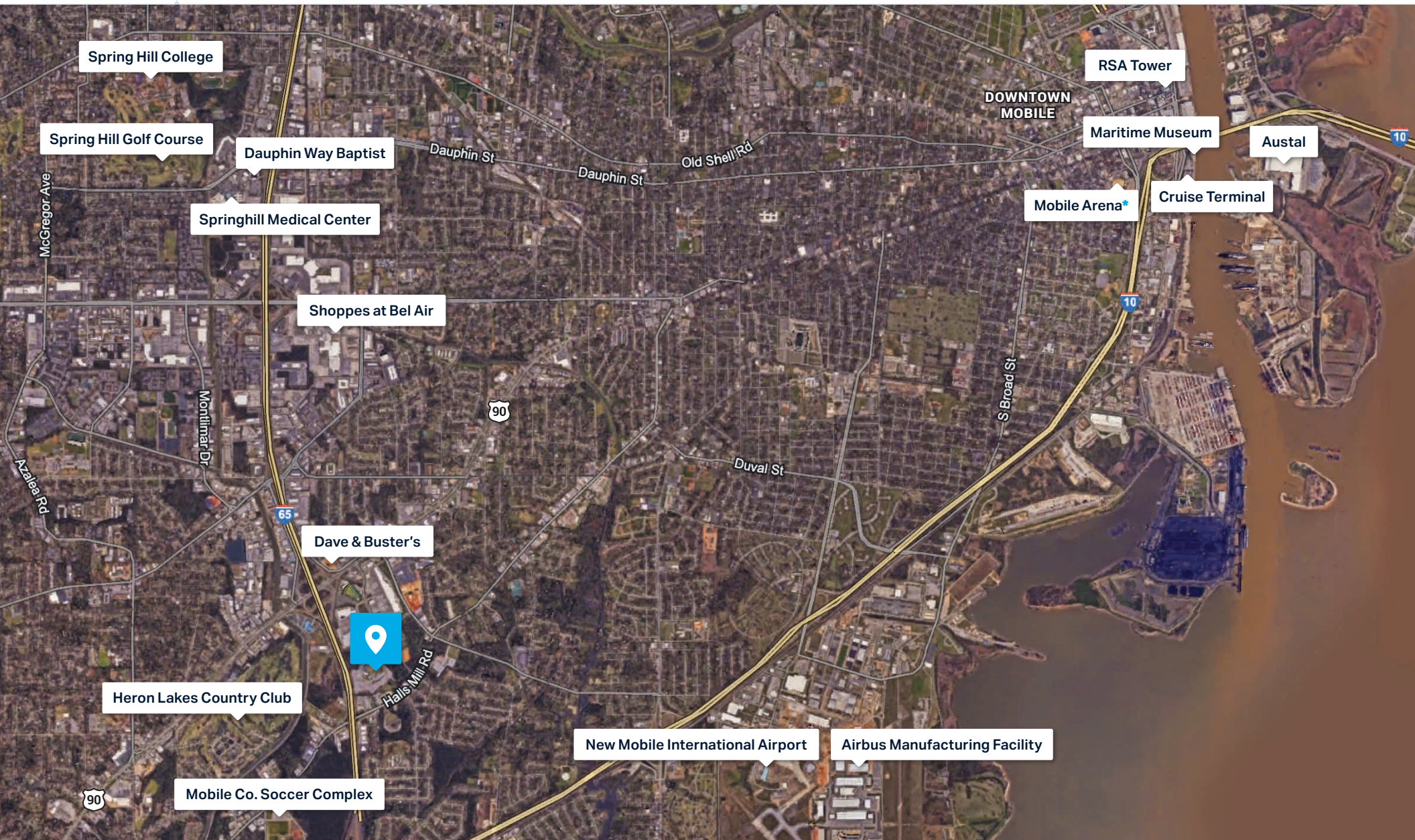


PARCELS





* Coming Soon



*Coming Soon



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.

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	56,144	143,901	282,594
Households	24,736	63,049	120,539
Families	14,213	36,000	73,397
Average Household Size	2.24	2.21	2.31
Owner Occupied Housing Units	11,413	33,082	69,908
Renter Occupied Housing Units	13,323	29,967	49,105
Median Age	36.1	38.6	38.5
Median Household Income	\$49,501	\$52,487	\$54,651
Average Household Income	\$69,986	\$78,032	\$77,736

143,901
Population

6,848
Total Businesses

91,339
Total Employees

\$52,487
Median Household Income