



0.75 +/- Acre Commercial Parcel
For Sale – | \$635,000 |
7650 Moffett Road, Mobile, Alabama 36618



Moffett Road 26,300 VPD

Disclaimer

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PROPERTY OVERVIEW

- Pricing: \$635,000
- Total Land Area: 0.75 +/- Acres
- Property is Located Adjacent to a New Construction Express Oil Change
- Commercial Frontage on Moffett Road
Which Sees Over 26,300+ VPD
- Property is Surrounded by National Retailers and Quick Serve Restaurants – Including a Walmart Supercenter
- Property is in West Mobile, a Growing Submarket Fueled by Expanding Residential Developments, Strong Public Schools and Increasing Demand for Commercial Services

Herrington Realty is pleased to present an exclusive opportunity to purchase approximately 0.75 +/- acres of land in West Mobile, Alabama, listed at \$635,000. This property offers direct frontage on Moffett Road, which sees over 26,000+ vehicles per day, providing excellent visibility and access for future commercial development. The site is surrounded by national retailers and QSRs including – Walmart Supercenter, McDonalds, Popeyes, Ollie's Bargain Outlet, Express Oil Change, and many more.

West Mobile continues to emerge as one of the region's most active growth corridors, driven by steady residential expansion, new school infrastructure, and ongoing commercial development along Moffett Road (U.S. Hwy 98). The area has evolved into a dominant suburban hub serving Semmes, Wilmer, and northwest Mobile, attracting national retailers, restaurants, and service users seeking to capture the area's strong household growth and daily commuter traffic. Recent additions of grocery, convenience, and QSR concepts reflect increasing retail demand and limited available land along this established arterial. With favorable demographics, high traffic counts, and continued housing construction, the West Mobile market offers sustained momentum and long-term stability for future commercial investment and development.



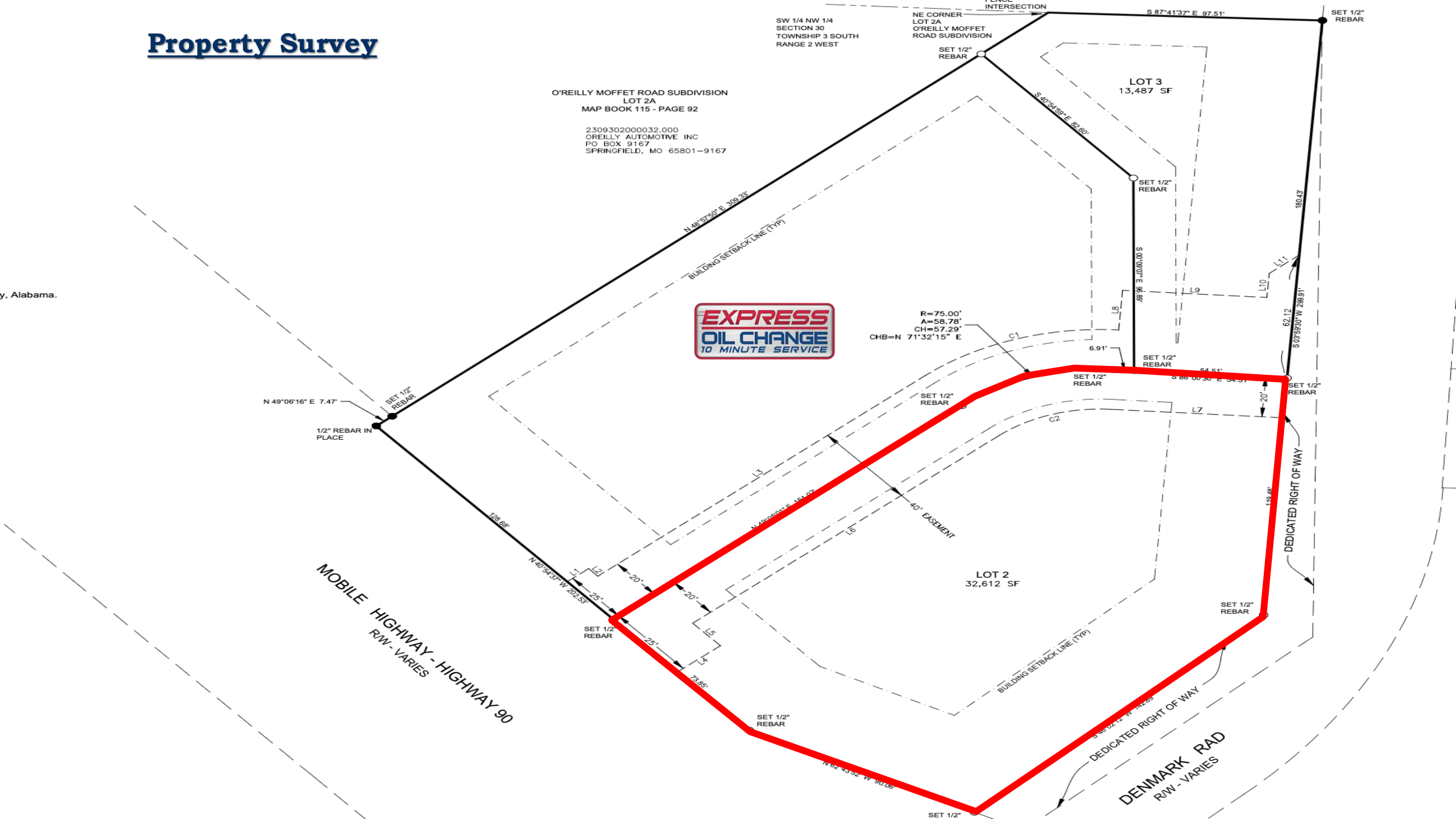
Property Survey

O'REILLY MOFFET ROAD SUBDIVISION
LOT 2A
MAP BOOK 115 - PAGE 92

2309302000032.000
O'REILLY AUTOMOTIVE INC
PO BOX 9167
SPRINGFIELD, MO 65801-9167



R=75.00'
A=58.78'
CH=57.29'
CHB=N 71°32'15" E



Property Photos



Property Photos



Moffett Road 26,300 VPD

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

Property Photos



Moffett Road 26,300 VPD

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

Retail Map – West Mobile



DEMOGRAPHIC SUMMARY

Harrelson Truck Towing & Recovery
Ring of 5 miles

KEY FACTS

50,946

Population



19,352

Households

38.9

Median Age

\$51,416

Median Disposable Income

EDUCATION

8.6%

No High School Diploma



35.6%

High School Graduate



30.9%

Some College/
Associate's Degree



24.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$62,244

Median Household Income



\$30,434

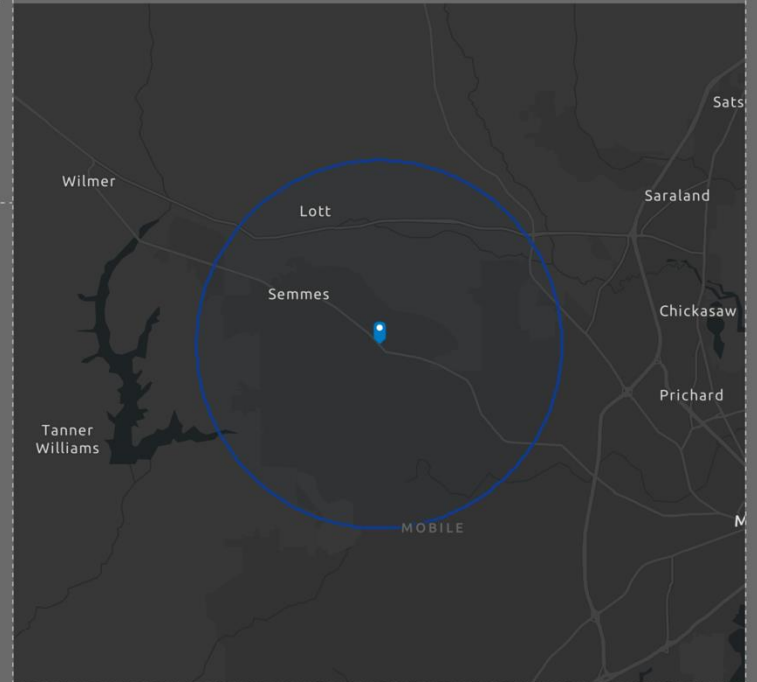
Per Capita Income



\$186,505

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



58.4%

White Collar



28.7%

Blue Collar



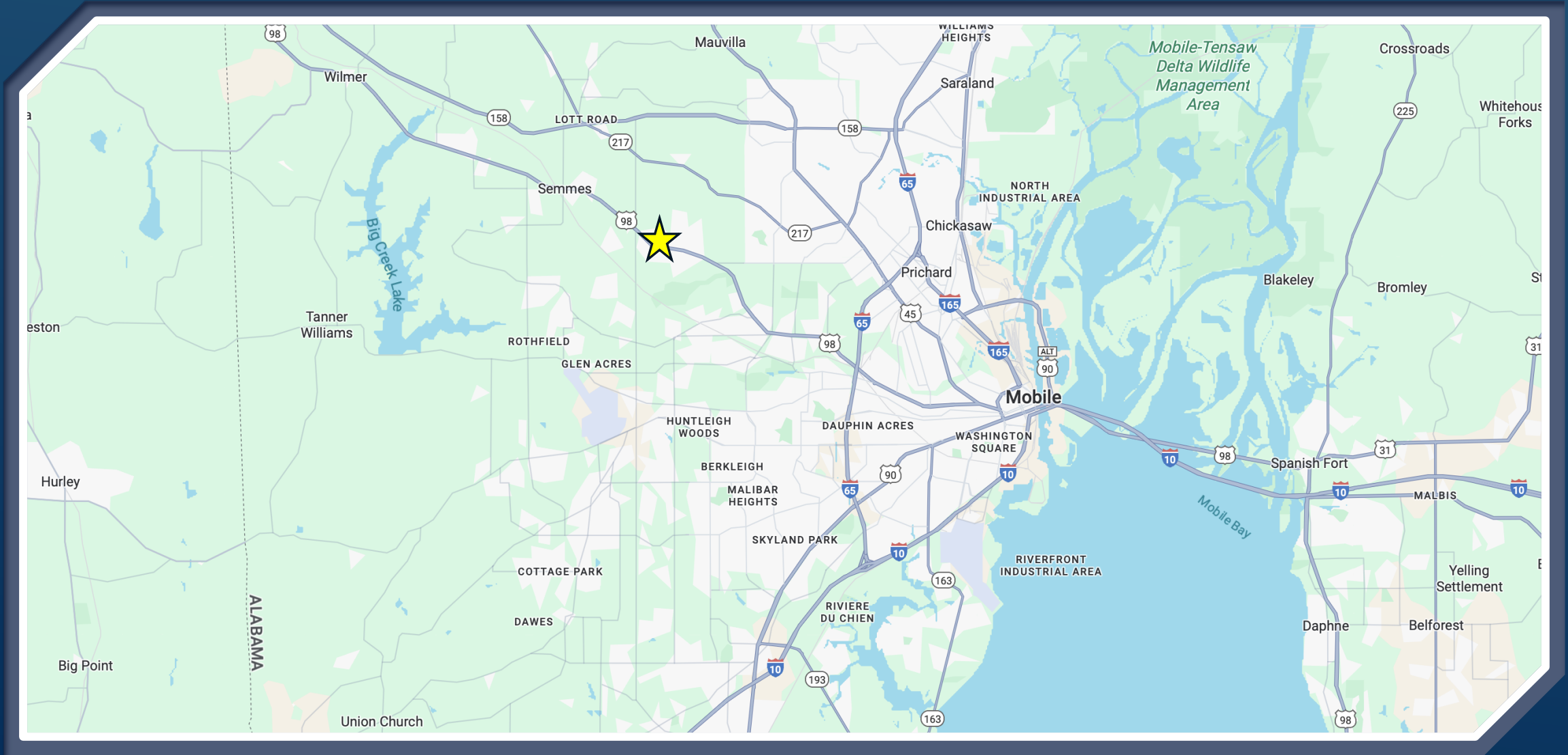
15.3%

Services

4.4%

Unemployment Rate

Map Overview



West Mobile – Alabama

West Mobile, Alabama, is solidifying its position as a key retail and commercial hub within Mobile County. As one of the fastest-growing areas in the region, West Mobile benefits from steady residential expansion, strong public schools, and significant traffic along major corridors such as Airport Boulevard and Schillinger Road. Its strategic location near Mobile Regional Airport, large-scale schools like Baker High School, and established neighborhoods continues to drive demand for essential retail services, including grocery, dining, healthcare, and convenience retail. Developers and national tenants are increasingly targeting West Mobile due to its favorable demographics, household growth, and limited supply of quality commercial inventory. The retail real estate landscape in West Mobile is supported by consistent population growth and ongoing suburban housing development, which are fueling the need for new shopping centers, mixed-use projects, and freestanding retail pads. These trends create opportunities for necessity-based retail, quick-service restaurants, and service-oriented tenants that can serve both daily community needs and regional traffic.

From an economic development standpoint, West Mobile continues to benefit from infrastructure improvements, roadway expansions, and public investment in schools and utilities. These enhancements improve quality of life while also supporting commercial viability and long-term growth. As one of Mobile County's most dynamic submarkets, West Mobile offers a stable, high-traffic environment that makes it highly attractive for retailers, developers, and investors seeking strong fundamentals and long-term upside.