

FOR SALE

HISTORIC REDEVELOPMENT OPPORTUNITY
Gayfer's Building | 165 Dauphin St.




BIENVILLE
SQUARE

DAUPHIN ST

SITE

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MOBILE
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FOR SALE

165 Dauphin St. | Downtown Mobile



PROPERTY SIZE

92,800± SF building
0.58± AC property footprint



ZONING

Zoned T5.2 - Mixed Use



PRIME LOCATION

Located on Dauphin Street directly on newly renovated Bienville Square



PARKING LOT

0.15 AC



VISIBILITY

Excellent visibility & walkability to over 500 businesses with more than 6,500 employees



SALES PRICE

\$4,200,000

Conveniently Located

Located in the heart of Downtown Mobile with easy access to I-10, I-165, Dauphin St. & Government Blvd.



Historic Redevelopment Opportunity

Rare opportunity to revitalize a historical building in Downtown Mobile.





BUSINESSES & EMPLOYEES

2024 (WALK TIME)

5 MIN

10 MIN

15 MIN

OF EMPLOYEES

6,646

11,425

13,091

OF BUSINESSES

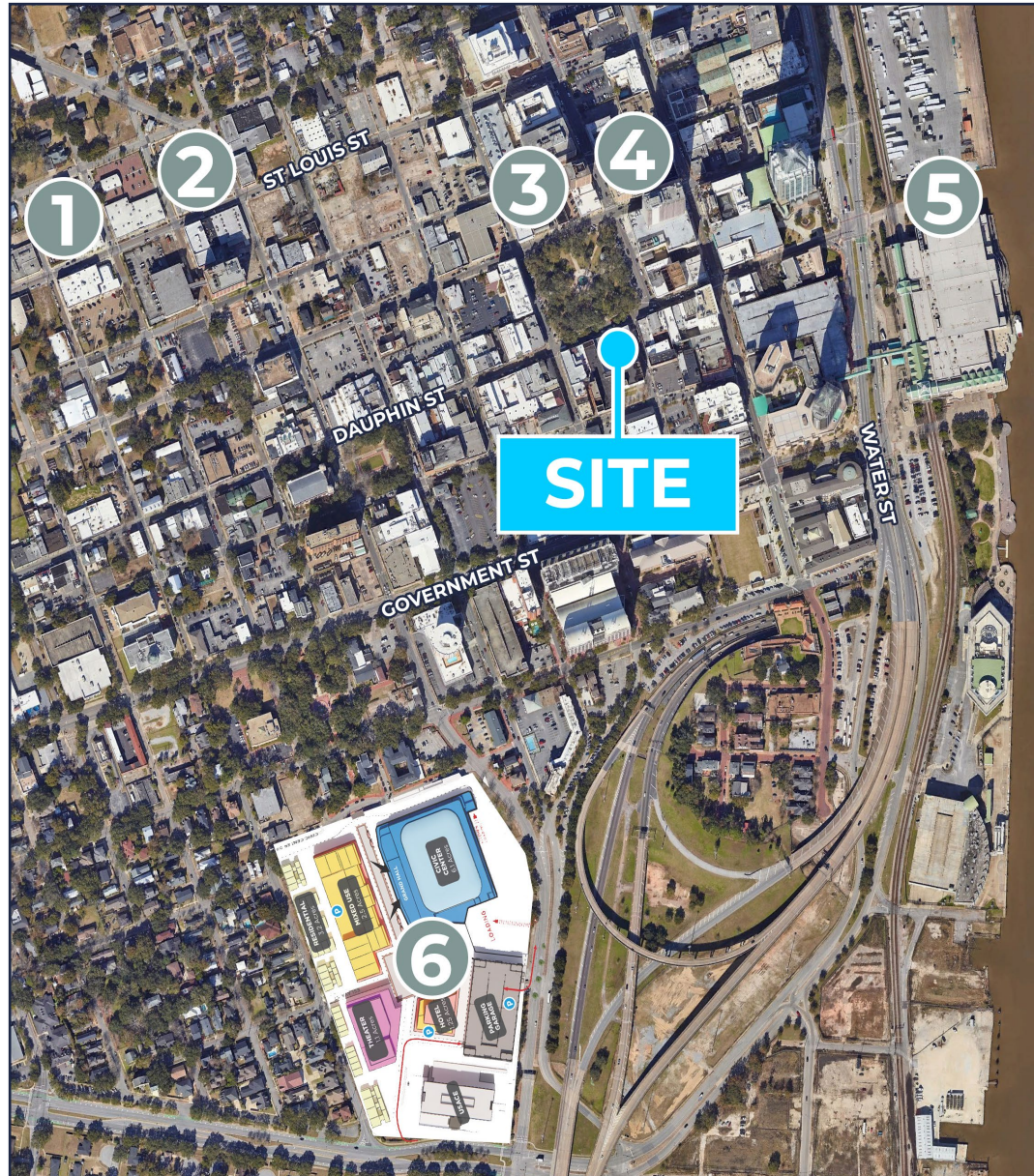
496

772

900

Source: ESRI, 2024

This property is in a landmark location overlooking historic Bienville Square in downtown Mobile. Considering the growth and investment in downtown Mobile's hospitality, multifamily and office sectors, this building is ripe for an adaptive reuse. The building is located within the Lower Dauphin Street Commercial Historic District and in an Opportunity Zone. The building's zoning is T5.2 which allows for flexibility in use.



NOTABLE RENOVATIONS & DEVELOPMENTS

1 THE WHEELER BUILDING

Multimillion-dollar project which renovated a 1920s warehouse into a 37 unit apartment complex and award winning brewery.

2 INNOVATION PORTAL

\$4M renovation of a 30,000 SF industrial space into a business incubator with shared office spaces, conference rooms, classrooms and a commercial kitchen.

3 TITLE INSURANCE BUILDING

\$3.75M renovation of 16,500 SF office building on Bienville Square.

4 MERCHANTS PLAZA

\$20M+ renovation of 225,000 SF, 100-year-old building. The development is a mixed use project including class-A apartment spaces, offices and retail.

5 RIVER WALK PLAZA

Mixed-use waterfront entertainment and hospitality development combining hotel, residences, offices, retail, bars and restaurants.

6 MOBILE CIVIC CENTER

\$300M project to rebuild the 60 year old Mobile Civic Center into a world-class entertainment destination suited for concerts, family shows and sporting events.



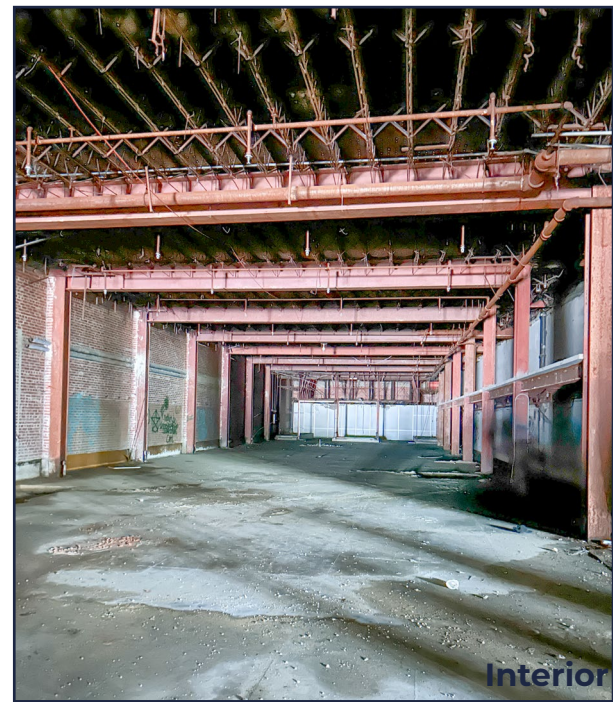
View from Corner of Dauphin St & Conception St



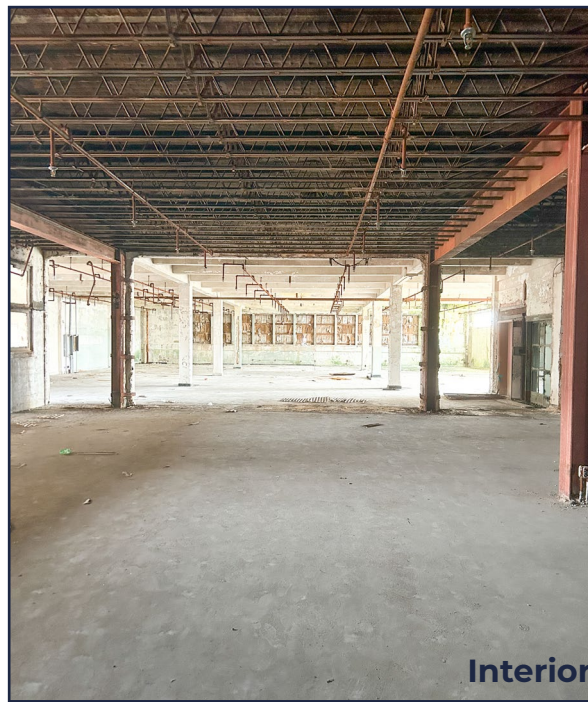
View from Conti St



View from Corner of Conti St & St Emanuel St



Interior



Interior



Rooftop Access