



**Metcalf &
Company, inc.**

www.metcalfeco.com

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

FOR SALE

Lots in West Bellingrath Commercial Park

Bellingrath Road & Half Mile Road ■ Theodore, Alabama 36582





Potential Commercial/Light Industrial use in Mobile County, located in West Bellingrath Commercial Park.

Location

Bellingrath Road
& Half Mile Road
Theodore, AL 36582

Total Size

48.36± Acres

Zoning

Mobile County

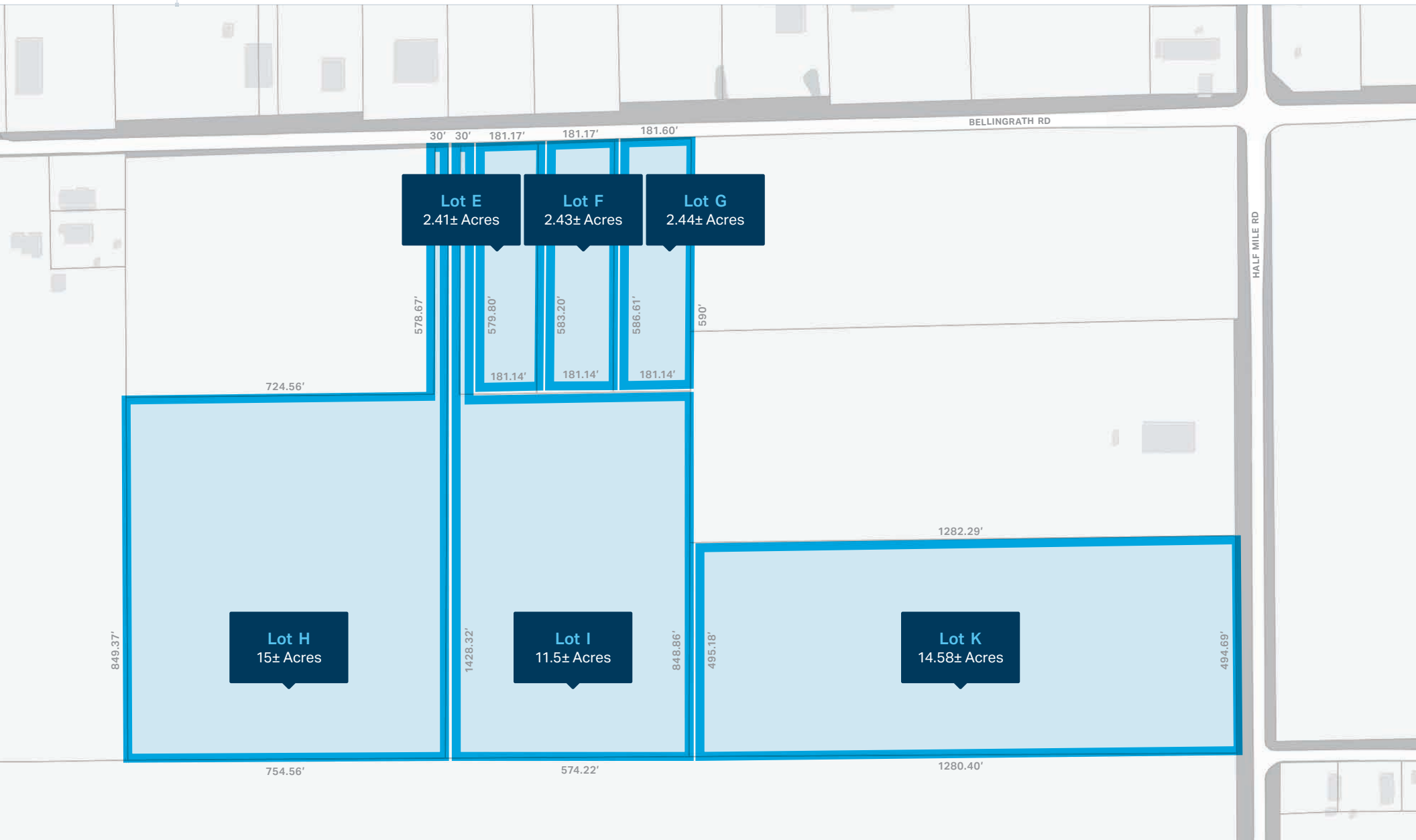
E	F	G	H	I	K
Lot E	Lot F	Lot G	Lot H	Lot I	Lot K
2.41± Acres 106,722± SF	2.43± Acres 105,850± SF	2.44± Acres 107,158± SF	15± Acres 661,676± SF	11.5± Acres 509,216± SF	14.58± Acres 654,271± SF
Price \$95,000	Price \$95,000	Price \$95,000	Price \$20,000 Per Acre	Price \$20,000 Per Acre	Price \$17,500 Per Acre

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

Post Office Box 2903
Mobile, AL 36652

www.metcalfecore.com

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. Subject property is owned or partially owned by Brian P. Metcalfe a Licensed Real Estate Broker in the State of Alabama.





TRAFFIC COUNTS

6,361

Bellingrath b/w
Industrial & Half
Mile / Laurendine

3,185

Laurendine
b/w Bellingrath
& Brasfield

4,522

Half Mile b/w
Fowl River Bridge
& Bellingrath

Theodore Industrial Complex



Half Mile Rd

Bellingrath Rd

Brasfield Rd

Laurendine Rd

Industrial Rd

Evonik Rd

Laurendine Rd





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	7,506	24,240	112,722
Households	2,786	9,275	45,404
Families	1,941	6,366	30,693
Average Household Size	2.52	2.49	2.44
Owner Occupied Housing Units	2,076	6,720	32,524
Renter Occupied Housing Units	710	2,555	12,880
Median Age	41.6	40.7	41.2
Median Household Income	\$62,997	\$61,122	\$65,125
Average Household Income	\$81,474	\$76,886	\$86,126

24,240
Population

721
Total Businesses

8,762
Total Employees

\$61,122
Median Household Income