

OUT PARCEL AVAILABLE IN TILLMAN'S CORNER

Rangeline Crossing | Mobile, Alabama 36619



- Retail development across from Walmart and adjacent to Lowe's in Tillman's Corner suburb of Mobile, AL
- ±1.14 AC out parcel available for sale
- Located near Highway 90 & I-10 with visibility and easy access to both
- Traffic Counts on Rangeline in front of site are 22,356 VPD as of 2021

Rangeline Crossing is an exciting new development located in the heart of the Tillman's Corner area, in the southern portion of the City of Mobile, adjacent to a new Aldi, Jiffy Lube, Whataburger, Starbucks, and a newly completed ±65,000 square foot VA rehabilitation facility. Rangeline Crossing currently has availability for an anchor retailer, small shop space, and several out parcels. Future Development north of Phase I and Phase II has the potential for multi-family, hotel, or further office development. Both the location of Rangeline Crossing - between Interstate 10 and Highway 90 - and the surrounding national and regional retailers which include Walmart, Lowe's, and Big Lots, make this site ideal for large and small retailers and restaurants alike.



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SUMMARY INFORMATION

Parcel 1:	±49,514 SF / ±1.14 AC
Zoning:	B3 – General Business
Traffic Counts:	Rangeline Road: 22,356 AADT in 2021 I-10: 98,527 AADT 2021
Surrounding Tenants:	Walmart, Lowe’s, Aldi, AT&T, Office Depot, IHOP, T-Mobile, Jimmy John’s, Rock N Roll Sushi, Moe’s, Panda Express, Jiffy Lube, Whataburger, & Starbucks
Pricing:	\$20.00 PSF

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

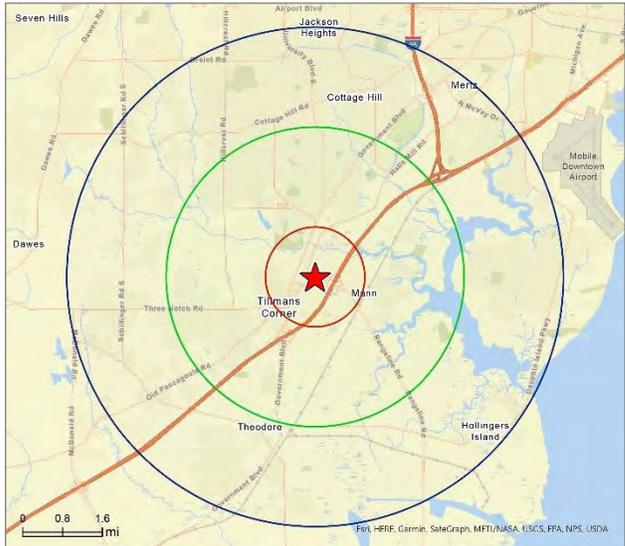
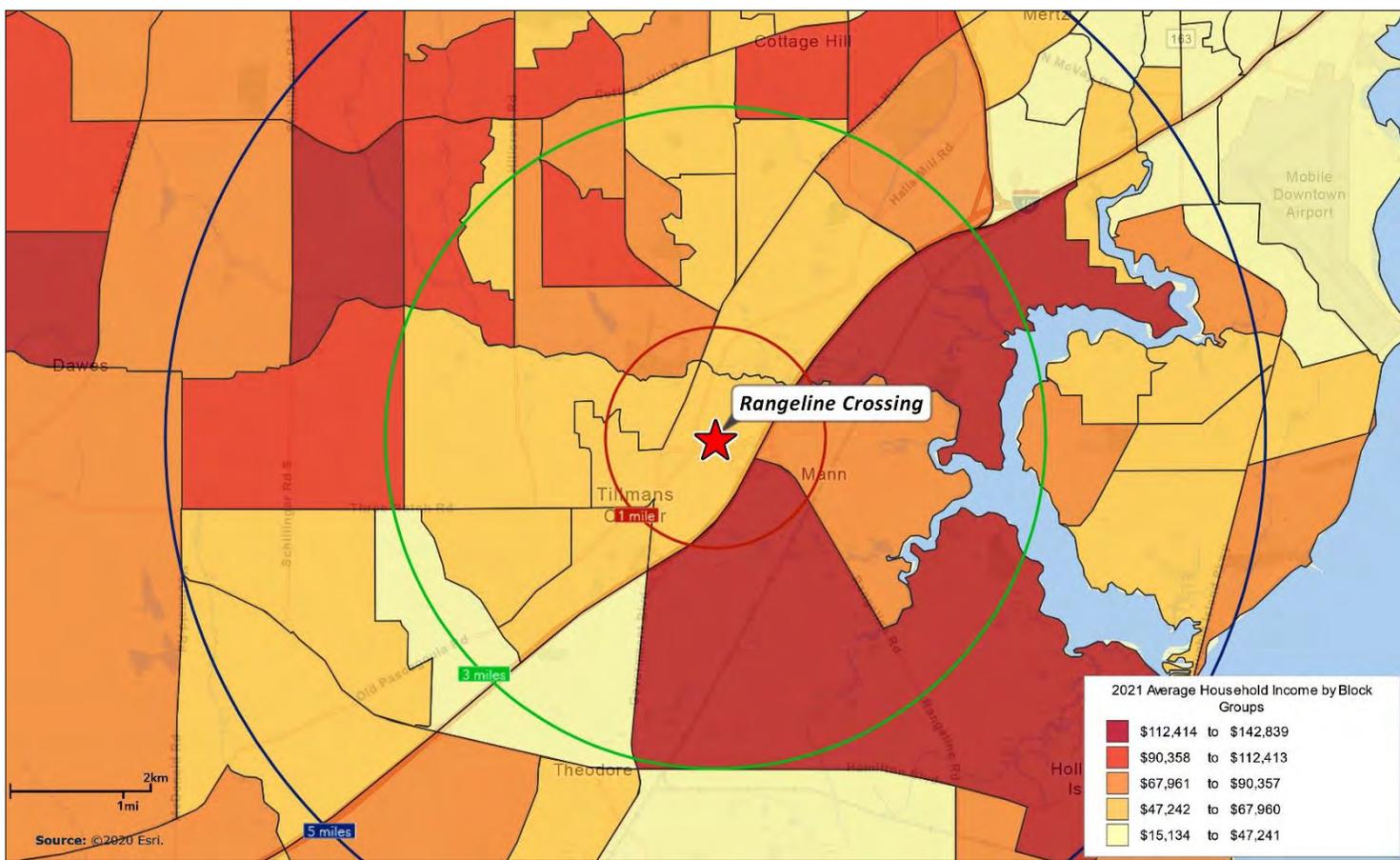
The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.



Several new developments have been established in immediate proximity to Rangeline Crossing. The adjacent property to the east is a recently constructed ±65,000 square foot Veterans Affairs Clinic that opened in March 2019 and serves approximately 1,000 patients daily. The clinic offers primary care, women’s health, audiology, home based primary care, neurology, podiatry, optometry, orthopedics, and telehealth. Other recent developments include the adjoining Sherwin Williams, T-Mobile, Rock N Roll Sushi, Jimmy Johns, Foosackly’s and Starbucks. Other notable new developments include Panda Express, Moe’s Southwest Grill, Sprint and a Whataburger. These existing businesses, in conjunction with the proposed shopping center outparcels, will aid in creating a notable attraction to the area. In addition, a newly proposed Mobile County Soccer Complex situated just a few miles north of the site on Halls Mill Road would create additional traffic to this location.



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	1,716	28,403	96,001
Median Age	43.7	43.3	39.5
Largest Median Age Group	55-64	55-64	25-34
Annual Population Growth Projection for 2021-2026	0.47%	0.51%	0.29%
Daytime Population	5,015	59,993	94,735

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	584	11,532	38,769
Average Household Size	2.86	2.44	2.47
Average Household Income	\$68,337	\$74,101	\$72,013

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	48.7%	60.3%	54.6%
Renter Occupied Houses	37.9%	31.4%	35.1%
Median House Value	\$127,559	\$148,395	\$160,214