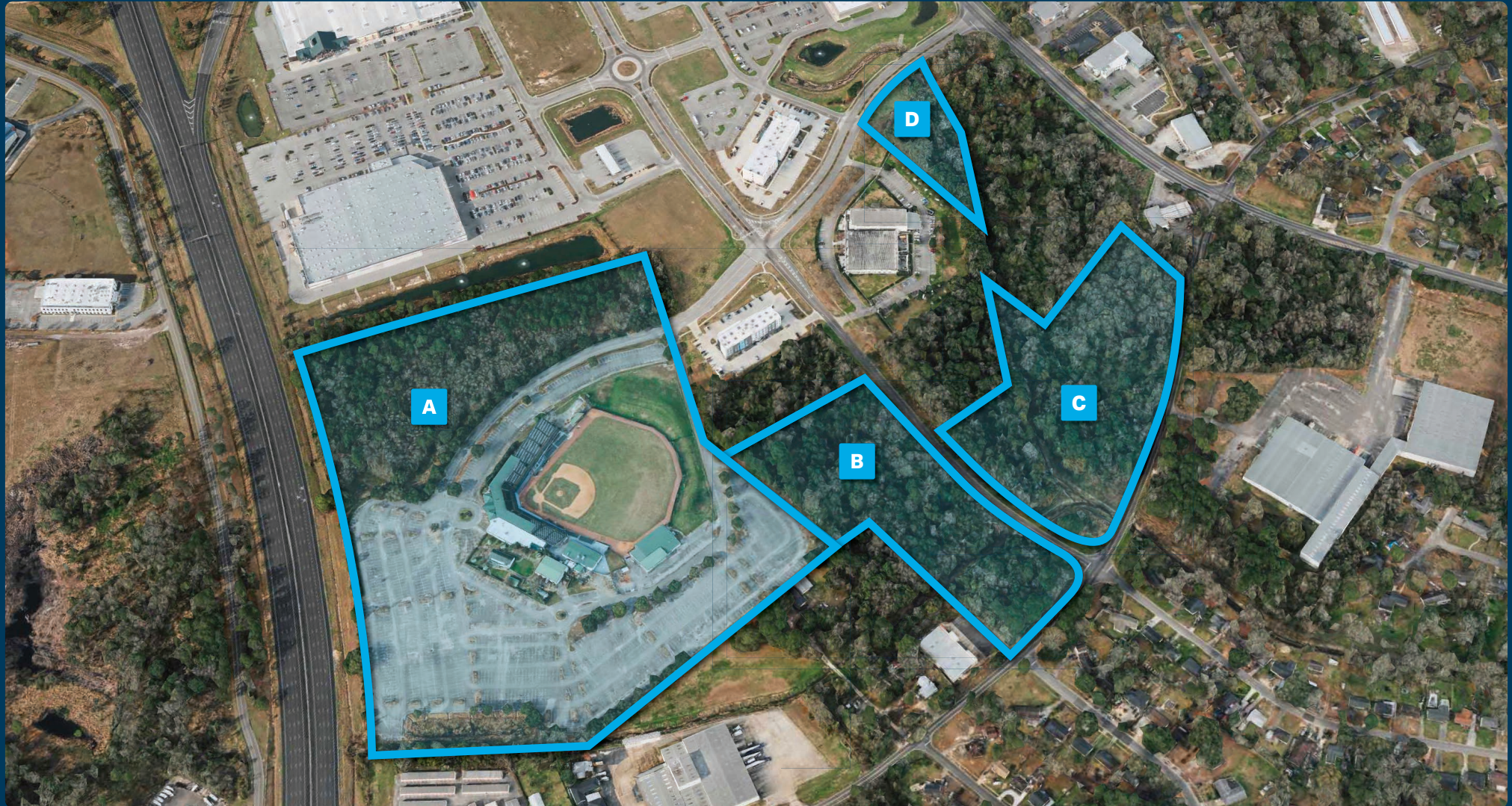


FOR SALE

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
(251) 432 - 2600
brian@metcalfeco.com

Post Office Box 2903
Mobile, AL 36652

www.metcalfeco.com

A	B	C	D
Parcel A 755 Bolling Brothers Blvd Mobile, AL 36606	Parcel B 3110 Halls Mill Rd Mobile, AL 36606	Parcel C 3110 Halls Mill Rd Mobile, AL 36606	Parcel D 675 Bolling Brothers Blvd Mobile, AL 36606
Size 34.58± Acres	Size 6.37± Acres	Size 9.03± Acres	Size 1.64± Acres
Total Price \$12,298,000	Price \$4,375,000	Price \$TBD	Price \$941,985
Improved Stadium Property \$9,950,000	Zoning B2 Neighborhood Business B3 Community Business	Zoning B2 Neighborhood Business B3 Community Business	Zoning B3 Community Business
Unimproved 10± Acres \$2,348,000			
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.



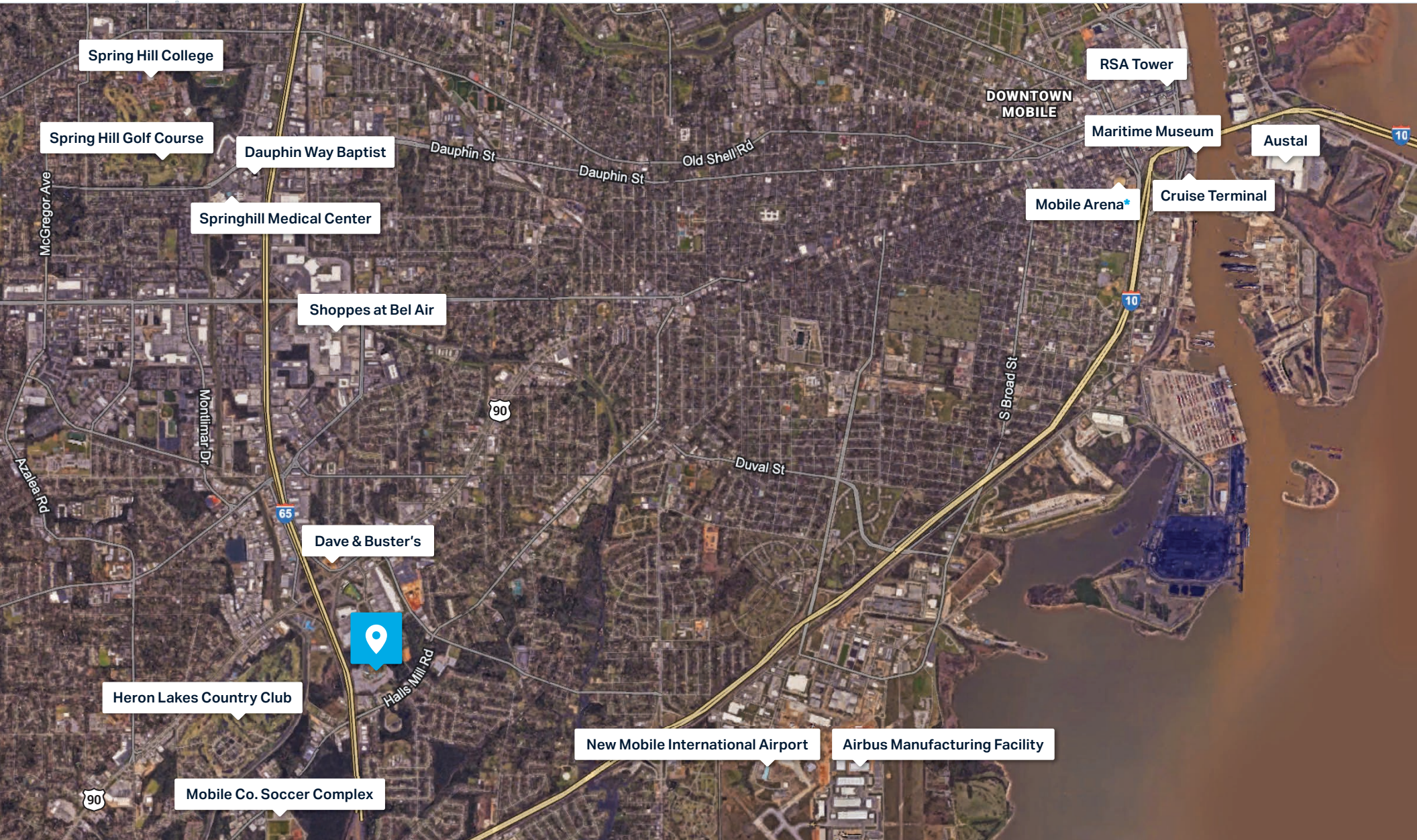




TRAFFIC VOLUME

85K+ Vehicles Per Day
(2024 AADT)

* 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