

FOR SALE



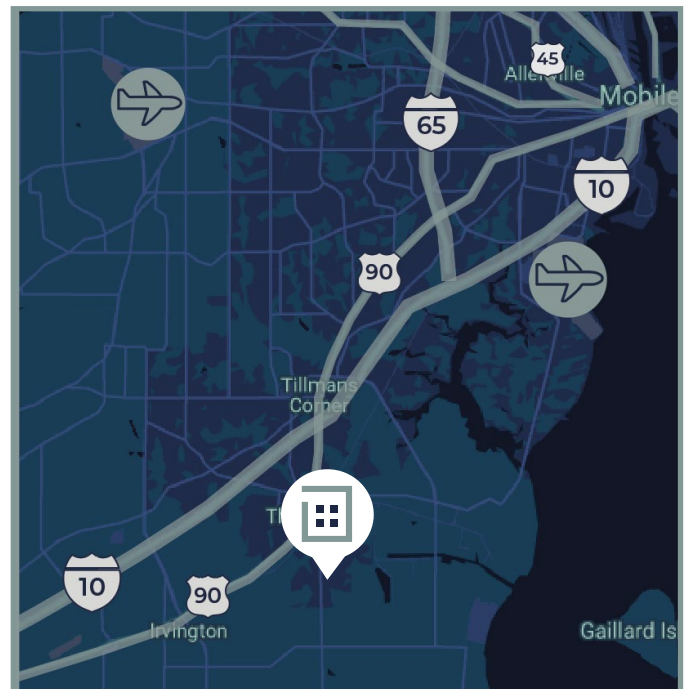
6.3± AC Development Site
6440 Highway 90 | Theodore



PROPERTY DESCRIPTION:

- Land Size: 6.3± AC
- Frontage: 488'
- Zoned: Not Zoned
- Two hard corners: Shasta Avenue & Tung Avenue
- Easy access to I-10
- Level topography
- Proximate to industrial, retail and residential

SALE PRICE: \$399,000



Brandon Broadus



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LOCATION DESCRIPTION

Located directly on US HWY 90 with 488' of frontage. Subject property has two hard corners with 420' on Shasta Avenue and 500' on Tung Avenue. Property is three miles from Interstate 10 and approximately 4.5 miles to the WalMart distribution center, a 2.9 million square foot facility on 400 acres, with more more than 550 jobs to the area and substantially increasing business at Mobile's container terminal at the port. The site is also approximately 3.5 miles to the Amazon sortation center site.

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DISTANCES TO NOTABLE LOCATIONS

US HWY 90	0.8 miles
I-10	3.2 miles
Wal-Mart Distribution Center	4.5 miles
I-65	9.1 miles
Mobile AeroPLEX at Brookley	12.6 miles
Mobile Regional Airport	12.7 miles
Mississippi State Line	14.9 miles
Baldwin County, AL	23.7 miles
Pensacola, FL	65.6 miles

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