



PROPERTY BROCHURE

FOR SALE

*2469 ESLAVA CREEK PKWY
MOBILE, AL*

Prepared By:



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PROPERTY INFORMATION

Address: 2469 Eslava Creek Pkwy, Mobile, AL

Market: Mobile & Baldwin Counties

Lot Size: 8,400 sq ft

Total Bldg: 2,570 sq ft

Office: 1,570 sf includes 4/5 offices, 2-restrooms & breakroom

Warehouse: 1,000 sf (can be increased if tenant does not need 2 offices)

Warehouse is climate controlled with separate unit

Overhead Door: One 8 x 10 access door at side entrance.

Fenced: Rear yard is fenced with wide gate for larger vehicles.

Traffic Count: AADT 2024 on Government St = 17,919 (ID Mobile 187)

Frontage: 50.5' Frontage

Zoning: B-3: Community Business

Utilities: All utilities are available

For Sale
\$261,000

Roads/Major Intersections:

Property is conveniently located only 2.0 miles from I-65, just off busy Government Street in Mobile, AL

Traffic along Government Street is 17,919 vehicles per day. (2024)

Government Street is a main vein running from west Mobile's Tillmans Corner area east to downtown Mobile. This location is very central to the area.

Current Lease Information:

- Tenant: Coastal Foods LLC
- Total Gross Rent: \$27,000 /year (\$2,250.00/month)
- Lease Commencement: June 1, 2026
- Lease Expiration: May 31, 2028
- Type Lease: Gross
- Property Taxes: \$1,475
- Property Insurance: \$2,000
- NOI \$23,500.00 /year

Landlord Expenses:

Detailed Property Description:

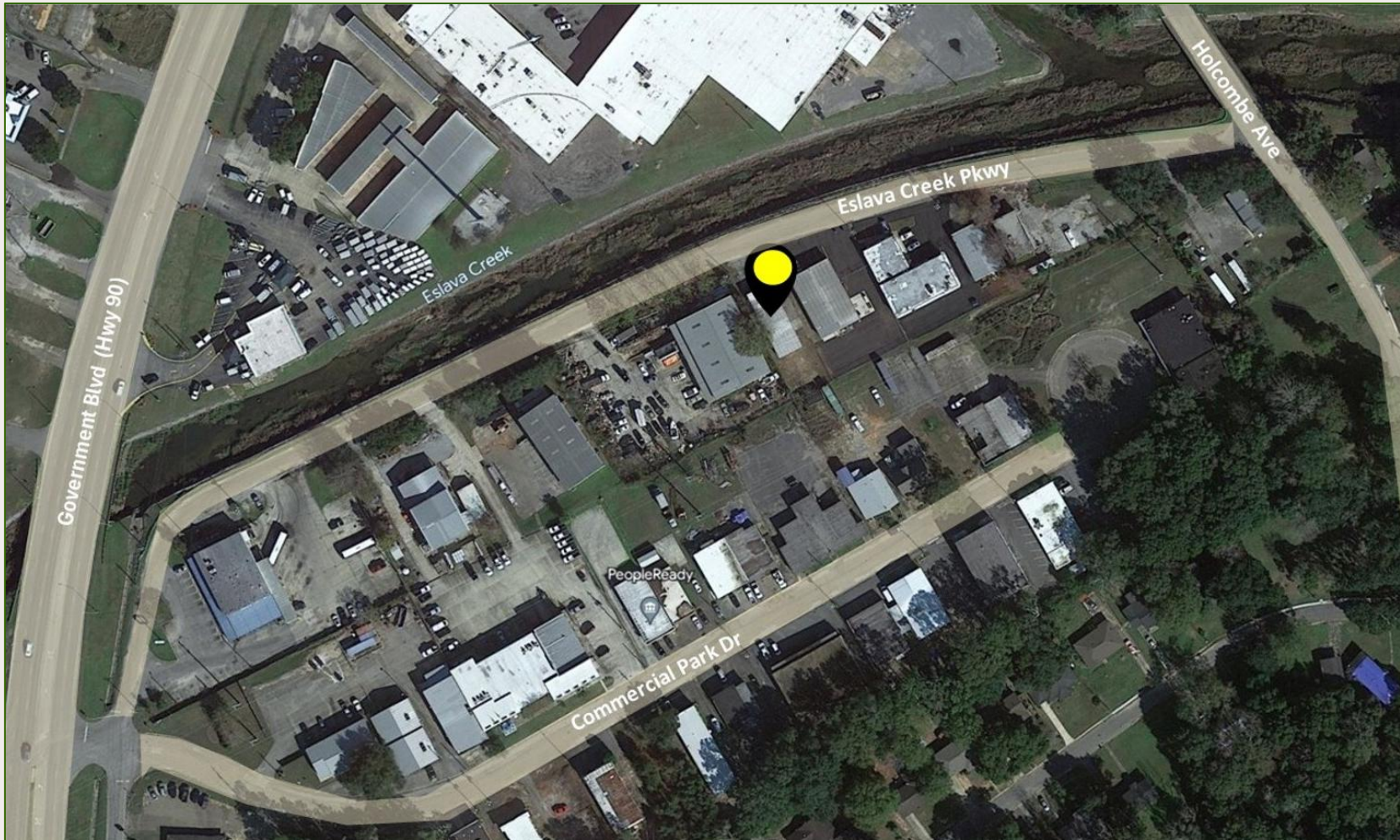
Free – Standing 2,570 SF Office/Warehouse Fenced & Climate Controlled

- Conveniently located office/warehouse suite two (2) Miles from I-65 on busy Government Street in Mobile
- Excellent accessibility near to both Downtown and West Mobile.
- Surrounded by a variety of retail shops, banks, restaurants, light industrial, and professional offices,
- Location is ideal for businesses seeking a central area close to the interstate.
- The suite features four or five offices, a kitchen area, two bathrooms and a 1,000sf warehouse.
- One 8 x 10 roll-up door.
- Warehouse is climate controlled with its own HVAC system.
- Ample off-street parking for staff and visitors
- Fenced laydown area in the rear.

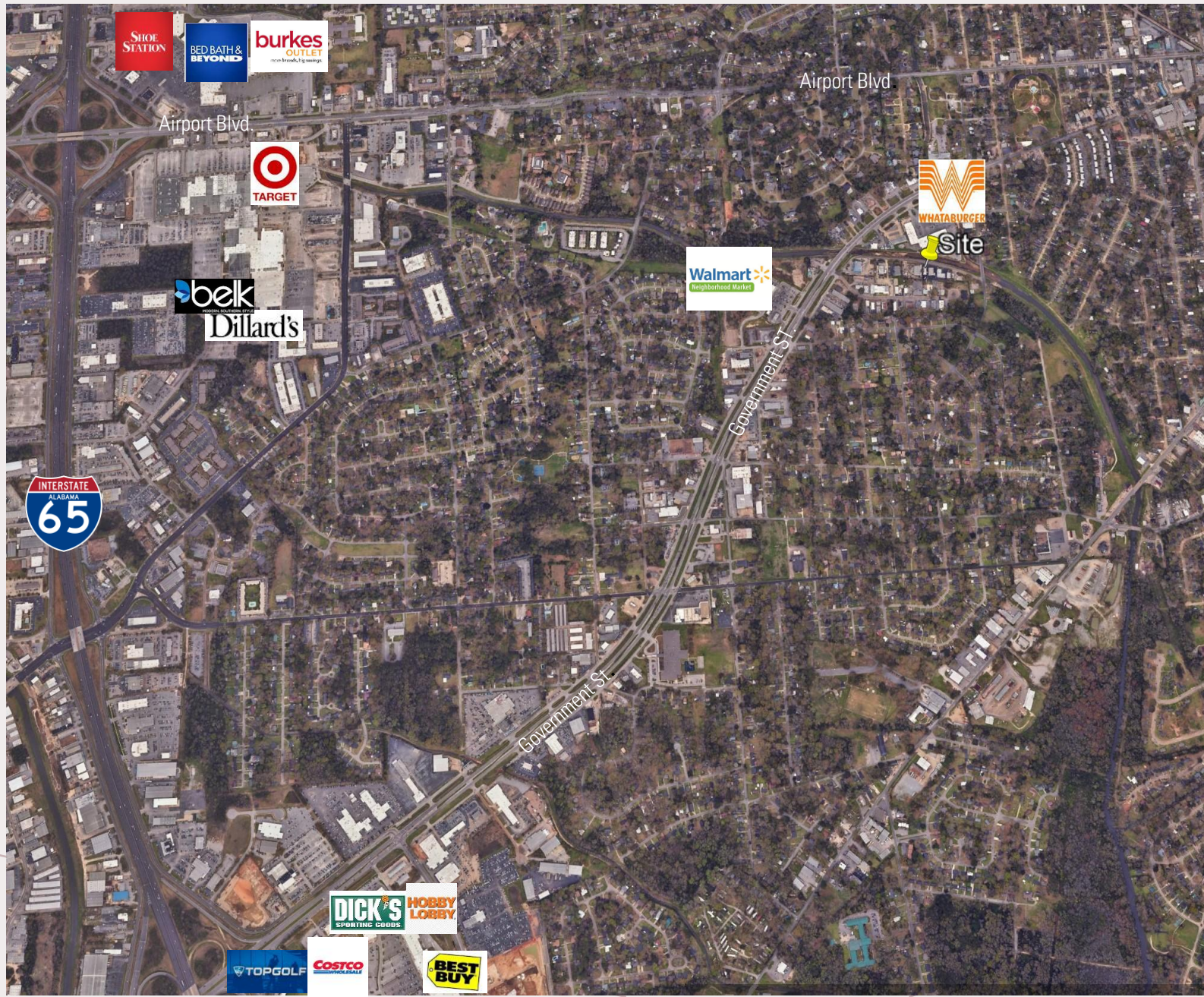
EXTERIOR & INTERIOR



SITE PLAN



VICINITY MAP



"MOBILE COUNTY" MARKET OVERVIEW

We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center began in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





CONTACT INFORMATION



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