



PRIME QSR PAD

1 ACRE W/ 150' FRONTAGE ON MAJOR MOBILE CORRIDOR

Two side-by-side commercial lots totaling approximately 0.93–1.0 acre on high-traffic Moffett Road, offering prime visibility, strong demographics, and ideal dimensions for a full-service fast-food (QSR) drive-thru development. Perfect for national or regional franchise expansion.

Property Features:

- ±1.0 acre combined with 150 ft frontage on Moffett Rd
- Major-arterial corridor with strong traffic counts
- Side-by-side parcels allow drive-thru and parking flexibility
- Ideal depth (~300 ft) for national QSR prototypes
- Surrounding retail mix supports high daily visitation
- Potential for rezoning/variances if needed
- Utilities available



3751 + 3755
Moffett Rd,
Mobile, AL



PROPERTY OVERVIEW

Addresses: 3751 Moffett Rd & 3755 Moffett Rd, Mobile, AL 36618

Total Combined Size: ~1.0 acre (0.47 ac + 0.46 ac)

Frontage: Approx. 150 ft on Moffett Road

Depth: Approx. 300 ft

Zoning: To be confirmed (Potential for commercial use / rezoning)

Utilities: Water, sewer, power available nearby (verify taps & capacity)

Topography: Relatively level

Access: Direct access to Moffett Rd arterial corridor

QSR SUITABILITY HIGHLIGHTS:

- Ideal acreage for modern QSR prototypes (0.8–1.2 acres target)
- Deep lot allows double-stack drive-thru lanes
- 150 ft frontage supports strong visibility and monument signage
- Major corridor with high daily vehicle counts
- Dense retail trade area nearby
- Surrounding QSRs demonstrate strong market acceptance
- High daytime workforce population





TRAFFIC VISIBILITY

- Moffett Road (SR-42): Major east-west commercial artery
- High daily traffic volume suitable for drive-thru QSR models
- Long frontage exposure with unobstructed sightlines
- Key commuter route for residents & workforce

SURROUNDING RETAIL & QSR TENANTS

Nearby national/regional brands include:

- McDonald's
- Taco Bell
- Sonic
- Wendy's
- Hardee's
- Walmart Neighborhood Market (depending on segment)
- Dollar General / Family Dollar
- Gas stations & convenience stores

