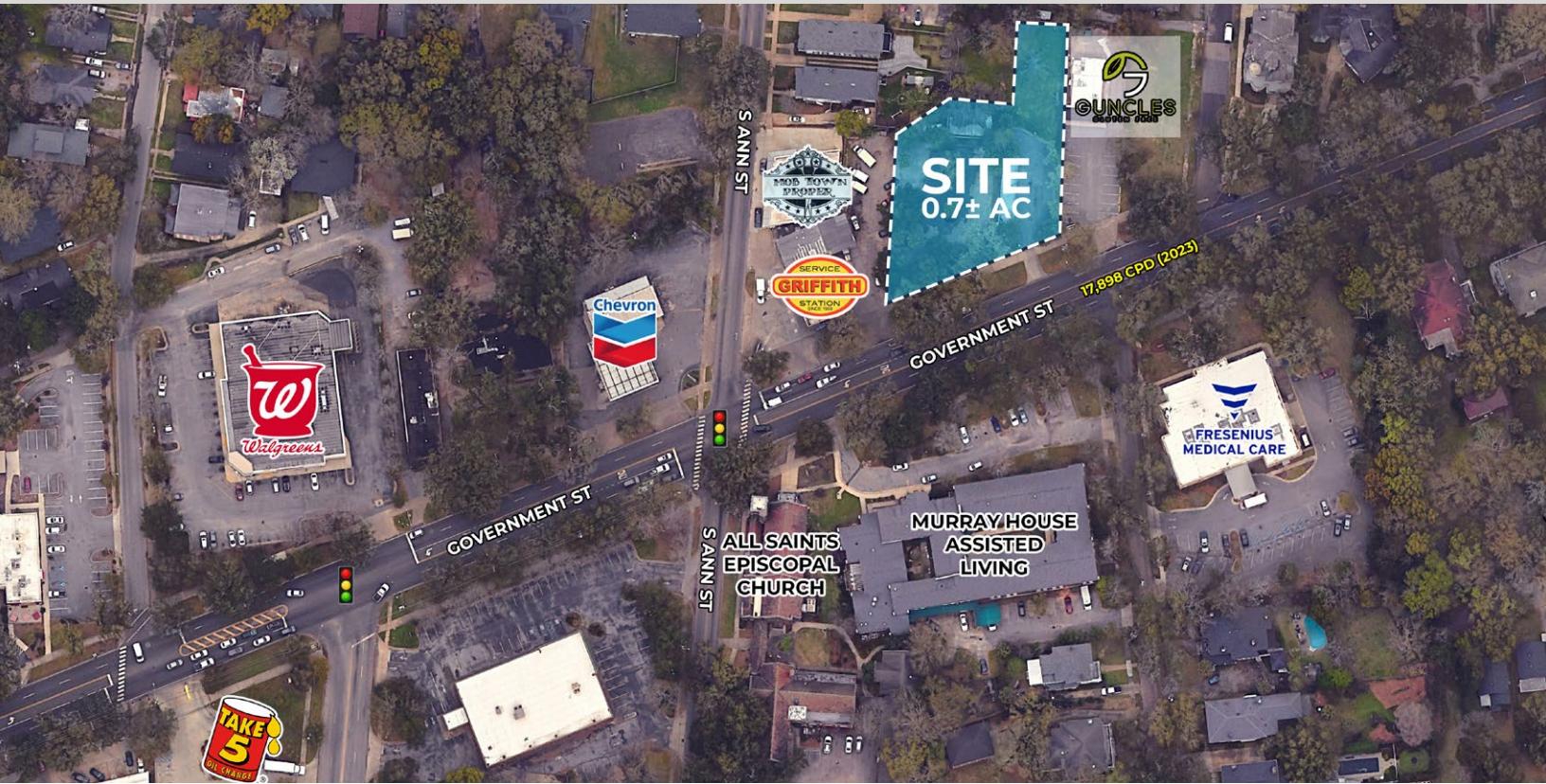


FOR SALE

0.7± AC DEVELOPMENT PARCEL
1258 Government St. | Midtown Mobile



PROPERTY DESCRIPTION:

- 0.7± AC parcel ideal for development
- Zoning: B-2: Neighborhood Business
- 172±' frontage on Government Street which has over 17,000 cars per day (ALDOT, 2023)
- Ideally located in Midtown Mobile with strong demographics including \$90,000 average income and almost 13,000 daytime population within 1 mile

SALE PRICE: \$850,000



Leigh Rendfrey

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DEMOGRAPHICS

2025	1-MILE	3-MILE	5-MILE
POPULATION	10,567	51,208	96,000
DAYTIME POPULATION	12,983	78,823	149,957
HOUSEHOLDS	5,140	22,453	41,521
AVG. INCOME	\$90,337	\$70,069	\$67,889

Source: ESRI, 2025

