



## OFFERING MEMORANDUM

**755 Bolling Brothers Blvd | Mobile, AL**  
**51.98 Acres For Sale – All or Part**

(Parcel A: 34.58 Acres | Parcel B: 8.37 Acres | Parcel C: 9.03 Acres)

**Marcus & Millichap**

**ANDREW CHASON**

(205) 965-8250 mobile

[achason@marcusmillichap.com](mailto:achason@marcusmillichap.com)

License AL: 000079317-0

**JMG REALTY, LLC**

**JIMMY GRODNICK**

(251) 344-5115 mobile

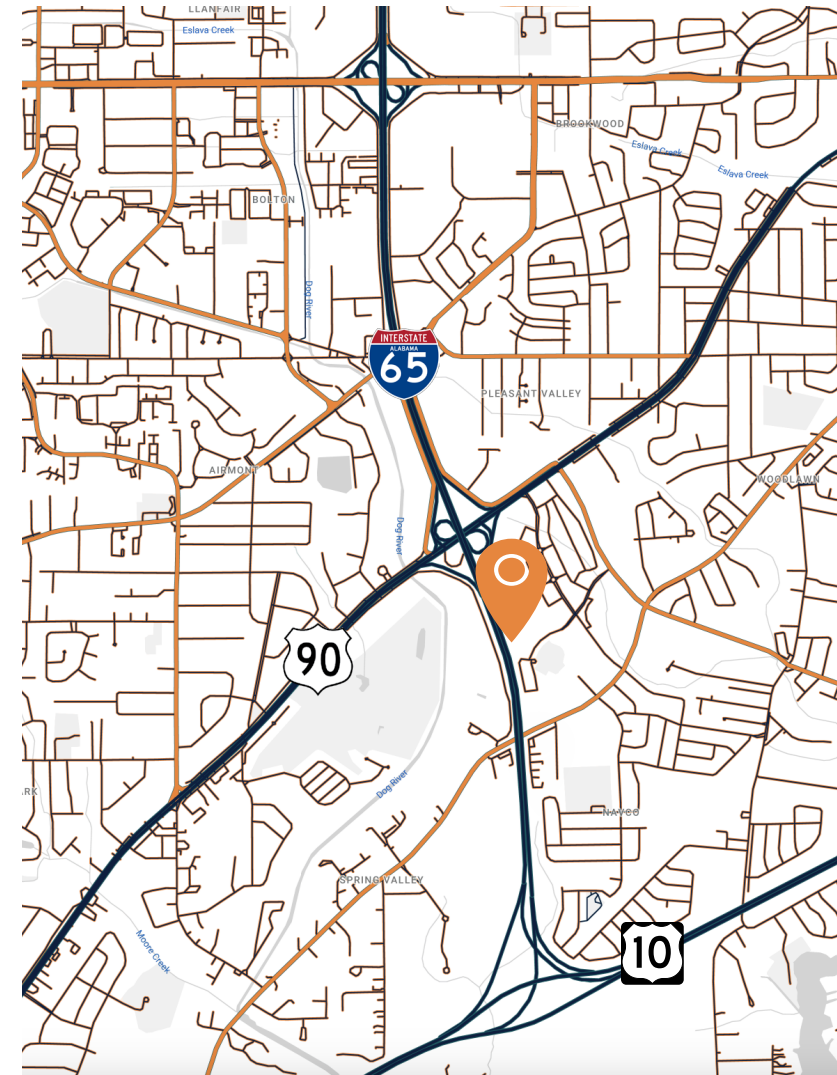
[jimmy@jwpropinc.com](mailto:jimmy@jwpropinc.com)

License AL: 000009743-0



# PROPERTY HIGHLIGHTS

- >> 51 Acres of Development Land in McGowin Park.
- >> Consists of three separate tax parcels; can be purchased together or separate.
- >> Parcel A- 34.58 Acres which includes 6,000-seat Stadium. Over 14 acres of paved surfaces; 1650 Parking Spaces. Over 9 acres of undeveloped land on north end of parcel.
- >> Parcel B- 8.37 Acres of undeveloped land with eastern border on Satchel Paige Drive with southern border on Halls Mill Road.
- >> Parcel C- 9.03 acres of undeveloped land with western border on Satchel Paige Drive with southern border on Halls Mill Road.
- >> Nearly ¼ mile of frontage on Interstate 65; exposure to over 85,000 Cars per Day. Includes existing Pylon Sign.
- >> Excellent Logistical location; One mile from I-65 & I-10 Interchange
- >> Adjacent to McGowin Park- 650,000 SF Regional Power Center anchored by Costco, Field & Stream, Dick's, Hobby Lobby and a new Top Golf (2023).
- >> Located in the City of Mobile; Parcel A zoned B-3 Community Business; Parcel B & C zoned both B-2 & B-3
- >> Population of 287,195 within 10 miles of site





# PROPERTY PHOTO

---





# PROPERTY PHOTO

---





# NEIGHBORING TENANTS



Heron Lakes Golf Course

Mobile County Sports Complex

INTERSTATE ALABAMA 65 85,740 VPD

90 20,655 VPD

KIA

ENCORE

LEXUS LEXUS OF MOBILE

TOPGOLF

Steak 'n Shake

MALISTER'S

Starbucks

OLD NAVY

of Mobile

FIVE GUYS BURGERS and FRIES

HomeGoods

petco

HAND & STONE MASSAGE AND FACIAL SPA

HOBBY LOBBY

FIELD STREAM

DICK'S SPORTING GOODS

ROSS DRESS FOR LESS

COSTCO WHOLESALE

ASHLEY

DOLLAR TREE

BEST BUY

SACHEL PAIGE DR

MCVAY DR

A

B

C

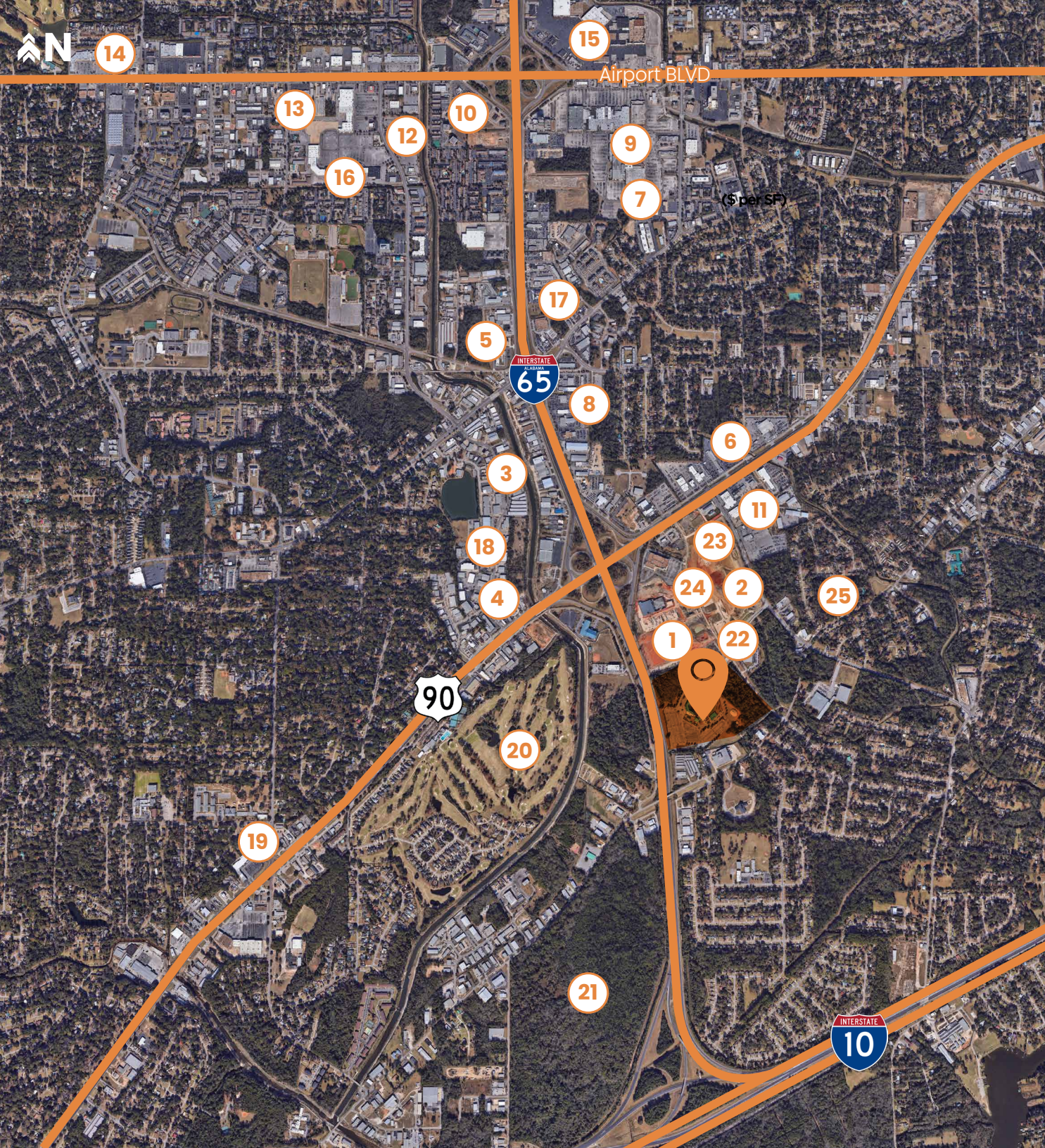
tru

WALA Fox 40 News

HOME 2

HALL'S MILL ROAD





# RETAIL MAP

1. Costco Wholesale
2. Best Buy
3. Northern Tool + Equipment
4. Jamaican Vibes
5. Homewood Suite by Hilton
6. Royal Knight
7. Target
8. CarMax
9. Shoppes at Bel air
10. Drury inn Mobile
11. BMW of Mobile
12. The Home Depot
13. Olive Garden Italian
14. Publix Super Market
15. Sam's Club
16. Academy Sports + Outdoors
17. AutoNation Honda
18. FedEx Ship Center
19. The Seadfood House
20. Heron Lakes Country Club
21. Mobile County Soccer Complex
22. McGowin Park
23. Ross Dress for Less
24. Panda Palace Buffet
25. U-Store-It



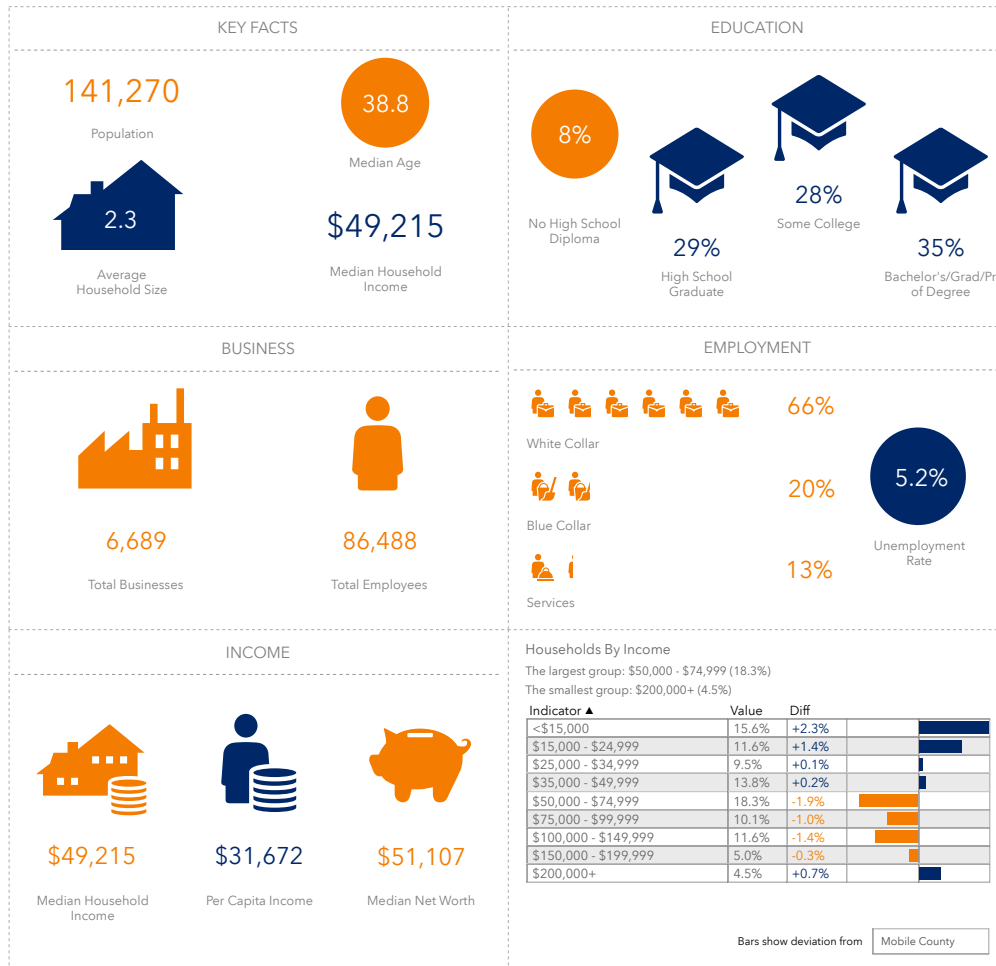


# REGIONAL MAP



# AREA DEMOGRAPHICS

Mobile Alabama is known for being the 9th largest port in the United States. This beautiful 300-year-old port city is the oldest and largest along the Gulf Coast, and its stunning architecture, lively arts and entertainment district, and excellent local seafood make it a popular tourist and convention destination. It is only 30 minutes to the white sand beaches of Dauphin Island, an hour to Gulf Shores and the seafood capital of Bayou Le Batre.



2023 Summary	3 Mile	5 Mile	10 Mile
<b>Population</b>	54,293	141,270	287,195
<b>Households</b>	22,993	60,576	116,412
<b>Families</b>	13,795	35,616	74,028
<b>Average Household Size</b>	2.35	2.29	2.41
<b>Owner Occupied Housing Units</b>	11,167	31,898	67,738
<b>Renter Occupied Housing Units</b>	11,826	28,678	48,674
<b>Median Age</b>	36.4	38.8	38.4
<b>Median Household Income</b>	\$43,722	\$49,215	\$50,487
<b>Average Household Income</b>	\$63,543	\$73,800	\$72,599

