



OFFERING MEMORANDUM  
COMMERCIAL VACANT LAND

**\$398,200**

3100 INTERNATIONAL DR  
MOBILE, AL 36606  
**\$184,800**

3103 INTERNATIONAL DR  
MOBILE, AL 36606  
**\$162,400**

3201 INTERNATIONAL DR  
MOBILE, AL 36606  
**\$51,000**

FM  
FAITH MORGAN  
INVESTMENT GROUP

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The information included in this Offering Memorandum is considered confidential and not for distribution.

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# 01 INVESTMENT OVERVIEW



OFFERING SUMMARY

INVESTMENT & PROPERTY  
HIGHLIGHTS

REGIONAL & LOCAL MAP



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• INVESTMENT HIGHLIGHTS:

- ±1.32-ACRE CLEARED AND PAVED PARCEL IN A HIGH-TRAFFIC COMMERCIAL CORRIDOR
- ZONED B-2 (NEIGHBORHOOD BUSINESS) – ALLOWS A WIDE RANGE OF COMMERCIAL USES
- STRATEGIC LOCATION NEAR I-65 AND AIRPORT BLVD, LESS THAN 10 MINUTES TO DOWNTOWN MOBILE
- SURROUNDED BY NATIONAL RETAILERS: TARGET, CHICK-FIL-A, BELK, JCPENNEY, MCDONALD'S
- IDEAL FOR: MEDICAL/DENTAL OFFICE, RESTAURANT, OFFICE PARK, GYM, ASSISTED LIVING, DAYCARE
- STRONG VISIBILITY AND EASY ACCESS FROM INTERNATIONAL DRIVE
- LOCATED IN A DESIGNATED EB-5 TARGETED EMPLOYMENT AREA (TEA)
- EXCELLENT OPPORTUNITY FOR HIGH-IMPACT, LOW-FOOTPRINT DEVELOPMENT
- DENSE NEARBY POPULATION WITH STRONG DAYTIME AND RESIDENTIAL TRAFFIC

**CLEARED, PAVED COMMERCIAL PARCEL – EXCELLENT VISIBILITY & FLEXIBLE USE**

THIS WELL-LOCATED, CLEARED PARCEL WITH ASPHALT-PAVED PAD SITES OFFERS OUTSTANDING VISIBILITY AND ACCESSIBILITY IN ONE OF MOBILE'S BUSIEST COMMERCIAL CORRIDORS. SITUATED JUST OFF I-65 AND AIRPORT BOULEVARD—AND LESS THAN 10 MINUTES FROM DOWNTOWN MOBILE—THIS SITE IS PERFECTLY POSITIONED FOR A WIDE RANGE OF DEVELOPMENT OPPORTUNITIES.

# PROPERTY SUMMARY/PLAT



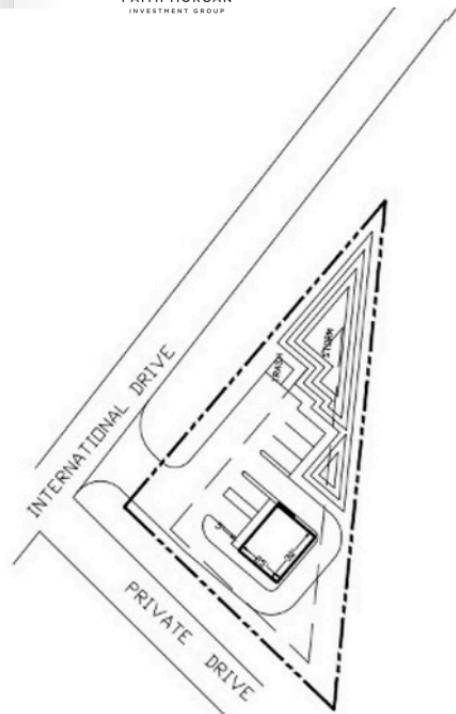
CLEARED, PAVED COMMERCIAL PARCEL – EXCELLENT VISIBILITY & FLEXIBLE USE

THIS WELL-LOCATED, CLEARED PARCEL WITH ASPHALT-PAVED PAD SITES OFFERS OUTSTANDING VISIBILITY AND ACCESSIBILITY IN ONE OF MOBILE'S BUSIEST COMMERCIAL CORRIDORS. SITUATED JUST OFF I-65 AND AIRPORT BOULEVARD—AND LESS THAN 10 MINUTES FROM DOWNTOWN MOBILE—THIS SITE IS PERFECTLY POSITIONED FOR A WIDE RANGE OF DEVELOPMENT OPPORTUNITIES, INCLUDING:

- RETAIL
- MEDICAL OR DENTAL OFFICE
- OFFICE PARK OR PROFESSIONAL SUITES
- FINE DINING RESTAURANT OR CAFÉ
- ASSISTED LIVING OR SENIOR CARE FACILITY
- FITNESS CENTER OR BOUTIQUE GYM
- DAYCARE OR PRIVATE SCHOOL

SURROUNDED BY MAJOR NATIONAL RETAILERS INCLUDING TARGET, CHICK-FIL-A, BELK, JCPENNEY, AND MCDONALD'S, THE AREA BENEFITS FROM STRONG TRAFFIC COUNTS AND CONSISTENT CONSUMER ACTIVITY.

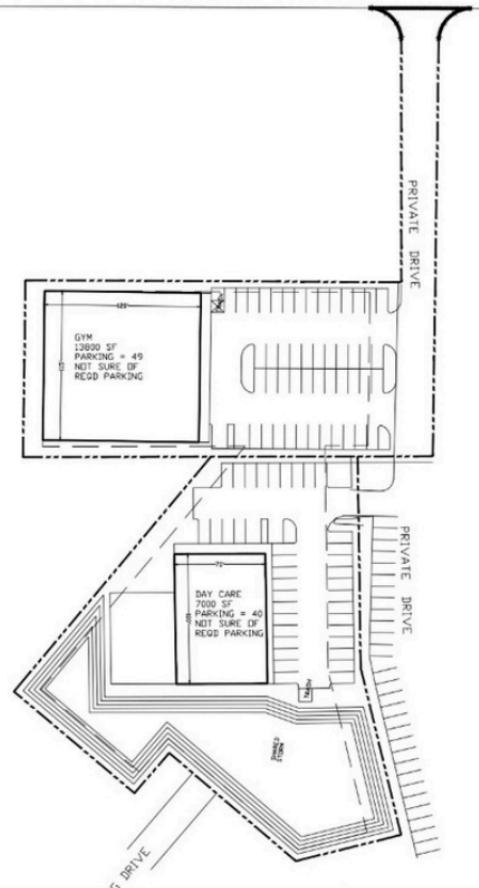
THE PROPERTY IS ALSO LOCATED IN A FEDERALLY DESIGNATED EB-5 TARGETED EMPLOYMENT AREA (TEA), MAKING IT ELIGIBLE FOR FOREIGN INVESTMENT UNDER THE EB-5 PROGRAM (SEE OFFICIAL TEA MAPS FOR DETAILS).



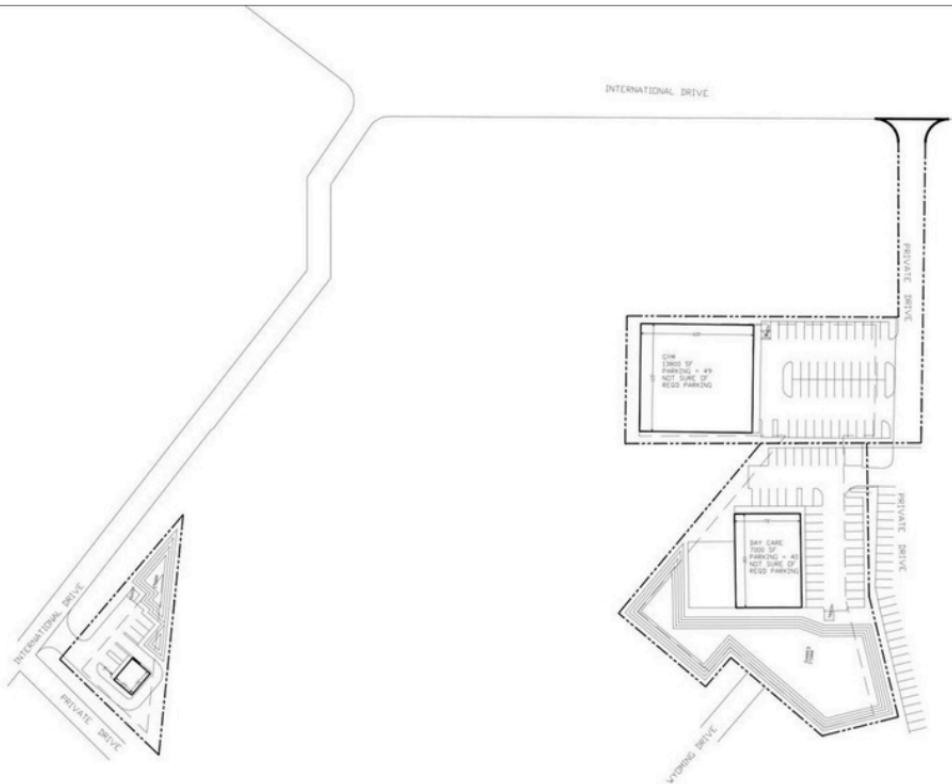
# PROPERTY SUMMARY

## INVESTMENT HIGHLIGHTS

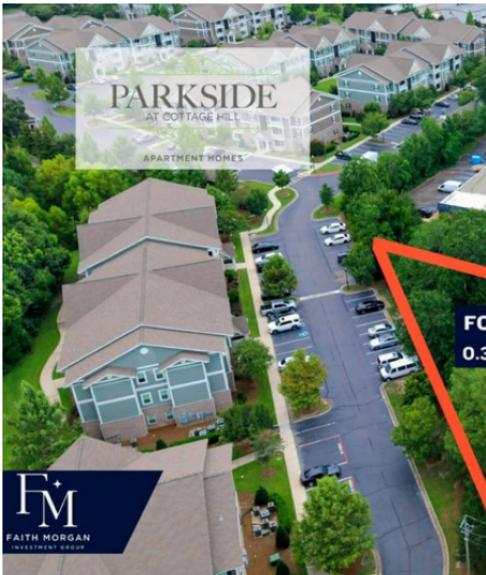
- VERSATILE DEVELOPMENT POTENTIAL – IDEAL FOR MEDICAL OFFICE, OFFICE PARK, FINE DINING, HOSPITALITY, ASSISTED LIVING, DAYCARE, OR FITNESS USE
- HIGH TRAFFIC AREA WITH STRONG VISIBILITY AND STEADY COMMERCIAL/RESIDENTIAL ACTIVITY
- EB-5 QUALIFIED – LOCATED WITHIN A DESIGNATED TARGETED EMPLOYMENT AREA (TEA)
- THREE PARCELS AVAILABLE – MAIN TWO PARCELS (1.16-ACRE AND 1.32-ACRE) + AN ADDITIONAL 0.31-ACRE TRIANGULAR LOT ON INTERNATIONAL DRIVE
- SURROUNDED BY DENSE RESIDENTIAL, OFFICE, AND RETAIL BASE – STRONG SUPPORT FOR SERVICE-BASED AND DESTINATION BUSINESSES
- GROWING MARKET – MOBILE CONTINUES TO EXPERIENCE EXPANSION IN BOTH POPULATION AND INFRASTRUCTURE



# PROPERTY SUMMARY







*Joe Bullard*

**Hertz**

**FOR SALE  
0.30 ACRES**

INTERNATIONAL DR

**FM**  
FAITH MORGAN  
INVESTMENT GROUP



**FM**  
FAITH MORGAN  
INVESTMENT GROUP

**FOR SALE  
1.16 ACRES**

INTERNATIONAL DR  
COTTAGE HILL RD





## ACCESS

REGIONAL ACCESS FOR THE SUBJECT PRIME LOCATION NEAR SHOPPES AT BEL AIR, TARGET, AND MAJOR RETAIL HUB.  
EXCELLENT ACCESSIBILITY FROM I-65 AND AIRPORT BLVD; UNDER 10 MINUTES TO DOWNTOWN MOBILE





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