



PROPERTY BROCHURE

FOR SALE

*836 WEST 165 SERVICE RD S
MOBILE, AL 36609*

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PROPERTY INFORMATION

Address: 836 West I 65 Service Rd S, Mobile, AL 36609

Market: Mobile County

Land: 0.97 – 3.92 +/- Acres, Cleared & Level

Frontage: 315'

Traffic Count: DTC I-65 = 96,438

Frontage: 86'

Zoning: B -3 – Flexible zoning for a wide variety of uses

Utilities: All utilities are available

Possible Uses: Zoned B-3 (Community Business District) the property is ideally suited for a wide array of commercial uses, from retail, QSR's, and hospitality to office, medical, or mixed-use concepts.

Detailed
Property
Description:

Unmatched Visibility, Unlimited Development Potential!

Introducing a rare and valuable opportunity to secure up to 3.92 +/- Acres of high-profile commercial real estate along Interstate 65. With 315' of direct frontage and unobstructed exposure, this site offers an exceptional platform for developers, investors, and businesses seeking maximum visibility and access to Mobile's thriving market.

Zoned B3 (Community Business District), the property is ideally suited for a wide array of commercial uses, from retail, QSR's, and hospitality to office, medical, or mixed-use concepts.

Location & Accessibility:

- 0.8 miles (3 minutes) to I-65 | DTC = 96,438
- 1.5 miles (5 minutes) to US Hwy 98 – direct connection to Pensacola
- Midtown Park W @ Dauphin St nearby | DTC = 34,266
- 1.7 miles to The Shoppes at Bel Air
- Surrounded by retail, banks, restaurants, and offices

Property Overview:

- * Total Available: 0.97 - 3.92 +/- Acres
- * Frontage: 315' on I-65 Service Road S
- * Topography: Cleared, level site with full utility access
- * Access: Immediate on/off access via Airport Blvd & Cottage Hill Rd interchanges
- * Owner will build-to-suit
- * Explosive future growth anchored by the upcoming Drury Inn & Suites

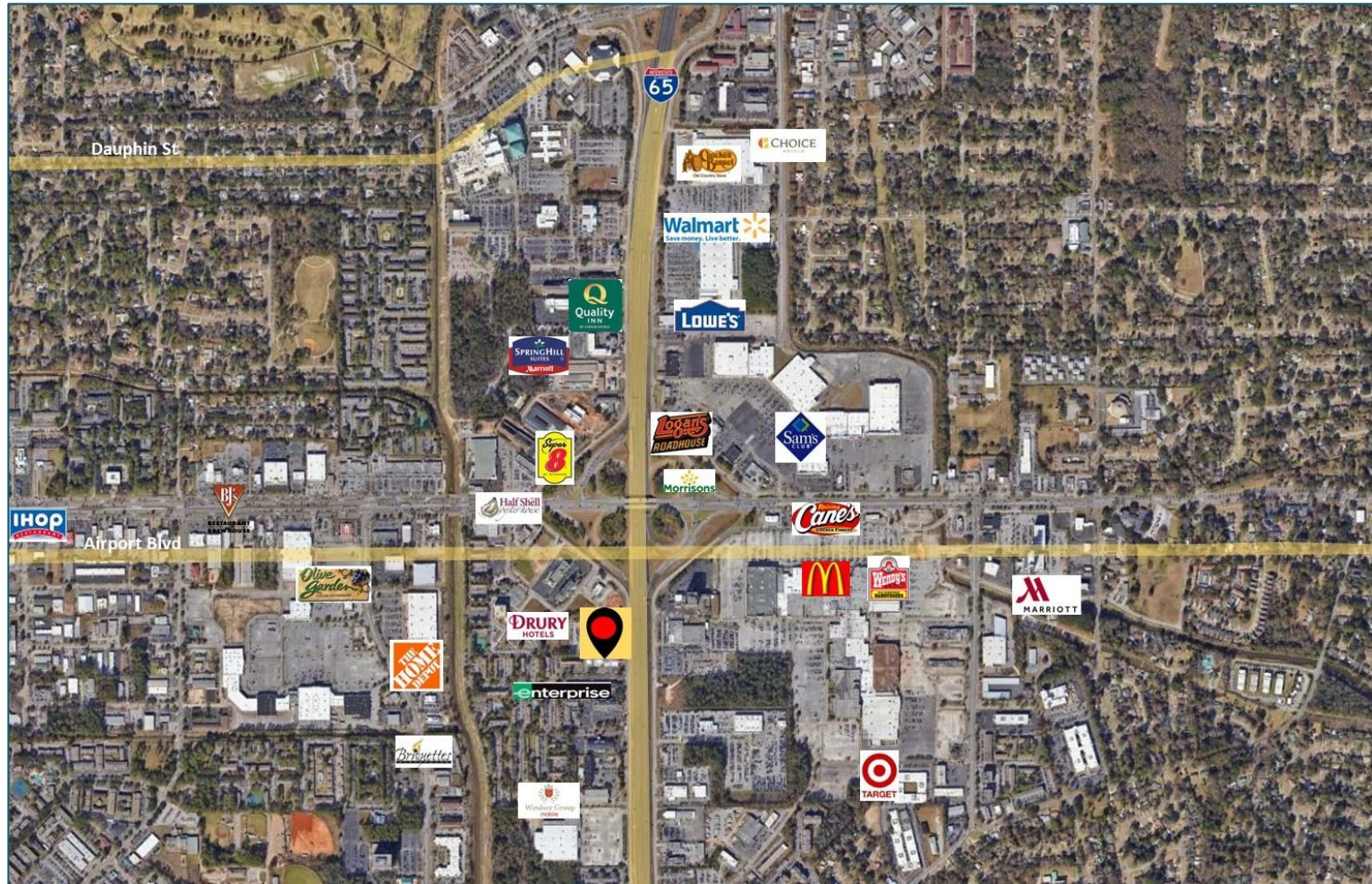
Individual Parcel Pricing:

- * Parcel A: 0.97 Acres = \$495,000
- * Parcel B: 1.45 Acres = \$410,553
- * Parcel C: 1.50 Acres = \$424,710

Parcels may be sold individually or assembled for a larger footprint

For Sale
0.97 – 3.92 +/- Acres
\$410,553 - \$495,000

PROXIMITY MAP



TAX PLAT

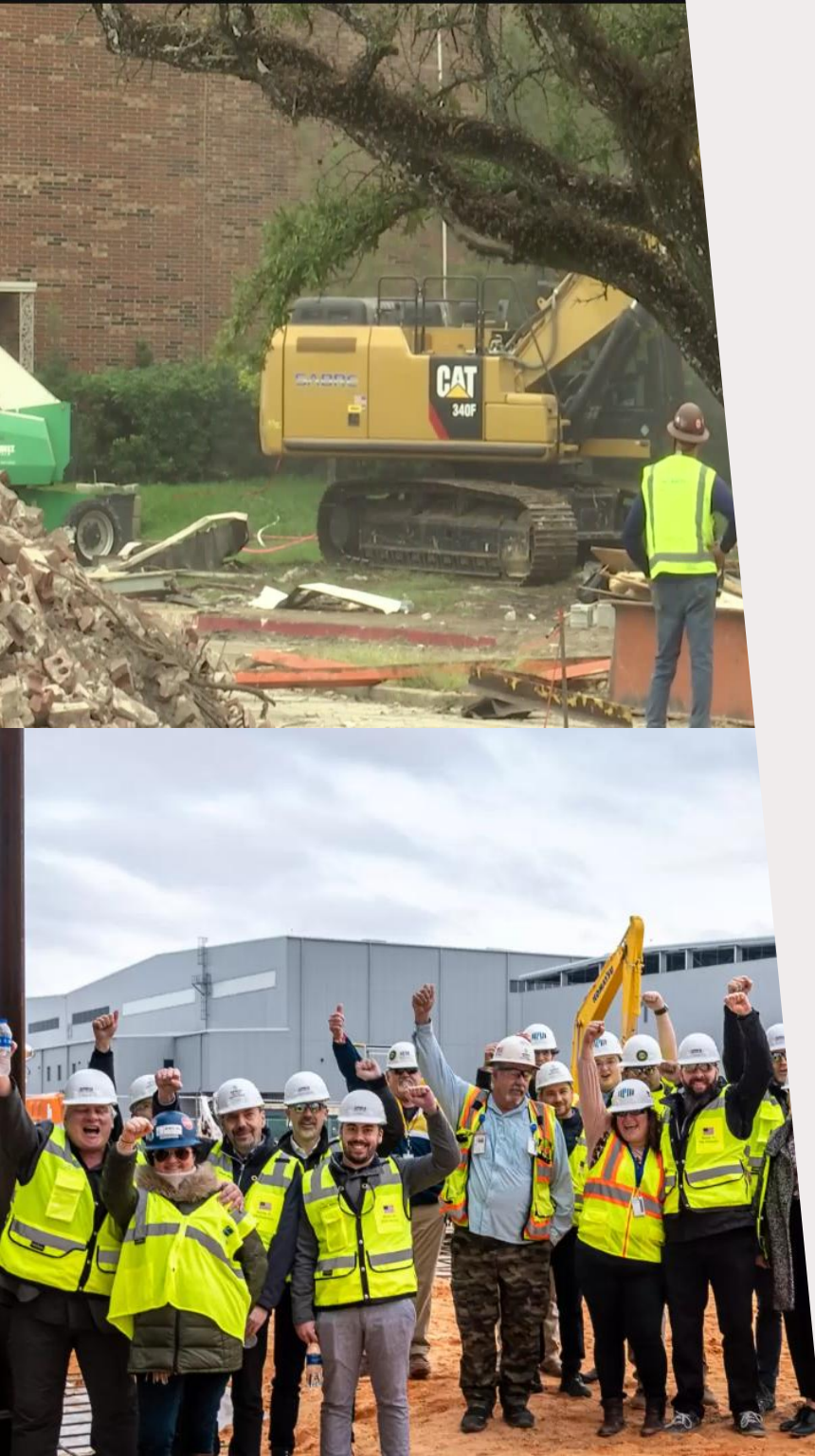


MOBILE COUNTY MARKET OVERVIEW

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 will begin 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 sometime next year.
- **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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