

# FOR SALE



6030 US HWY 90. | Theodore, AL



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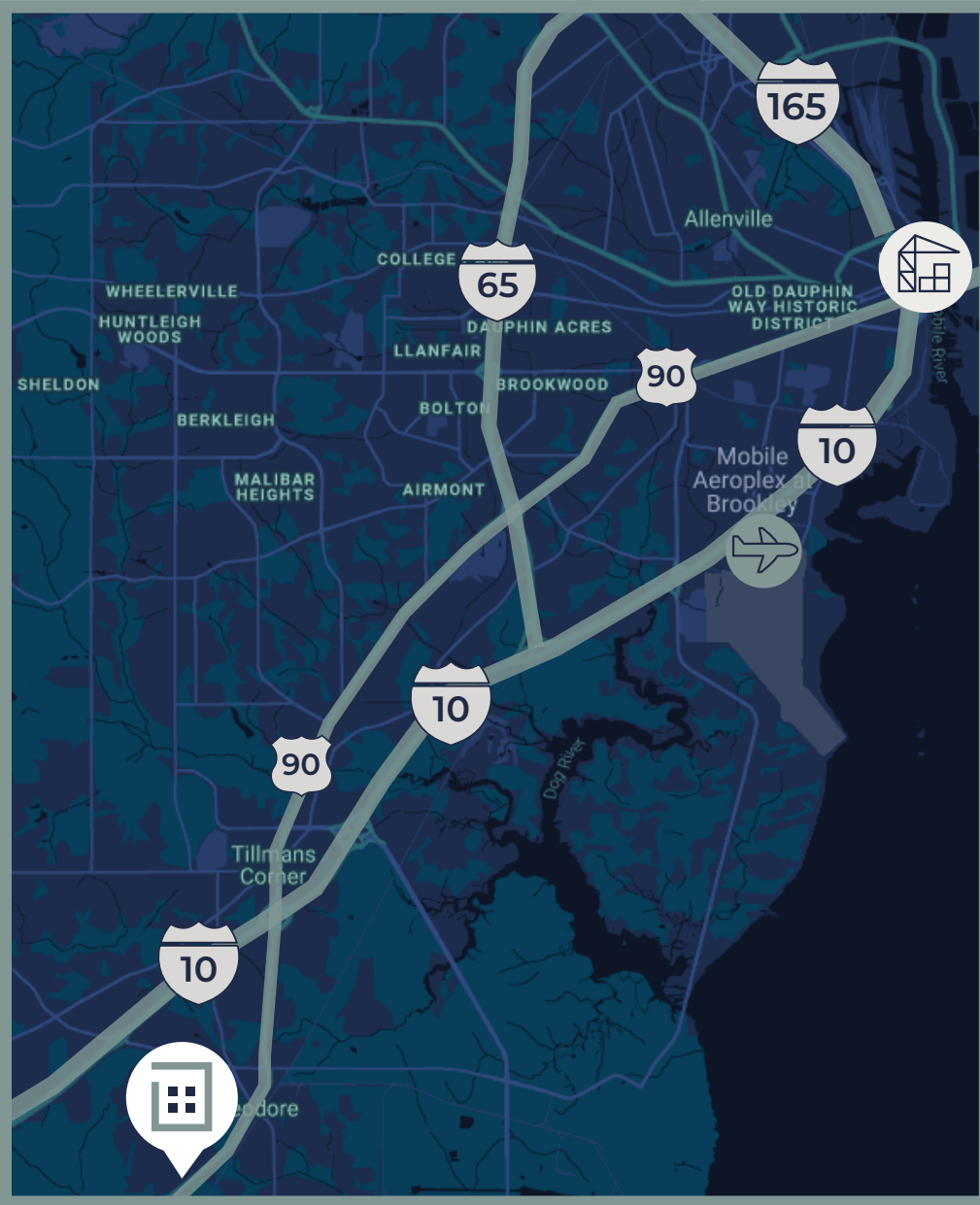
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## LAND SIZE

Total Yard: 2.1± Acres



## ZONING

Unzoned: County Zoning



## FRONTAGE

385 FT on US HWY 90



## VISIBILITY

Excellent Visibility on US HWY 90



## BEST USE

Ideal Development Site for Light Industrial User or Commercial Enterprise



## SALES PRICE

\$159,000.00 (\$1.74 PSF)

## LOCATION ADVANTAGES



### Central Location

Located on the north side of US HWY 90 and approximately 2.8 miles south of I-10 at EXIT 13.



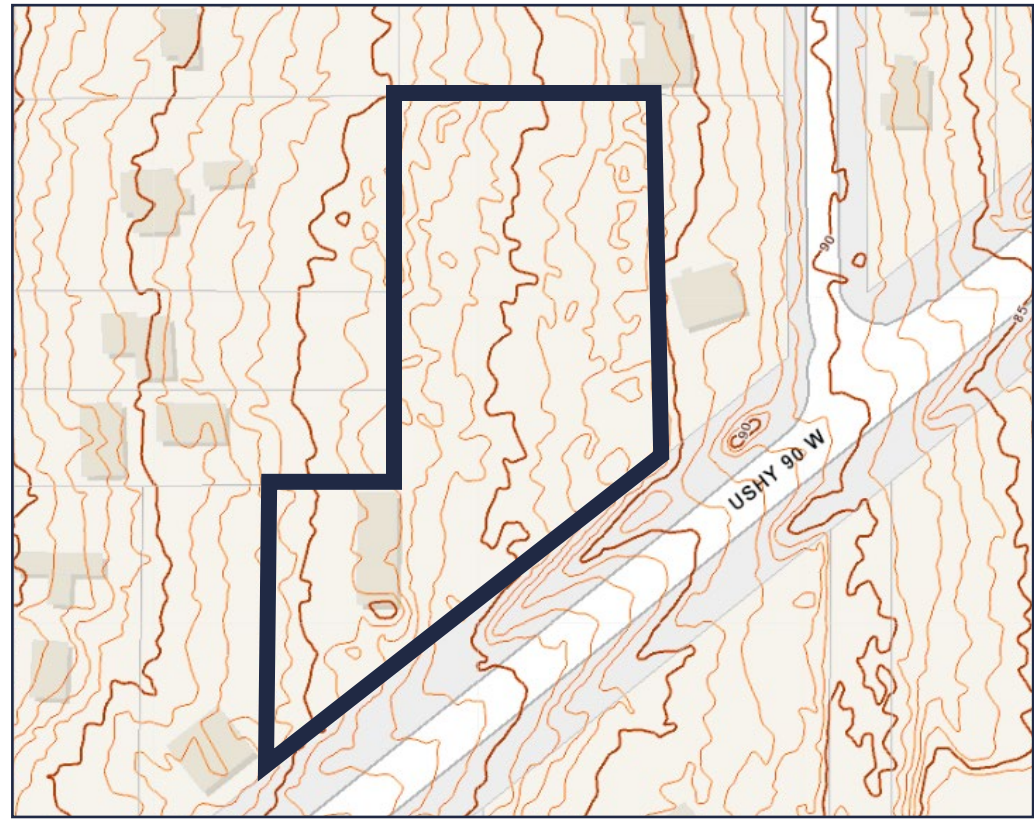
### Desired Corridor

The area is located in a vibrant & growing corridor featuring many light industrial businesses.



## About CRE Mobile

CRE Mobile is a team of seasoned professionals with over 175 years of experience in all facets of real estate with a unique presence as a full-service commercial real estate firm in southwest Alabama. We align our goals with yours because we recognize the future of your asset depends upon our performance to deliver results to you. Success comes from being on the same page—from the big picture down to the small details. We are here to help you — find your space —



## DEMOGRAPHICS



6030 US HWY 90 | Theodore, AL

2021	1 MILE	3 MILE	5 MILE
POPULATION	3,105	15,464	35,932
TOTAL EMPLOYEES	1,110	5,998	16,054
AVG. INCOME	\$50,316	\$53,894	\$64,819



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