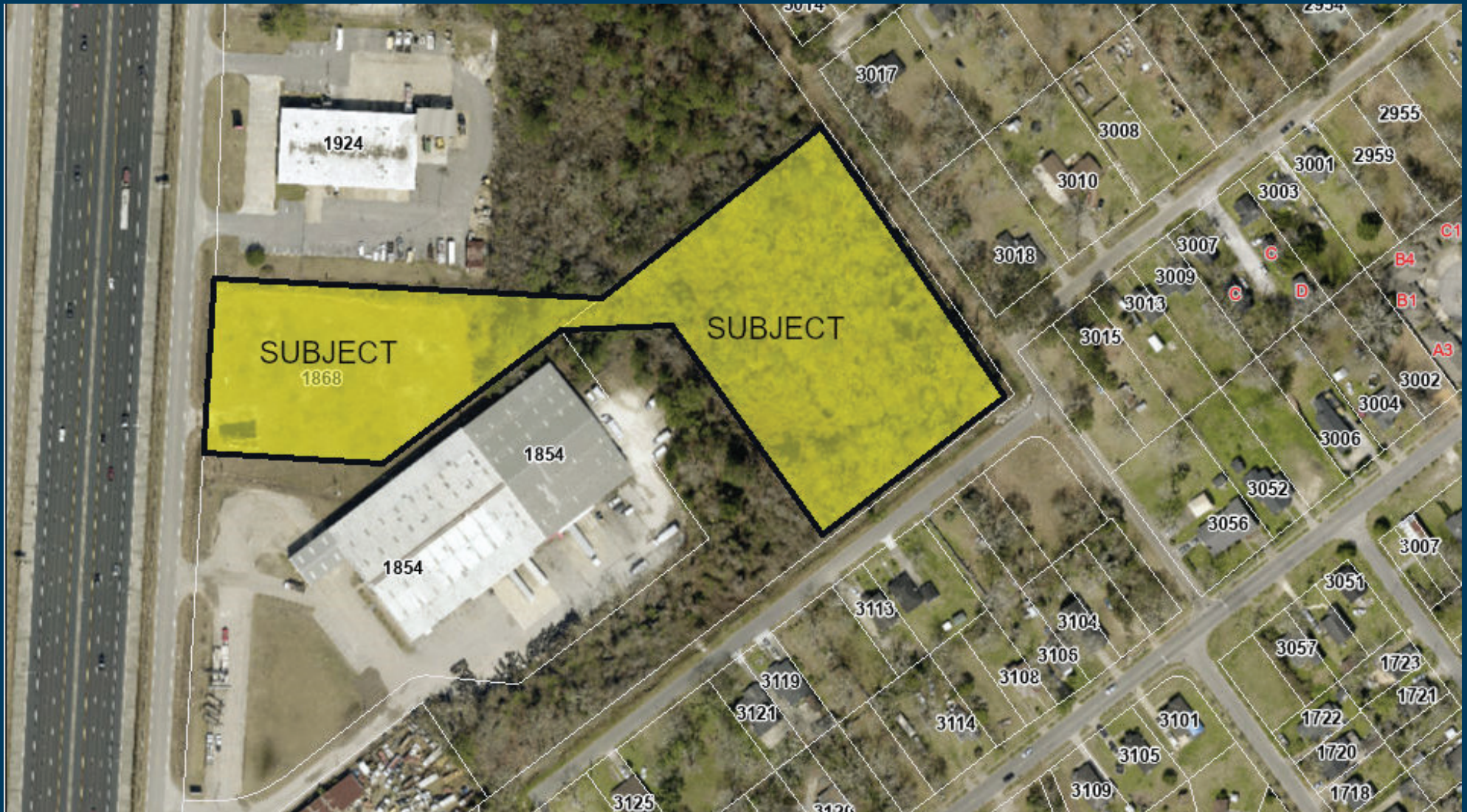


FOR SALE

Prime Industrial Property

East Interstate 65 Service Road N. ■ Theodore, Alabama 36617





Location

East Interstate 65 Service Road N.
Mobile, AL
Between US Highway 98 and US Highway 45

Site Size

5± Acres

Zoning

I-1, Light Industrial

Purchase Price

\$375,000

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

Post Office Box 2903
Mobile, AL 36652

www.metcalfecore.com

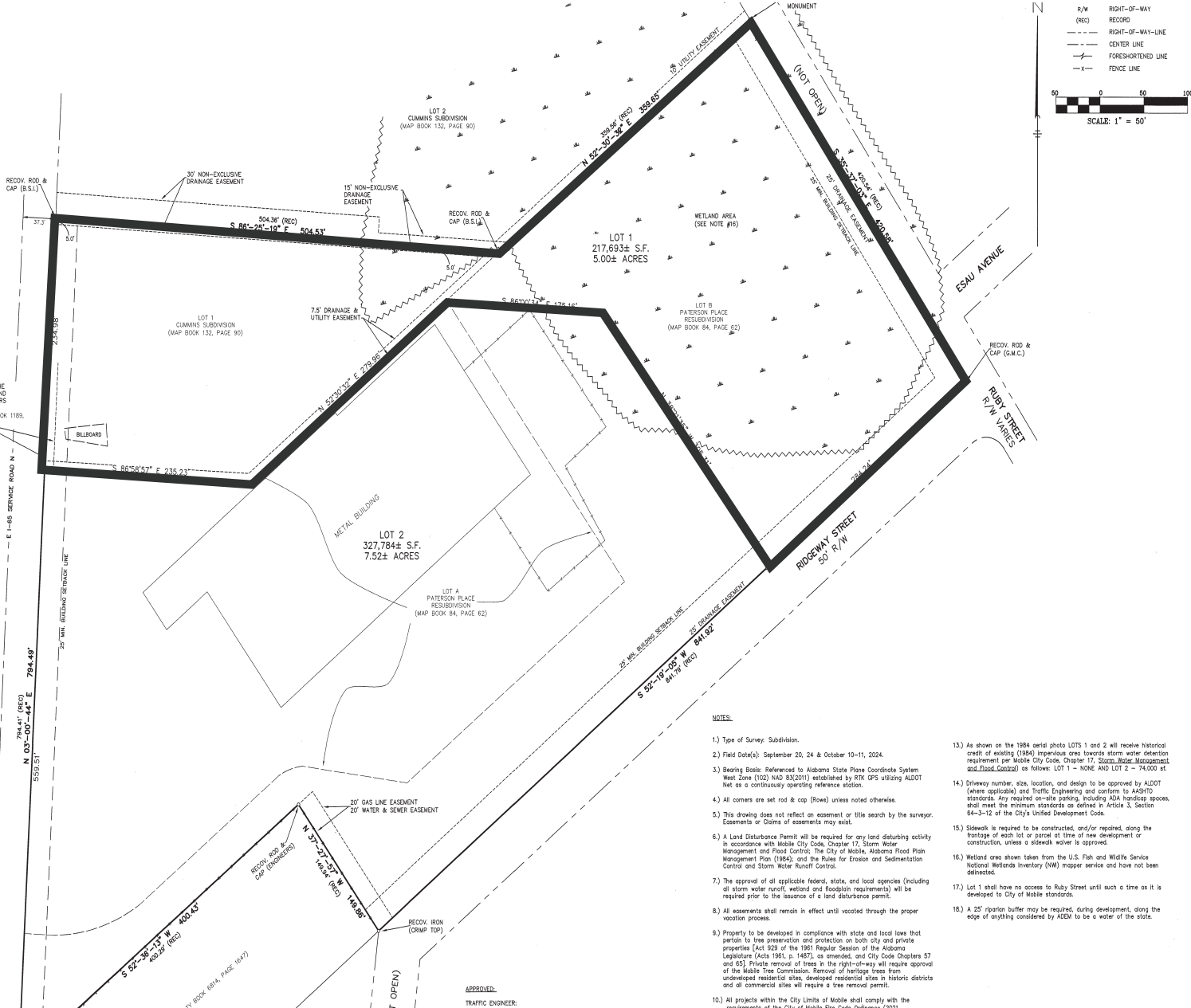
The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy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



SURVEY

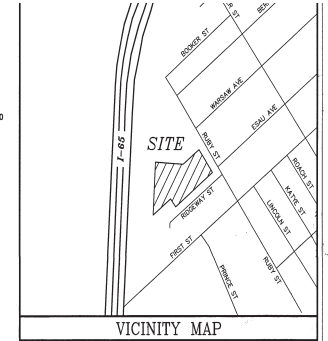
Click: BTOWLER
Scale: 1" = 50'

U.S. INTERSTATE NO. 65
300' R/W



NOTES

- 1.) Type of Survey: Subdivision.
- 2.) Field Date(s): September 20, 24 & October 10-11, 2024.
- 3.) Bearing Bolls Referenced to Alabama State Plane Coordinate System West Zone (102) AND 83(201) established by RTK GPS utilizing ADOT Net as a continuously operating reference station.
- 4.) All corners are set rod & cap (ROW) unless noted otherwise.
- 5.) This drawing does not reflect on easement or title search by the surveyor. Easements or Claims of easements may exist.
- 6.) A Land Disturbance Permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; The City of Mobile, Alabama Flood Plain Management Plan (1984), and the Rules for Erosion and Sedimentation Control and Storm Water Runoff Control.
- 7.) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a land disturbance permit.
- 8.) All easements shall remain in effect until vacated through the proper vacation process.
- 9.) Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1991 Regular Session of the Alabama Legislature (Acts 1981, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts and all commercial sites will require a tree removal permit.
- 10.) All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Tree Ordinance (2005).
- 13.) As shown on the 1984 aerial photo LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control as follows: LOT 1 - NONE AND LOT 2 - 74,000 sq. ft.
- 14.) Driveway number, size, location, and design to be approved by ADOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.
- 15.) Sidewalk is required to be constructed, and/or repaired, along the frontage of each lot or parcel at time of new development or construction, unless a sidewalk waiver is approved.
- 16.) Wetland area shown taken from the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) mapper service and have not been delineated.
- 17.) Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards.
- 18.) A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.



OWNER'S ACCEPTANCE

The undersigned owner, The Paterson Company, Inc., does hereby accept and approve this plat and subdivision.

By: Keith Clement
Keith Clement, Secretary
The Paterson Company, Inc.

STATE OF ALABAMA
COUNTY OF MOBILE

I, Angela M. Williams, a Notary Public in and for said County and State, do hereby certify that Keith Clement, whose name, as authorized by The Paterson Company, Inc., is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said Paterson Company, Inc.

Given under my hand and seal this 31st day of April, 2025.
Angela M. Williams My Commission Expires 5/31/2026
NOTARY PUBLIC

OWNER'S ACCEPTANCE

The undersigned owner, Riverside Materials, Inc., does hereby accept and approve this plat and subdivision.

By: Brian W. Pipkin
Brian W. Pipkin, President
Riverside Materials, Inc.

STATE OF ALABAMA
COUNTY OF MOBILE

I, Angela M. Williams, a Notary Public in and for said County and State, do hereby certify that Brian W. Pipkin, whose name, as authorized by Riverside Materials, Inc., is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said Paterson Company, Inc.

Given under my hand and seal this 9th day of May, 2025.
Angela M. Williams My Commission Expires 5/31/2026
NOTARY PUBLIC

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF MOBILE

Lots A & B, Paterson Place Resubdivision, as recorded in Map Book 84, Page 62, Probate Court Records, Mobile County, Alabama.

Lot 1, Cummins Subdivision, as recorded in Map Book 132, Page 90, Probate Court Records, Mobile County, Alabama.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 1103700551 L, and dated June 15, 2020, and found that the above described property now is located in Flood Hazard Area "Unshaded" as determined by graphic scaling.

Doc: T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29883-S
Prints not valid unless
signed and sealed by the surveyor.



TRAFFIC COUNTS

78K+

E. I-65 Service Rd. N.
Vehicles Per Day (AADT)

