

ACREAGE FOR SALE ON US HIGHWAY 98

Moffett Road (US Hwy 98) | at Wolf Ridge Road | Mobile, Alabama 36618



- Large ±5.5 AC site at signalized intersection on Moffett Road at Wolf Ridge Road
- Entire site zoned B3 - Community Business
- For Sale: \$1,800,000
- Full access from both Moffett Road (US Highway 98) and Wolf Ridge Road
- Almost ±600' of frontage on US Highway 98
- Just 1 mi West of I-65

Ideally located site available for potential redevelopment opportunity, or to purchase and lease out to create an income-producing investment property. Approximately 5.5 AC at the signalized intersection of Moffett Road (US Highway 98) and Wolf Ridge Road. Nearly ±600' of frontage on a portion of Moffett Road that sees traffic counts of 40,428 AADT as of 2024, per ALDOT. Situated just over 1 mi west of Interstate 65 with average annual daily traffic counts of 101,694 as of 2024. Property is currently zoned B3 - Community Business, allowing for a range of potential uses.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

John P. Vallas, Jr. | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



SUMMARY INFORMATION

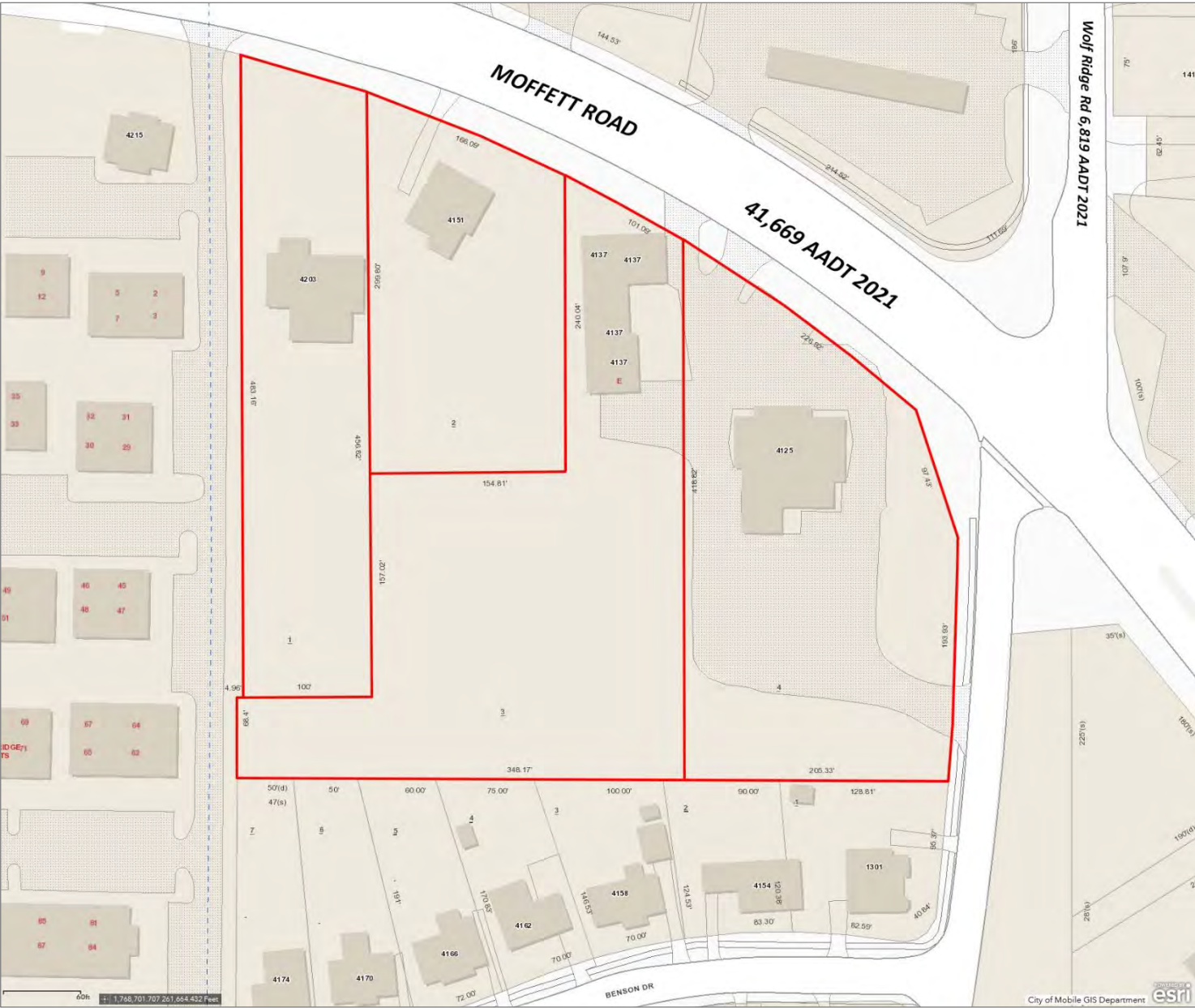
Address:	4125, 4137, 4151 & 4203 Moffett Road (US Hwy 98) Mobile, Alabama 36618
Road Frontage:	±597.98' on Moffett Road
Land Size:	±5.5 AC
Zoning:	B3 - Community Business
Terms:	Owner will sell all or part
Pricing:	\$1,800,000

MOBILE MARKET OVERVIEW

The Mobile area is the largest MSA along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is recognized as the hub in the region. Mobile is a major port, shipbuilding, and commercial center, as well as serving as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits.

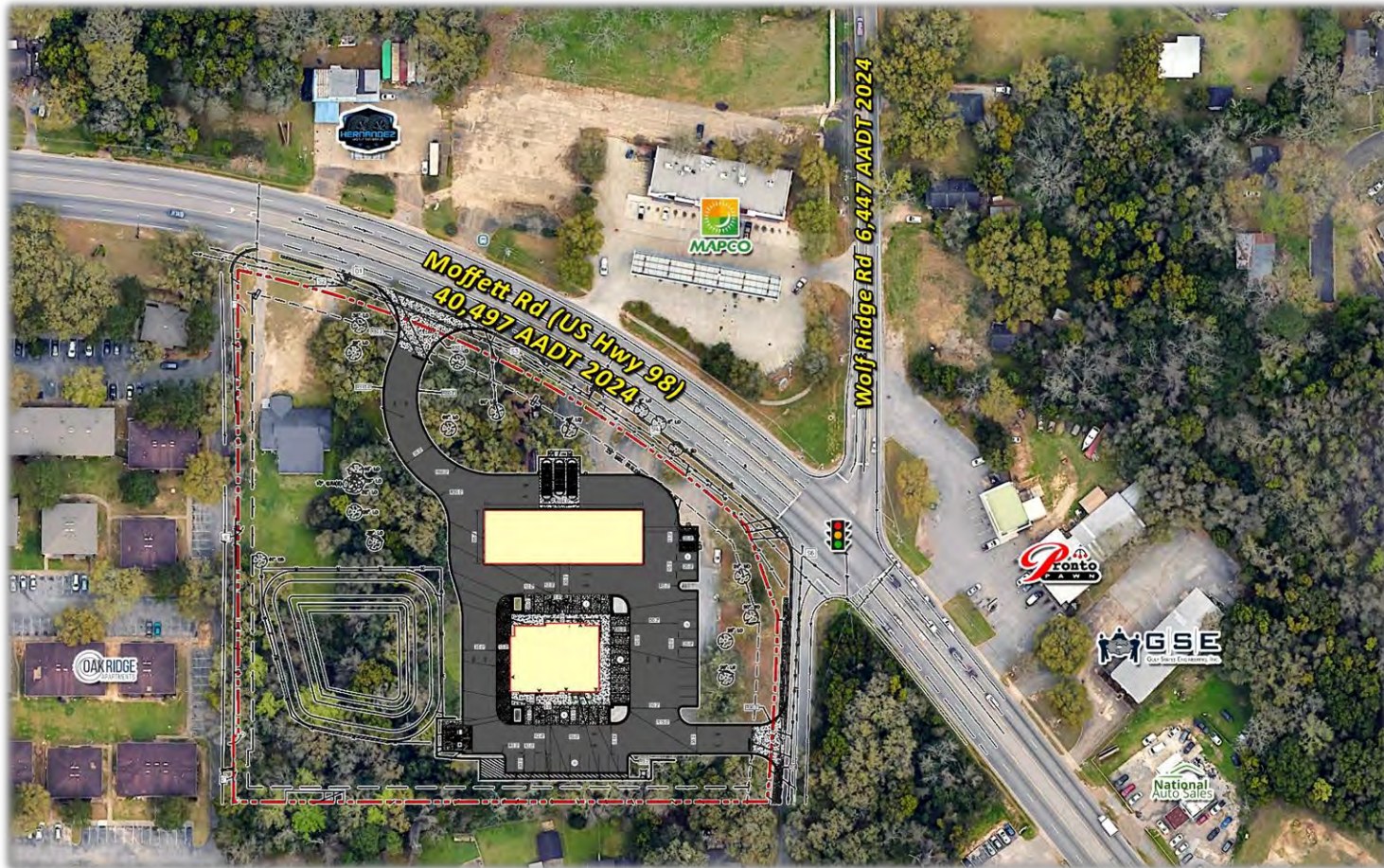
The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. In 2022, the shipbuilder was awarded a contract valued at \$128 million for the U.S. Navy Auxiliary Floating Dry Dock Medium (AFDM). Austal USA was also awarded a \$3.3 billion contract with U.S. Coast Guard for the detail design and construction of up to 11 Offshore Patrol Cutters.

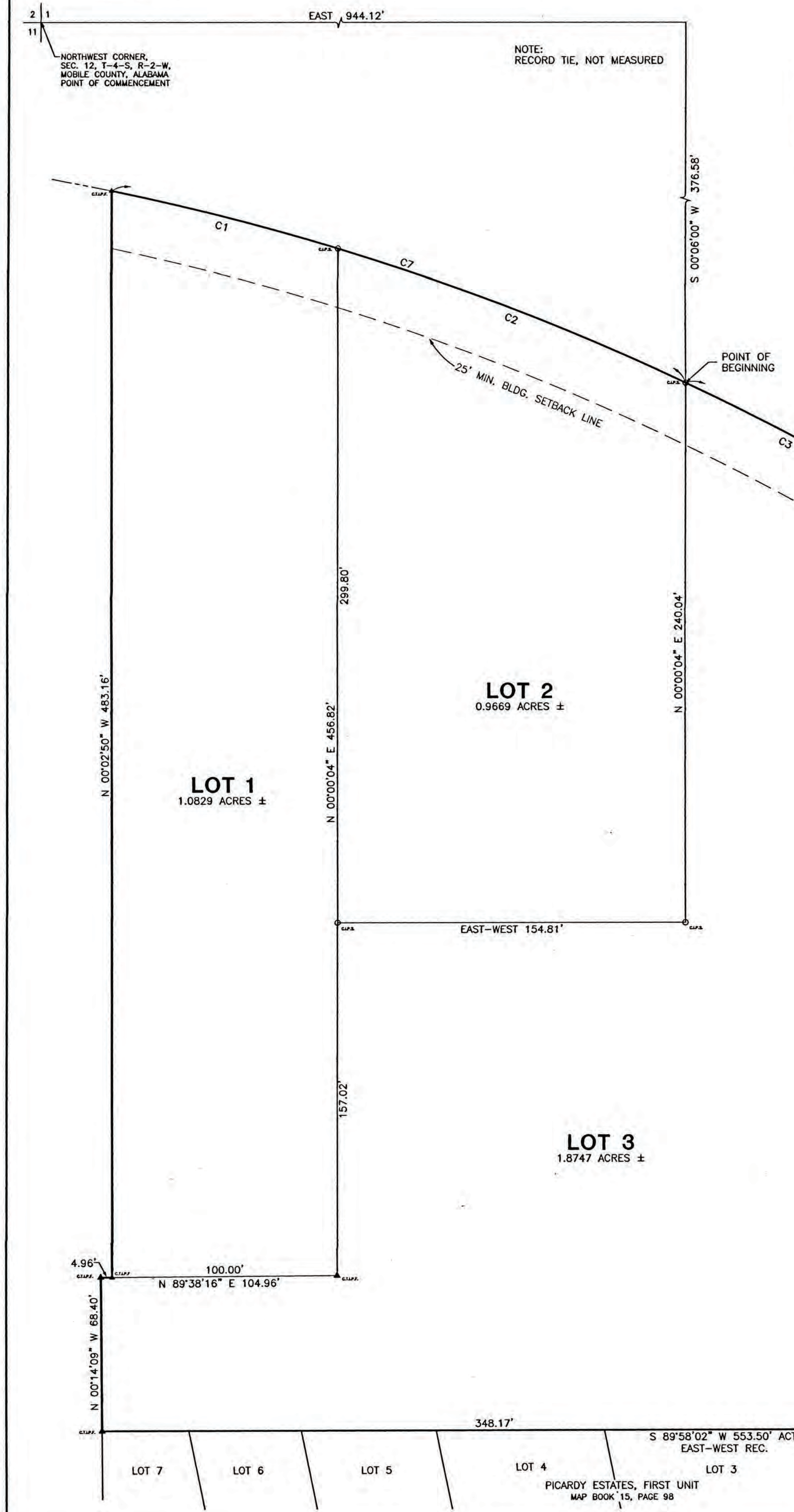
Mobile is SSAB America's headquarters and are located in north Mobile County. The plant specializes in producing high strength steels. This facility produces steel in large plates, 10 feet wide and 90 feet long. With more than 600 employees, SSAB can produce approximately 1.25 million tons of steel annually.



Lot Number	Square Footage	Acreage	Moffett Rd Frontage
1	±46,175 SF	±1.0829 AC	±103.68'
2	±42,118 SF	±0.9669 AC	±166.29'
3	±80,939 SF	±1.8747 AC	±101.09'
4	±69,260 SF	±1.6620 AC	±226.92'

FOR SALE | LARGE ASSEMBLAGE ON MOFFETT RD | MOBILE, AL 36618





NUMBER	DELTA ANGLE	RADIUS (FT.)	ARC LENGTH (FT.)	TANGENT (FT.)	CHORD DIRECTION	CHORD LENGTH (FT.)
C1	05°10'57"	1146.26	103.68	51.88	S 75°38'11" E	103.64
C2	08°18'06"	1146.26	166.09	83.19	S 68°53'40" E	165.94
C3	05°03'10"	1146.26	101.09	50.58	S 62°13'01" E	101.05
C4	11°20'34"	1146.26	226.92	113.83	S 54°01'10" E	226.55
C5	03°22'18"	3295.34	193.93	96.99	S 03°11'28" W	193.90
C6	16°23'44"	1146.26	328.01	165.13	S 56°32'45" E	326.89
C7	13°29'03"	1146.26	269.77	135.51	S 71°29'08" E	269.14

CURVE DATA

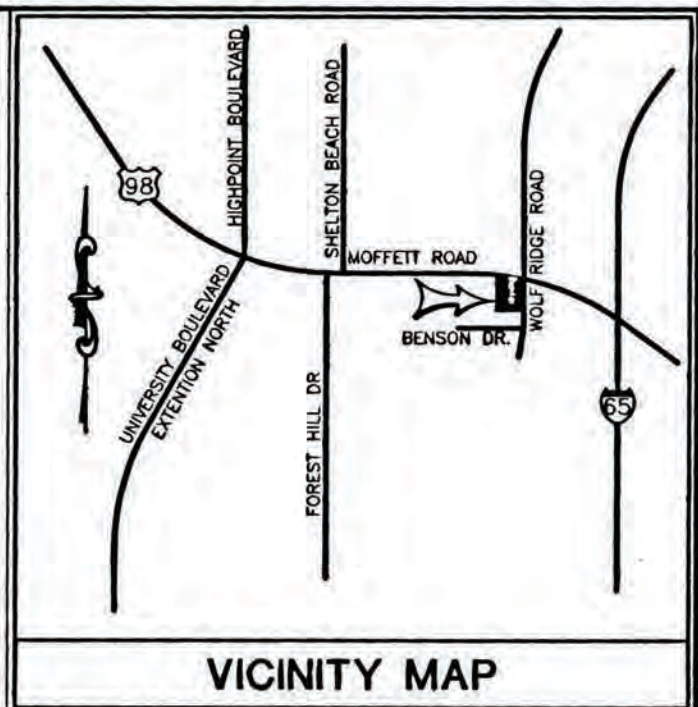


State of Alabama - Mobile County
I certify this instrument was filed on:
Fri, May-02-2003 @ 11:40:08AM
S. R. FEE 2.00
RECORDING FEE 11.00
TOTAL AMOUNT \$13.00

2003036842 MB0100MP035
Don Davis, Judge of Probate

LEGEND

- CLIFF. INDICATES CAPPED IRON PIN FOUND
- CLIFF. INDICATES CAPPED IRON PIN SET
- CLIFF. INDICATES CRIMPED TOP IRON PIN FOUND
- CLIFF. INDICATES OPEN TOP IRON PIN FOUND
- REBAR. INDICATES REBAR FOUND
- CONC. INDICATES CONCRETE MONUMENT FOUND
- AXLE. INDICATES AXLE FOUND



STATE OF ALABAMA
COUNTY OF MOBILE

DESCRIPTION:

Commencing at the Northwest corner of Section 12, Township-4-South, Range-2-West, Mobile County, Alabama; thence East a distance of 944.12 feet to a point; thence South 00°06'00" West a distance of 376.58 feet to a point on the South right-of-way line of Moffett Road; said point being the Point of Beginning of the property herein described; said point also being in a curve, concave to the South and having a radius of 1146.26 feet; thence Eastwardly along the arc of said curve and said South right-of-way line a distance of 328.01 feet (chord bears South 56°32'45" East 326.89 feet) to the point of intersection of said South right-of-way line and the West right-of-way line of Wolf Ridge Road; thence South 19°12'43" East along said West right-of-way line a distance of 97.43 feet to the point of curvature of a curve, concave to the West and having a radius of 3295.34 feet; thence Southwardly along the arc of said curve and said West right-of-way line a distance of 193.93 feet (chord bears South 03°11'28" West 193.90 feet) to the Northeast corner of Lot 1, according to the map of Picardy Estates, first unit, as recorded in the Office of the Judge of Probate, Mobile County, Alabama, in Map Book 15, Page 98; thence South 89°58'02" West along the North line of said subdivision, a distance of 553.50 feet to a point; thence North 00°14'09" West a distance of 68.40 feet to a point; thence North 89°38'16" East a distance of 4.96 feet to a point; thence North 00°02'50" West a distance of 483.16 feet to a point on the South right-of-way line of Moffett Road, said point being in a curve, concave to the South, and having a radius of 1146.26 feet; thence Eastwardly the arc of said curve and said South right-of-way line a distance of 269.77 feet (chord bears South 71°29'08" East, 269.14 feet) to the Point of Beginning, containing 5.5865 acres more or less.

CERTIFICATION:

I, J. Michael Garratt, a Licensed Professional Land Surveyor in the State of Alabama, at the instance of the owners, have subdivided the property above described and hereby state to (this client/these clients) only, that this survey and plat have been completed with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief and is a true and correct plat of the same.

J. Michael Garratt
J. Michael Garratt, P.L.S.
Alabama License No. 13187
March 27, 2003
Date

Note: This drawing does not reflect any title or easement research, by this corporation, other than what is visible on the ground or provided by the client's conveyance.

SURVEY NOT VALID UNLESS STAMPED WITH ORIGINAL EMBOSSED SEAL.

ACCEPTANCE OF OWNER:

We, Louis J. Naman and Marsha Ann Naman, as owners of the land embraced and shown in and by this map or plat of survey and subdivision hereby accept this map and plat of a survey and certify that the same is true and correct.

Louis J. Naman
Louis J. Naman
Marsha Ann Naman
Marsha Ann Naman

CERTIFICATION OF NOTARY PUBLIC:

I, the undersigned Notary Public in and for said County and in said State hereby certify that Louis J. Naman and Marsha Ann Naman, whose names are signed to foregoing acceptance and certificate, and who is known to me, acknowledged before me on this day, that being informed of the contents of said acceptance and certificate, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of March, 2003.

Louisa S. Young
Notary Public
My commission expires 11/10/06

APPROVAL:

The Subdivision shown hereon is hereby approved by the Planning Commission of the City of Mobile, Alabama this 28th Day of MARCH, 2003.

Debra A. McFarland
Secretary of Planning Commission

The Subdivision shown hereon is hereby approved by the City of Mobile, Alabama this ____ day of ____, 2003.

R. A. Ziegler
Engineer, City of Mobile
4/16/03

Mobile County Engineering Department
Pursuant to Sec. 11-52-30(b)
No Easement or R.O.W.
Accepted for Maintenance

John E. Muff
County Engineer
4/16/03
Date

Note: According to FEMA Flood Insurance Rate Map, Community Panel No. 015007 0542 J, dated July 6, 1998, the property shown on this plat is located in Zone "X", area outside (unshaded) 500 year flood plain.

LOUIS J. NAMAN SUBDIVISION

DR. LOUIS J. NAMAN 3300 SOUTH SCHILLINGER ROAD MOBILE, AL. 36695	
Harper & Garratt Engineering a TCO Company Consulting Engineers and Land Surveyors 722 Shelton Beach Road Saraland, Alabama 36571 PHONE (251)675-7887 FAX (251)675-7881	
Revisions	Date: MARCH 24, 2003
Mark	Date
Drawn By: GRS/JER	Approved By: J.M.G.
File No.	B-3-374H C:\Seot4\T4SR2W\0342100315\0342100315.dwg
Project No.	MOB 03-4210-0315
Sheet No.	1 of 1

NOTES:

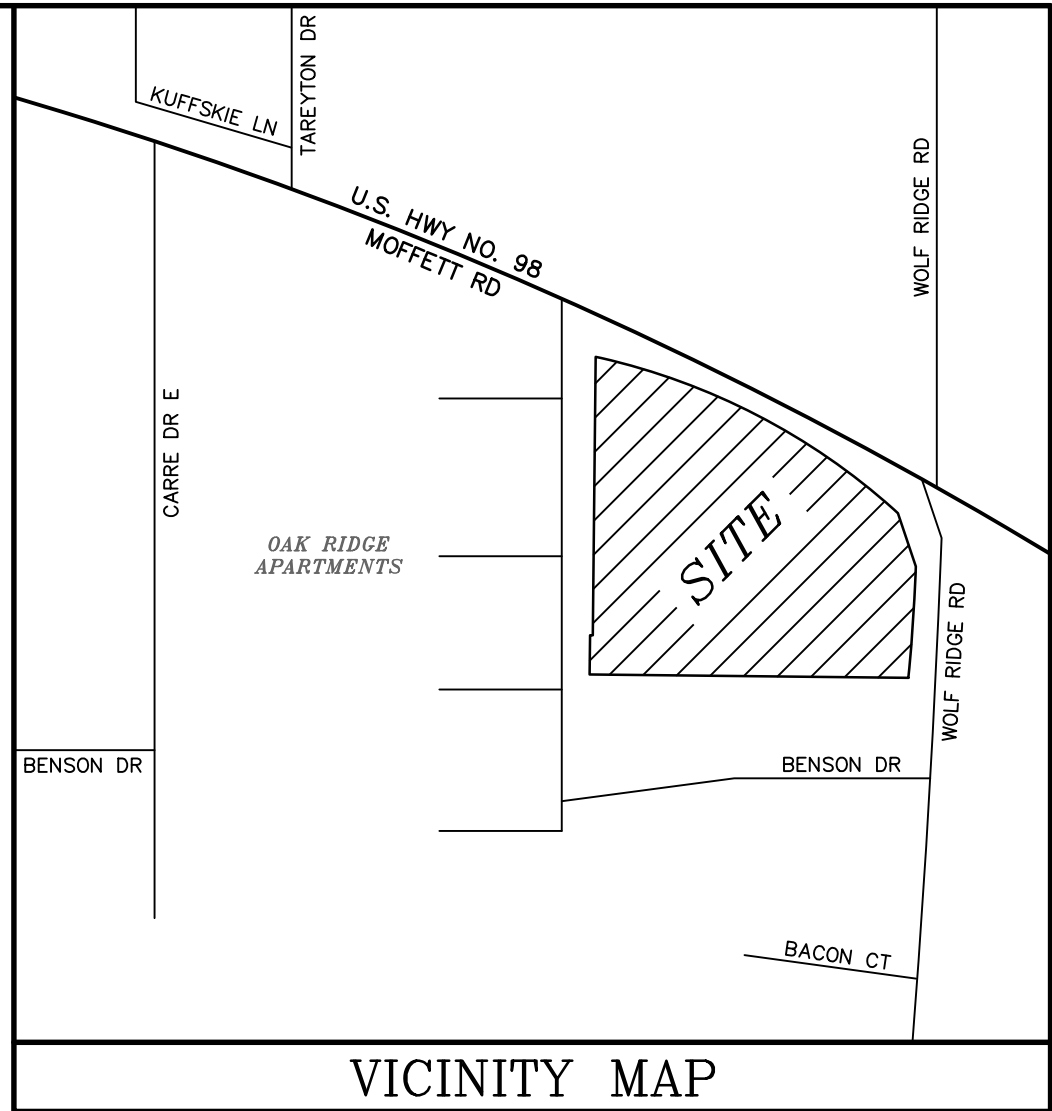
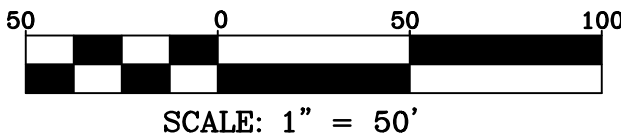
- 1.) CURB CUTS TO BE RECONFIGURED BY THE TRAFFIC ENGINEERING DEPARTMENT. THE NUMBER, SIZE, AND LOCATION TO BE APPROVED BY THE TRAFFIC ENGINEERING DEPARTMENT.
- 2.) PROVISION OF A 20' VEGETATIVE BUFFER THAT IS TO REMAIN IN ITS UNDISTURBED NATURAL STATE WHERE THE SITE ABUTS RESIDENTIALLY DEVELOPED PROPERTIES.

	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
(REC)	C1	1146.26'	597.67'	29°-52'-28"	590.92'	S 62°-39'-17" E
	C1	1146.26'	597.78'			
(REC)	C2	3295.34'	193.93'	03°-22'-19"	193.91'	S 03°-50'-34" W
	C2	3295.34'	193.93'		193.90'	

	LINE	LENGTH	BEARING
(REC)	L1	97.57'	S 18°-33'-58" E
	L1	97.43'	
(REC)	L2	68.13'	N 00°-40'-46" E
	L2	68.40'	
(REC)	L3	4.95'	S 89°-32'-13" E
	L3	4.96'	

LEGEND

R/W	RIGHT-OF-WAY	GV	GAS VALVE
(REC)	RECORD	WV	WATER VALVE
(ACT)	ACTUAL	GMK	GAS LINE MARKER
---	RIGHT-OF-WAY-LINE	SS	SEWER LINE
---	CENTER LINE	100	GROUND CONTOUR
---	FORESHORTENED LINE		CONCRETE
X	FENCE LINE (AS NOTED)		ASPHALT
P	OVERHEAD POWER LINE		STRIPING
PP	POWER POLE		TREE W/ SIZE & TYPE
LP	LIGHT POLE	MAG	MAGNOLIA
G	GUY WIRE	POP	POPCORN
SD	STORM DRAIN LINE	CED	CEDAR
SM	SEWER MANHOLE	CHY	CHERRY
FH	FIRE HYDRANT	WO	WATER OAK
WM	WATER METER	LO	LIVE OAK
GM	GAS METER	RO	RED OAK
PM	POWER METER		
TBM	TEMPORARY BENCH MARK		
TP	TELEPHONE PEDESTAL		
CO	CLEANOUT		
S	SIGN		



VICINITY MAP

NOTES:

- Type of Survey: ALTA/NSPS Land Title.
- Field Date(s): April 18, 24-25, 30 & May 30, 2024.
- Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- All corners are set rod & cap (Rowe) unless noted otherwise.
- Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- This survey was accomplished using a combination of RTK GPS & Drone Mounted Lidar System (Matrice 300 RTK Drone with L1 Lidar Sensor).
- Elevations on this plot are referenced to NAVD 88, established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- Property Owner: Louis J. Naman & Marsha Ann Naman
3300 Schillinger Road South
Mobile, AL 36695
- Property Address: 4125, 4137, 4151 & 4203 Moffett Road
Mobile, AL 36618
- Gross Land Area(s): 243,337± SF (5.6± AC).
- Location of utilities serving the surveyed property are from observed evidence.
- No Zoning Report was provided to the surveyor.
- The surveyor has reviewed the Commitment for Title Insurance issued by Fidelity National Title Insurance Company being File No. 182108 with a commitment date of April 4, 2024 at 8:00 a.m. The following numbers refer to items within said Schedule B, Part II.

Building setback line, drainage and utility line easements and notes or restrictions as shown recorded plat of said subdivision. Affects the subject property and is shown on plot.

Right-of-Way Easement granted to Mobile County by Gospel Lighthouse Assembly of God Church, instrument dated June 28, 1977 and recorded in Real Property Book 1727, Page 250, in the Probate Office of Mobile County, Alabama. Does not affect the subject property.

Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Property Book 3635, Page 421 (Lot 1), Real Property Book 1867, Page 324 (Lot 2) and Real Property Book 852, Page 843 (Lot 2) in the Probate Office of Mobile County, Alabama. Affects the subject property but the descriptions are vague and cannot be plotted.

Easement granted to the Board of Water and Sewer Commissioners by instrument(s) recorded in Real Property Book 869, Page 310; Real Property Book 888, Page 487; Real Property Book 1091, Page 768 and Real Property Book 1091, Page 770 in the Probate Office of Mobile County, Alabama. Affects the subject property and is shown on plot.

DRAINAGE TABLE

PIPE/DRAINAGE NO.	INVERT	TOP	SIZE	STRUCTURE TYPE
S1	113.28'	124.80'	n/a	SEWER MANHOLE
S2	112.57'	122.91'	n/a	SEWER MANHOLE
S3	108.08'	120.71'	n/a	SEWER MANHOLE
S4	108.48'	119.68'	n/a	SEWER MANHOLE
S5	107.17'	118.93'	n/a	SEWER MANHOLE
S6	102.01'	118.11'	n/a	SEWER MANHOLE
S7	99.49'	100.18'	n/a	SEWER MANHOLE
D1	n/a	123.42'	n/a	INLET, TYPE S
D2	n/a	120.55'	n/a	INLET, TYPE S
D3	115.52'	119.37'	18" RCP	INLET, TYPE S
P1	97.94'		10" PVC	PIPE

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

Lots 1-4, Louis J. Naman Subdivision, as recorded in Map Book 100, Page 35, Probate Court Records, Mobile County, Alabama.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a) and 11(b) of Table A thereof. The field work was completed on May 30, 2024.

TO: Wawa Alabama, LLC, a Delaware limited liability company, Fidelity National Title Insurance Company, Surety Land Title, Inc.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 5 01097C0532 L & 01097C0534 L, and dated June 05, 2020, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

The parties listed above are entitled to rely on the survey and this Certificate as being true and accurate.

Date: 05/30/2024

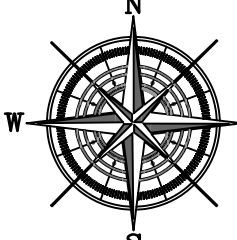
Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal

PIPE/DRAINAGE NO.	INVERT	TOP	SIZE	STRUCTURE TYPE
S1	113.28'	124.80'	n/a	SEWER MANHOLE
S2	112.57'	122.91'	n/a	SEWER MANHOLE
S3	108.08'	120.71'	n/a	SEWER MANHOLE
S4	108.48'	119.68'	n/a	SEWER MANHOLE
S5	107.17'	118.93'	n/a	SEWER MANHOLE
S6	102.01'	118.11'	n/a	SEWER MANHOLE
S7	99.49'	100.18'	n/a	SEWER MANHOLE
D1	n/a	123.42'	n/a	INLET, TYPE S
D2	n/a	120.55'	n/a	INLET, TYPE S
D3	115.52'	119.37'	18" RCP	INLET, TYPE S
P1	97.94'		10" PVC	PIPE

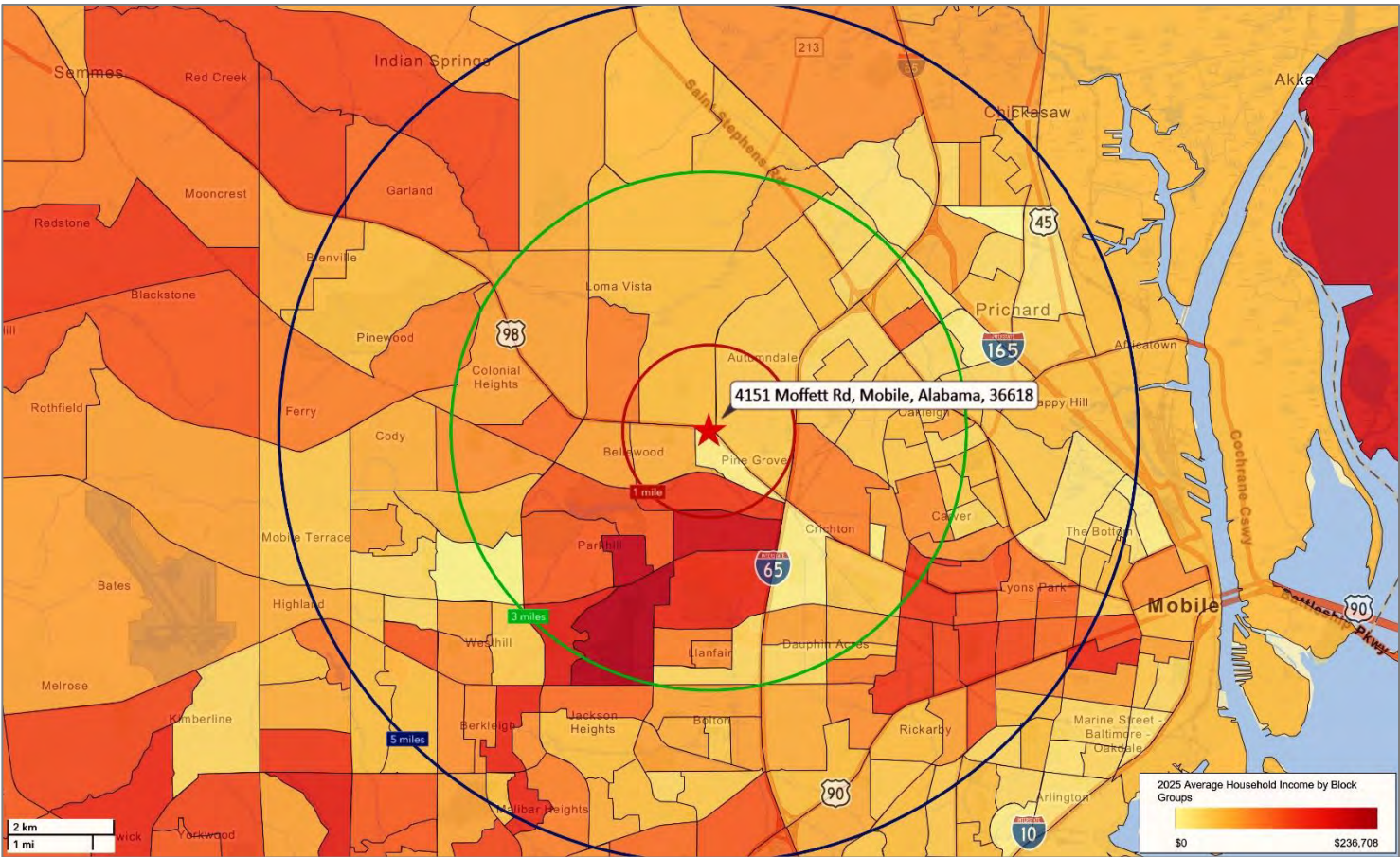


TAX: 28-01-12-2-002-015.000
28-01-12-2-002-017.000
28-01-12-2-002-018.000
28-01-12-2-002-019.000

COPYRIGHT 2024
ALL RIGHTS RESERVED
THIS TITLE IS THE PROPERTY OF
ROWE ENGINEERING & SURVEYING

REVISIONS:	ALTA/NSPS LAND TITLE SURVEY			
	PREPARED FOR Wawa Alabama, LLC			
	<div><div>ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS 3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693 PHONE 251-666-2766 • FAX 251-660-1040</div></div>			
DRAWING: 53012-BL.dwg	JOB: 53012	PLAT DATE:	SCALE:	SHEET NO.
DRAWN BY: BWL	FB: 2086/55.61-66.70-71	June 3, 2024	1" = 50'	1 OF 1
CHECKED BY: CTH	2085/8, 2091/21-23			





2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,800	46,403	137,403
Median Age	34.8	38.9	37.2
Largest Median Age Group	15-24	15-24	15-24
Total Daytime Population	5,481	58,640	167,103

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,912	19,392	58,856
Average Household Size	2.49	2.31	2.24
Average Household Income	\$66,632	\$77,185	\$71,133

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	56.9%	58.6%	52.9%
Renter Occupied Houses	43.1%	41.4%	47.1%
Average House Value	\$217,590	\$273,275	\$255,249