

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 $\pm 600'$ 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 $\pm 600'$ 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.

**VALLAS
REALTY, INC.**

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.

Oblique Aerial and Property Details



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.

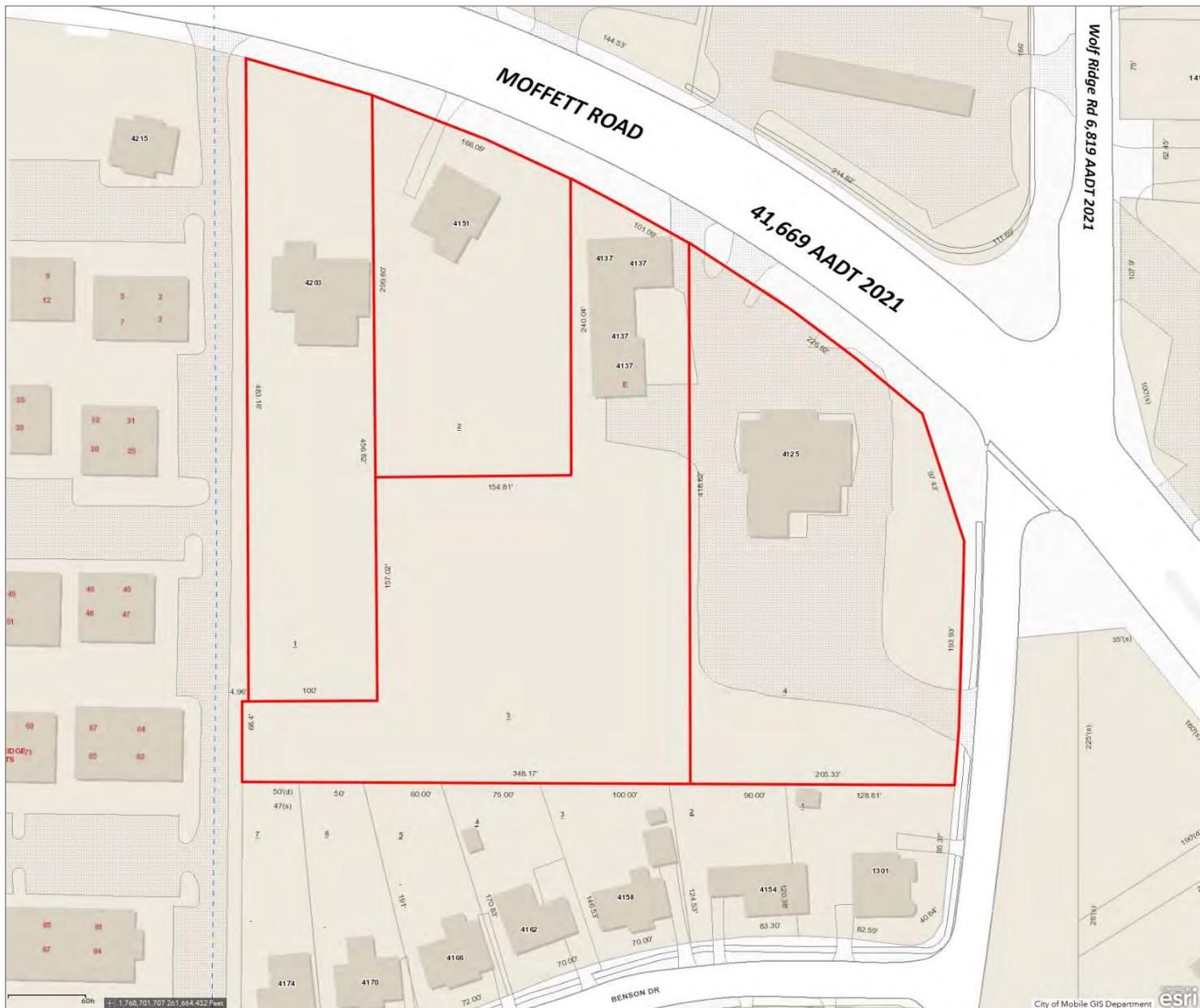
The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. In 2022, the shipbuilder was 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.

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

Property Plat and Lot Information

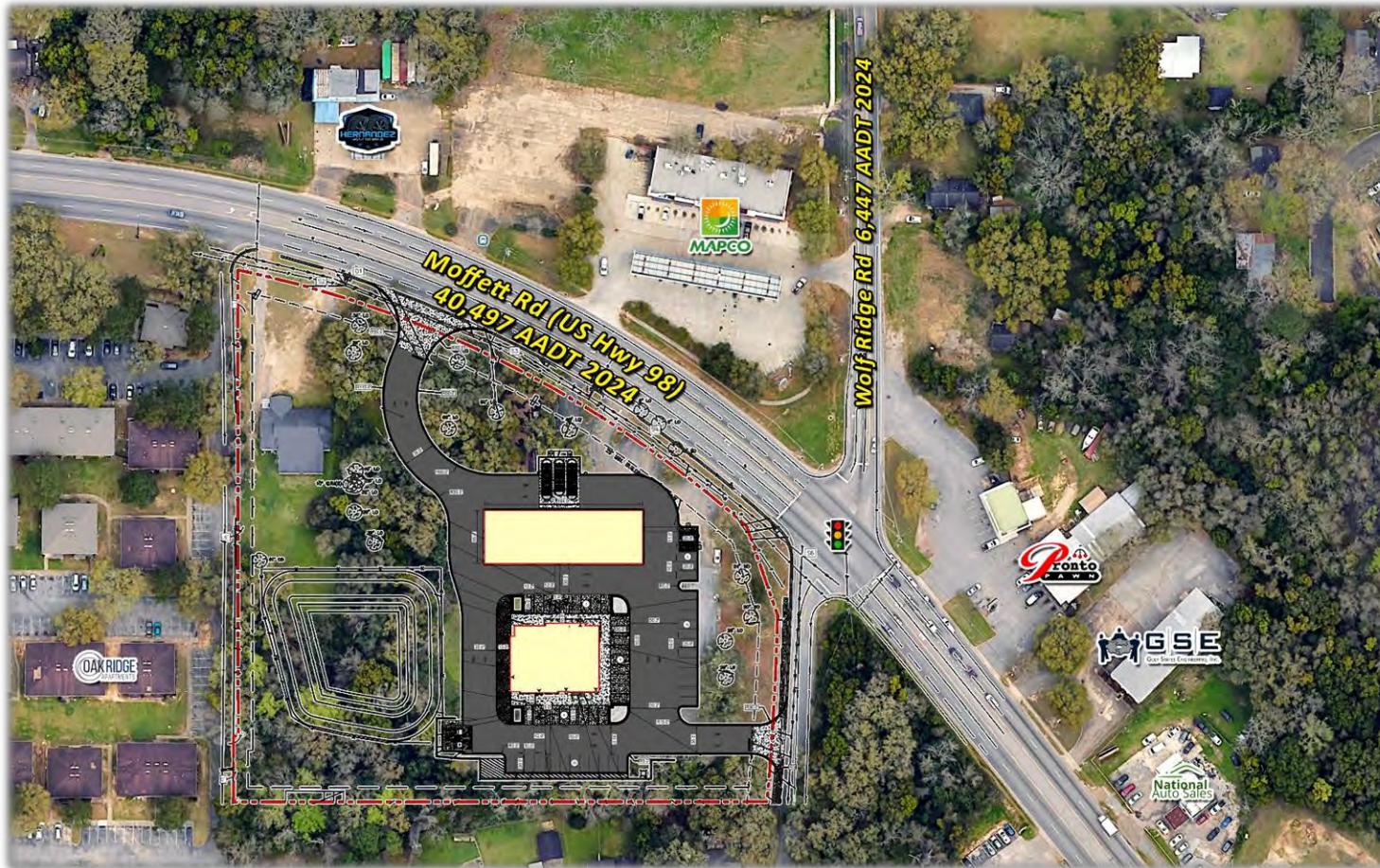
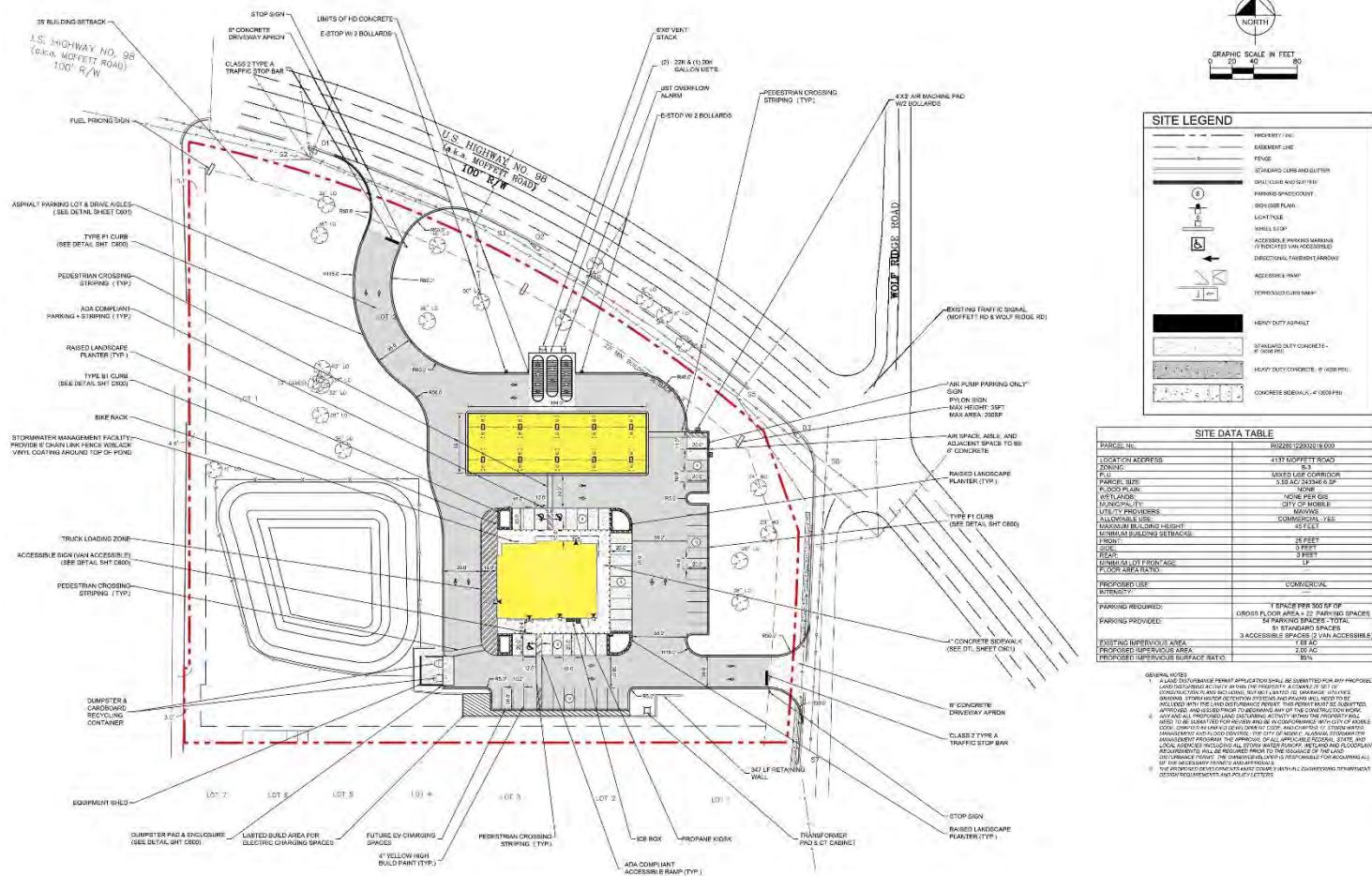


Lot Number	Square Footage	Acreage	Moffett Rd Frontage
1	±46,175 SF	±1.0829 AC	±103.68'
2	±42,118 SF	±0.9669 AC	±166.29'
3	±80,939 SF	±1.8747 AC	±101.09'
4	±69,260 SF	±1.6620 AC	±226.92'

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

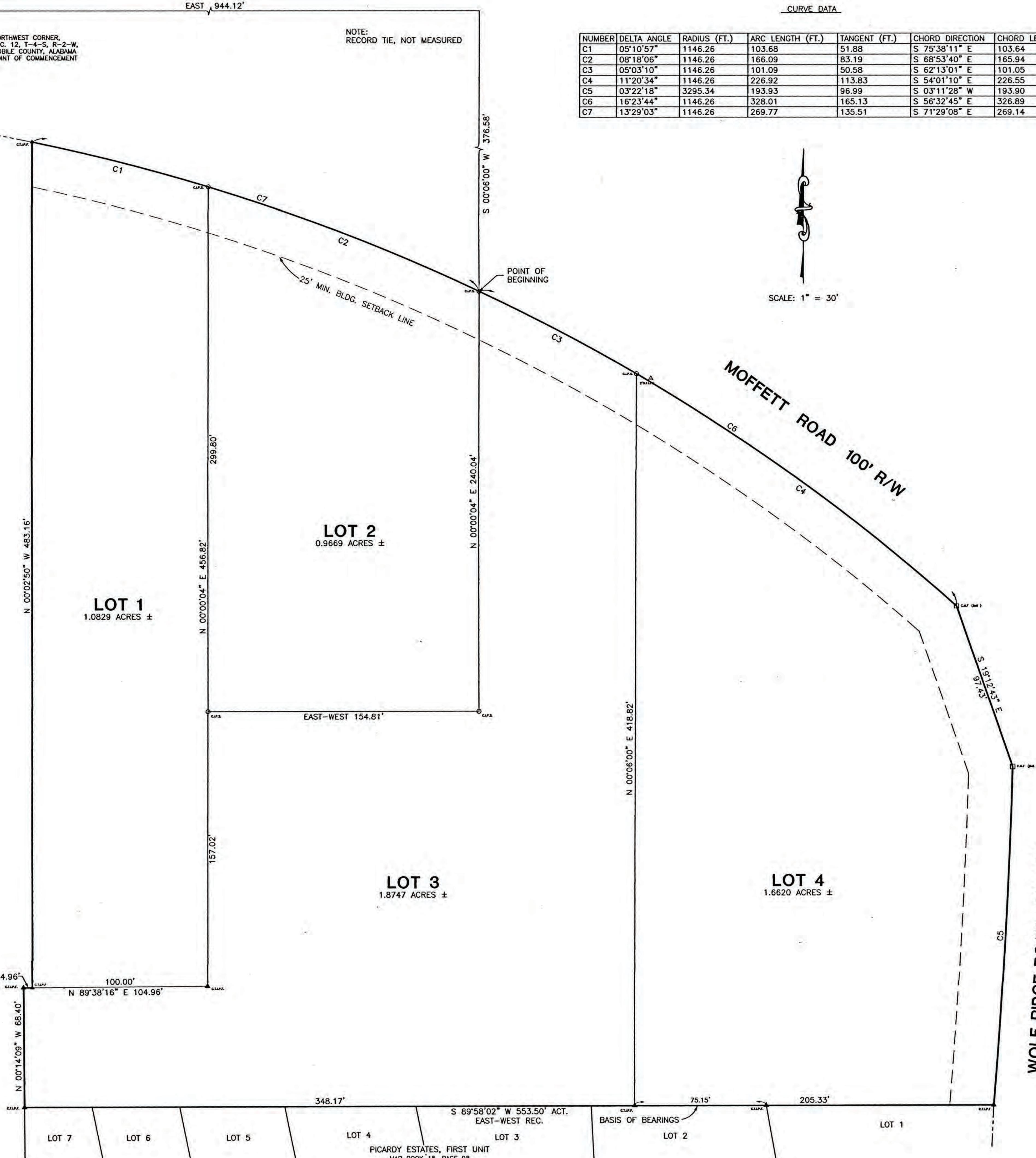
Prospective C-Store Site Plan and Overlay Aerial



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

VALLAS REALTY, INC.

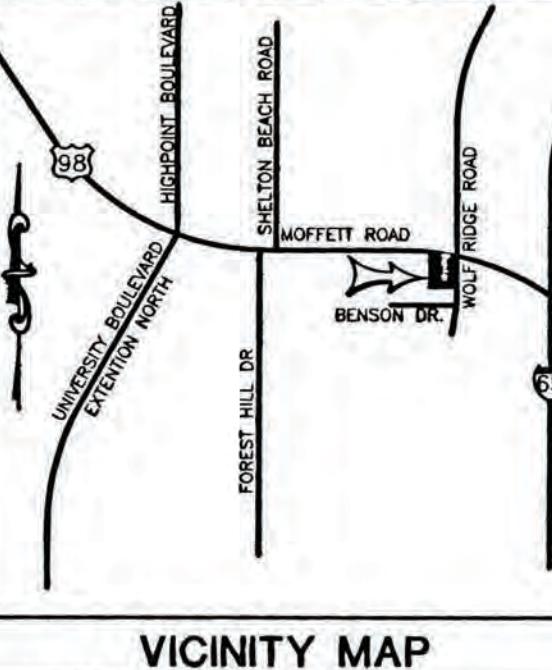


State of Alabama - Mobile County
I certify this instrument was filed on
Fr. May-02-2003 at 11:40:08AM
S. R. FEE 2.00
RECORDING FEE 11.00
TOTAL AMOUNT \$13.00

2003036842 MB0100MP035
Dor Davis, Judge of Probate

LEGEND

- △ C.I.P.F. INDICATES CAPPED IRON PIN FOUND
- C.I.P.S. INDICATES CAPPED IRON PIN SET
- ▲ C.I.P.A. INDICATES CRIMPED TOP IRON PIN FOUND
- △ O.I.P.F. INDICATES OPEN TOP IRON PIN FOUND
- REBAR INDICATES REBAR FOUND
- C.M.F. INDICATES CONCRETE MONUMENT FOUND
- AXL.F. 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 Garrett, a Licensed Professional Land Surveyor in the State of Alabama, at the instance of the owners, have subdivided that property above described and hereby state to (his 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 Garrett *March 27, 2003*
J. Michael Garrett, P.L.S.
Alabama License No. 13187
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 *Marsha Ann Naman*
Louis J. 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.

Laura S. Young
Notary Public
My commission expires 7/18/08

APPROVAL:

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

Linda A. McFaddin
Secretary of Planning Commission

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

R. A. Zebene *4/17/03*
Engineer, City of Mobile

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

John E. Dugay *4/18/03*
County Engineer Date

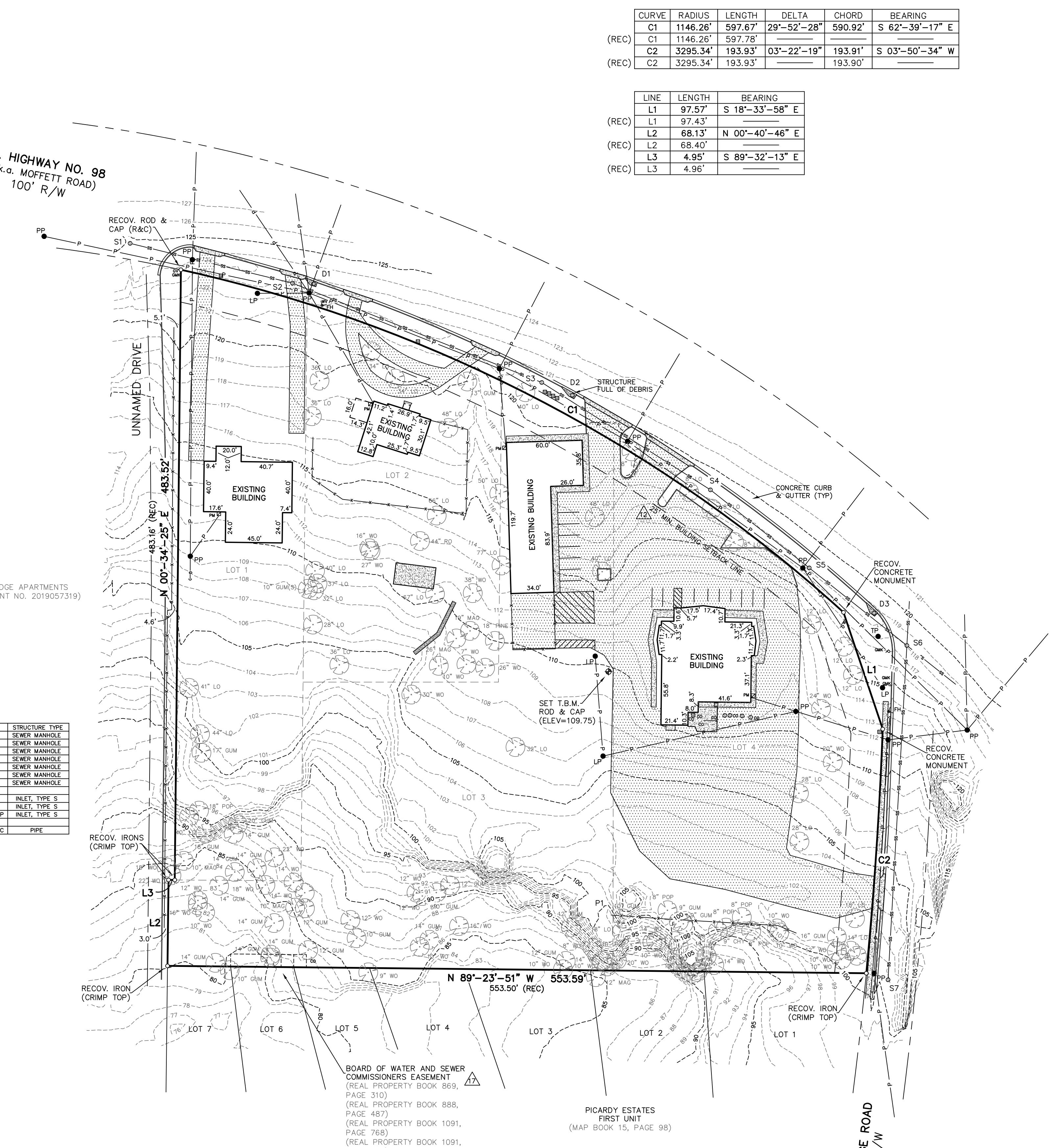
Note: According to FEMA Flood Insurance Rate Map, Community Panel No. 015007 0542 J, dated July 6, 1998, the property shown on this plat is located in Zone "X", area outside (unshaded) 500 year flood plain.

LOUIS J. NAMAN SUBDIVISION

DR. LOUIS J. NAMAN
3300 SOUTH SCHILLINGER ROAD MOBILE, AL. 36695

Harper & Garrett Engineering
a TCO Company
Consulting Engineers and Land Surveyors 722 Shelton Beach Road Saraland, Alabama 36571
PHONE (205) 675-7887 FAX (205) 675-7881

Revisions	Date	Drawn By:	Approved By:
Mark	Date	CRS/JER	J.M.G.
			B-3-374H
			File No. C:\Seal4\T4SR2W\0342100315.dwg
			Project No. MOB 03-4210-0315
Scale:			Sheet No. 1 of 1
1" = 30'			



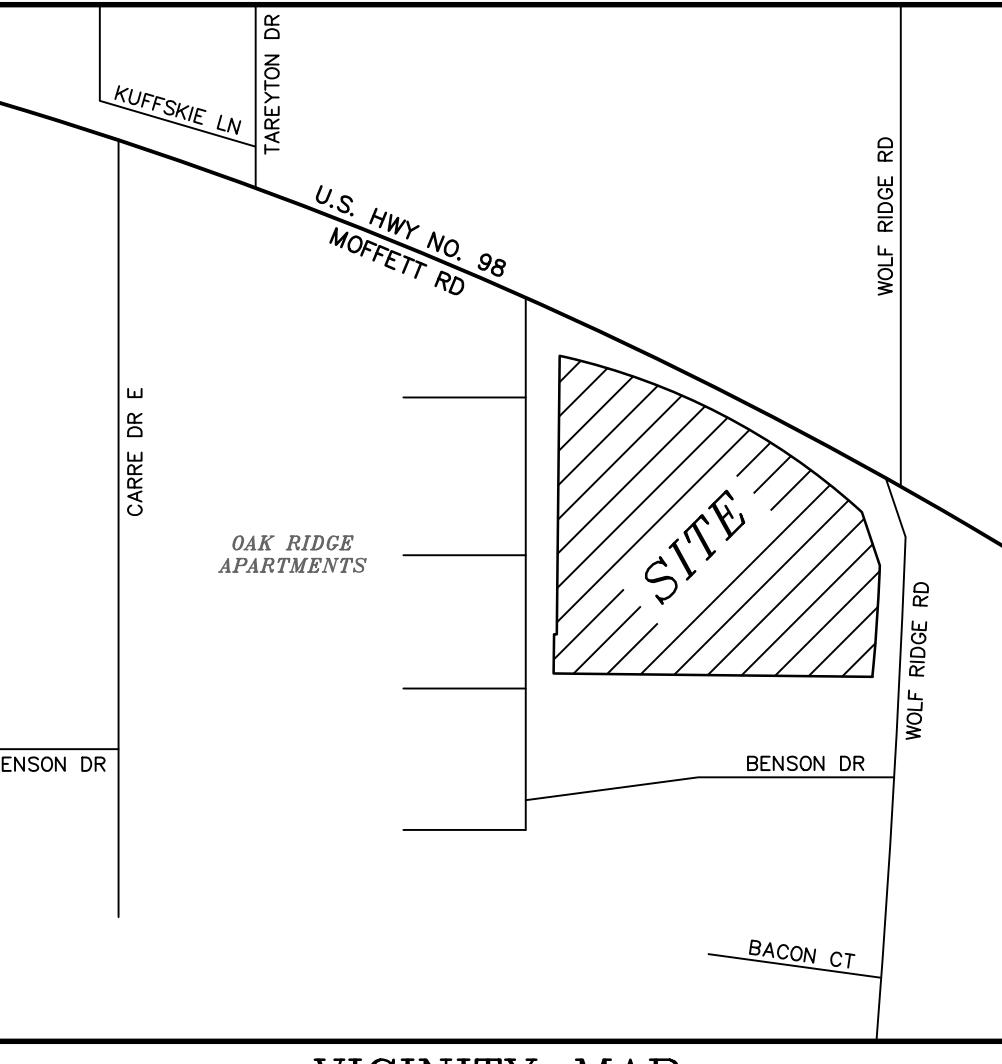
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1146.26'	597.67'	29°-52'-28"	590.92'	S 62°-39'-17" E
C1	1146.26'	597.78'	—	—	—
C2	3295.34'	193.93'	03°-22'-19"	193.91'	S 03°-50'-34" W
C2	3295.34'	193.93'	—	193.90'	—

LINE	LENGTH	BEARING
L1	97.57'	S 18°-33'-58" E
L1	97.43'	_____
L2	68.13'	N 00°-40'-46" E
L2	68.40'	_____
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				
— G —	GUY WIRE				
— — —	STORM DRAIN LINE				
(S)	SEWER MANHOLE				
(D)	STORM MANHOLE				
FH 	FIRE HYDRANT				
W	WATER METER				
G	GAS METER				
PM 	POWER METER				
	TEMPORARY BENCH MARK				
TP 	TELEPHONE PEDESTAL				
CO 	CLEANOUT				
—	SIGN				
		50	0	50	100
					

SCALE: 1" = 50'



VICINITY MAP

RAINAGE TABLE

PE/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

NOTES:

- 1.) Type of Survey: ALTA/NSPS Land Title.
- 2.) Field Date(s): April 18, 24–25, 30 & May 30, 2024.
- 3.) 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.
- 4.) All corners are set rod & cap (Rowe) unless noted otherwise.
- 5.) Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- 6.) This survey was accomplished using a combination of RTK GPS & Drone Mounted Lidar System (Matrice 300 RTK Drone with L1 Lidar Sensor).
- 7.) Elevations on this plat are referenced to NAVD 88, established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 8.) Property Owner: Louis J. Naman & Marsha Ann Naman
3300 Schillinger Road South
Mobile, AL 36695
- 9.) Property Address: 4125, 4137, 4151 & 4203 Moffett Road
Mobile, AL 36618
- 10.) Gross Land Area(s): $243,337 \pm$ SF ($5.6 \pm$ AC).
- 11.) Location of utilities serving the surveyed property are from observed evidence.

STATE OF ALABAMA)
COUNTY OF MOBILE)

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

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(b)(1), 8, 9, 11(a) and 11(b) of Table A thereof. The field work was

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

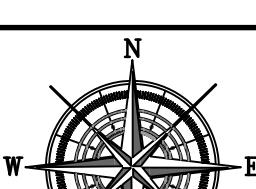
hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

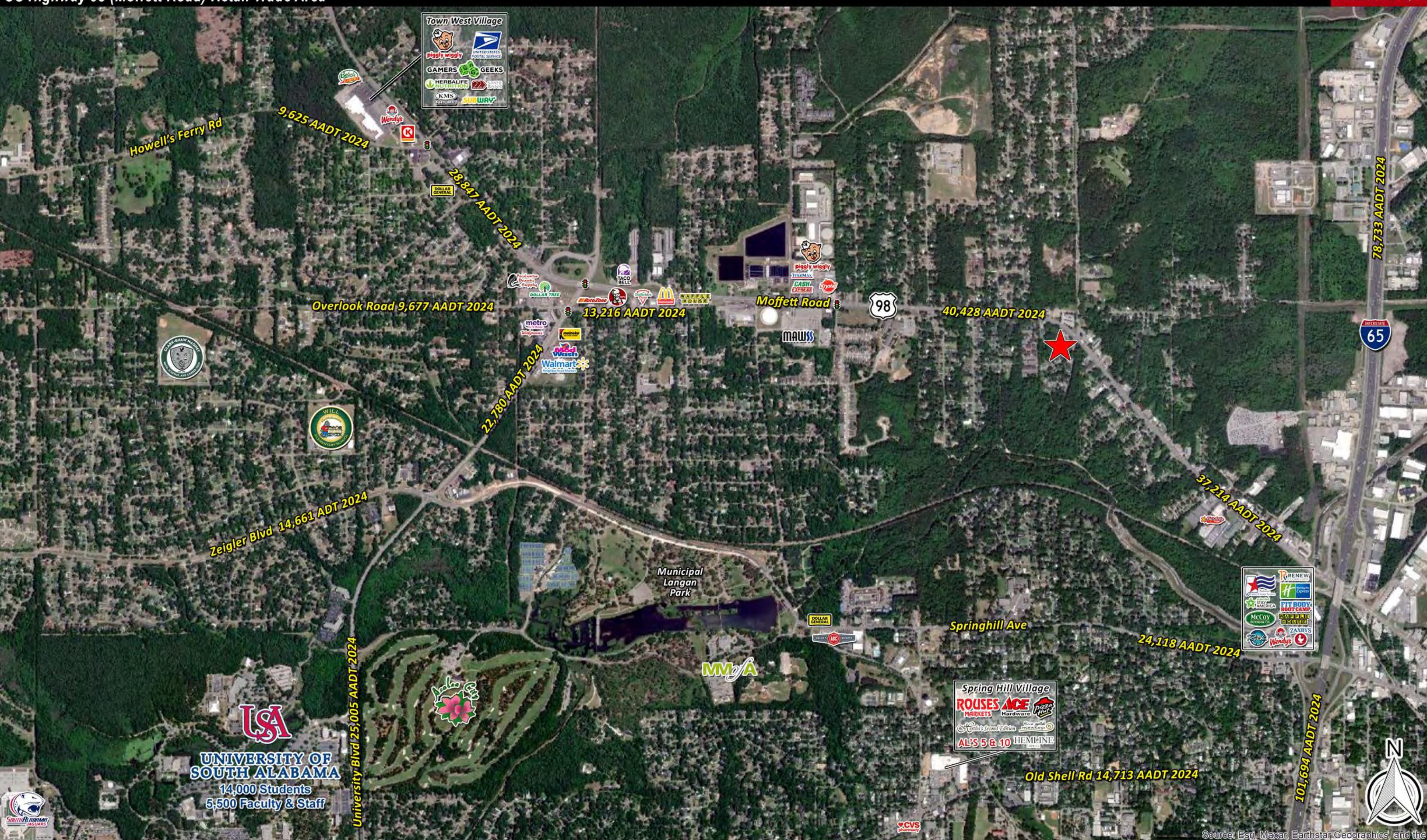
is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No.'s 01097C0532 L & 01097C0534 L, and dated June 05, 2020, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic.

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

Bill T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Instruments not valid unless

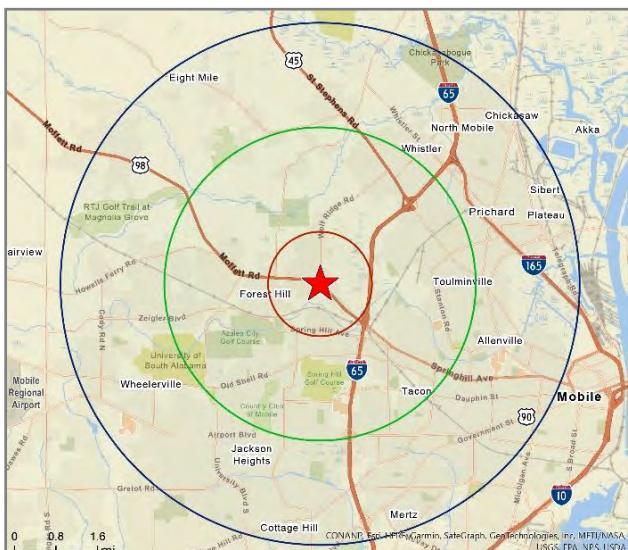
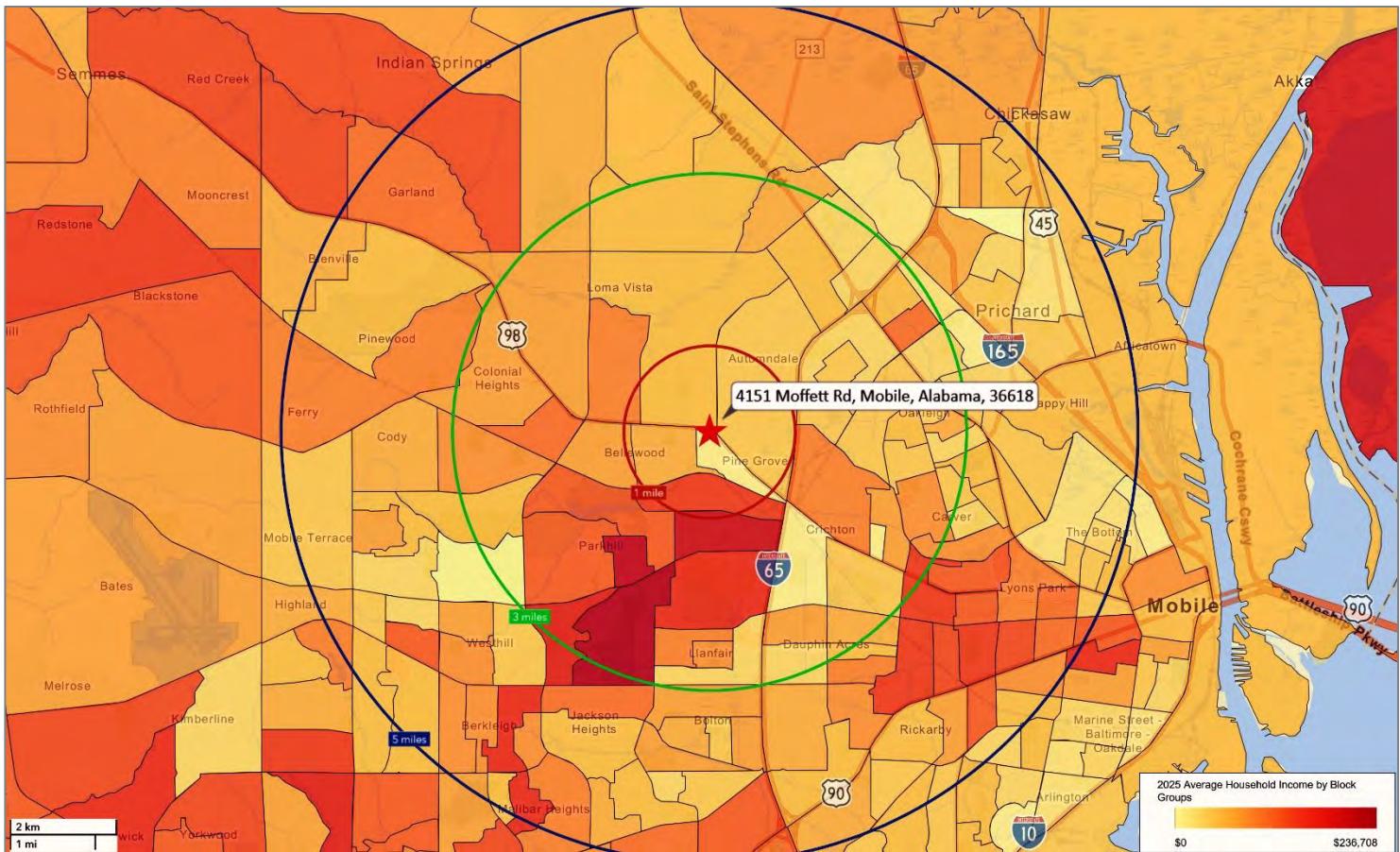
Date: 05/30/2024

REVISIONS:	ALTA/NSPS LAND TITLE SURVEY		
	<i>PREPARED FOR</i> Wawa Alabama, LLC		
	 <div style="text-align: center;"> ROWE <hr/> ENGINEERING & SURVEYING <i>CONSULTING ENGINEERS</i> </div>		
	3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693 PHONE 251-666-2766 • FAX 251-660-1040		
DRAWING: 53012-BL.dwg	JOB: 53012 FB: 2086/55,61-66,70-71 2025/2-2026/31-22	PLAT DATE: June 3, 2024	SCALE: 1" = 50'
DRAWN BY: BWL			SHEET NO. 1 OF 1



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

Site Map and Demographics



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

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