

# FOR SALE

## Industrial Land

### Interstate 10 Frontage



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Location: NW corner of Halls Mill Road, Riviere Du Chien and Interstate 10  
Mobile, AL

Description: Lot 1, Du Chien Subdivision

Area: 10.63± acres total  
8.63± acres uplands

Frontages: 150' on Halls Mill Road  
800' on Riviere Du Chien  
870' on Interstate 10

Zoning: I-1, Light Industrial

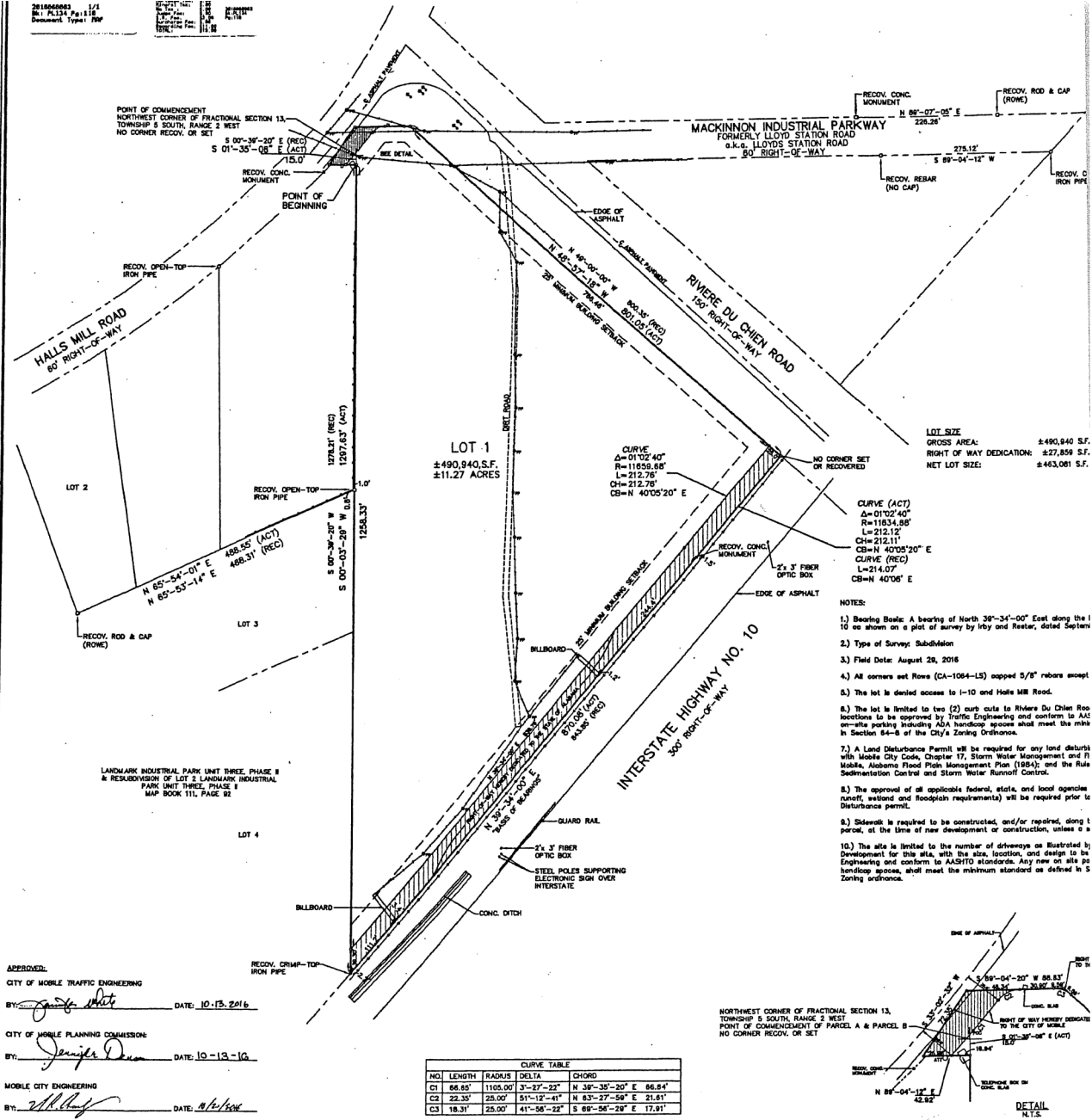
Bill Board Signs: Two bill board signs on property generate \$11,000 annual income

Price: \$650,000

\*Survey, Topo and Wetland Delineation in file



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 a Licensed Real Estate Broker in the State of Alabama.



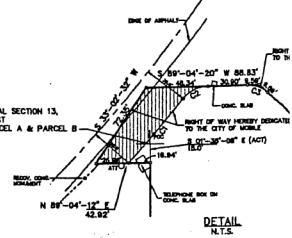
LOT SIZE  
 GROSS AREA: ±490,840 S.F.  
 RIGHT OF WAY DEDICATION: ±27,859 S.F.  
 NET LOT SIZE: ±463,081 S.F.

CURVE (ACT)  
 $\Delta=0102'40''$   
 $R=11634.95'$   
 $L=212.12'$   
 $CH=N 40'05'20'' E$   
 CURVE (REC)  
 $L=214.07'$   
 $CB=N 40'05'20'' E$

- NOTES:
- 1) Bearing Base: A bearing of North 39°-34'-00" East along the I 10 as shown on a plot of survey by Irbly and Reiter, dated September 19, 1968.
  - 2) Type of Survey: Subdivision
  - 3) Field Date: August 28, 2016
  - 4) All corners set Rows (CA-1084-LS) topped 5/8" rebar except 5).
  - 5) The lot is denied access to I-10 and Halls Mill Road.
  - 6) The lot is limited to two (2) curb cuts to Riviere Du Chien Road sections to be approved by Traffic Engineering and conform to AASHTO on-site parking including ADA handicap spaces shall meet the minimum in Section 64-8 of the City's Zoning Ordinance.
  - 7) A Land Disturbance Permit will be required for any land disturb with Mobile City Code, Chapter 17, Storm Water Management and Floodable, Alabama Flood Plain Management Plan (1984); and the Rule Sedimentation Control and Storm Water Runoff Control.
  - 8) The approval of all applicable federal, state, and local agencies (permits, wetland and floodplain requirements) will be required prior to Disturbance permit.
  - 9) Sidewalk is required to be constructed, and/or repaired, along I parcel, at the time of new development or construction, unless it is
  - 10) The site is limited to the number of driveways as illustrated by Development for this site, with the site location, and design to be Engineering and conform to AASHTO standards. Any new on site parking spaces, shall meet the minimum standard as defined in 5 Zoning Ordinance.

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	86.85'	1105.00'	3°-27'-22"	N 39°-35'-20" E 86.84'
C2	22.35'	25.00'	51°-12'-41"	N 83°-27'-56" E 21.61'
C3	18.31'	25.00'	41°-58'-22"	S 69°-56'-28" E 17.91'

NORTHWEST CORNER OF FRACTIONAL SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 WEST  
 POINT OF COMMENCEMENT OF PARCEL A & PARCEL B  
 NO CORNER RECOV. OR SET



APPROVED:  
 CITY OF MOBILE TRAFFIC ENGINEERING  
 BY: [Signature] DATE: 10-13-2016  
 CITY OF MOBILE PLANNING COMMISSION  
 BY: [Signature] DATE: 10-13-16  
 MOBILE CITY ENGINEERING  
 BY: [Signature] DATE: 10/13/2016

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