



PROPERTY BROCHURE

FOR SALE

*1341 W I-65 SERVICE RD N
MOBILE, AL 36618*

Prepared By: *Pratt Thomas, CCIM
Merrill P Thomas Co., Inc
251-367-8358
Pratt@mptco.com*



PROPERTY INFORMATION

Address: 1341 West I-65 Service Rd N, Mobile, AL 36618

Market: Mobile County

Lot Size: 11.11 Acres (1.5 ± acres are part drainage, powerline, and water/sewer easement)

Lot Sq Ft: 493,534.8 sq ft

Dimensions: 627' x 771' ±

Lot: Property is level and wooded

Traffic Count: DTC on I65 = 84,397

Frontage: 627' of Unobstructed Interstate frontage

Zoning: I – 1 (Light Industrial)

Utilities: All utilities are available

Roads/Major Intersections:

Easy access to both North & South Interstate 65!
Interstate 65 (I-65) links six of the state's 10 largest cities. The highway links together many important roadways that make commerce inside and outside of the state's boundaries possible, including I-10 near Mobile. This strategic location provides unmatched accessibility for logistics and regional commerce.

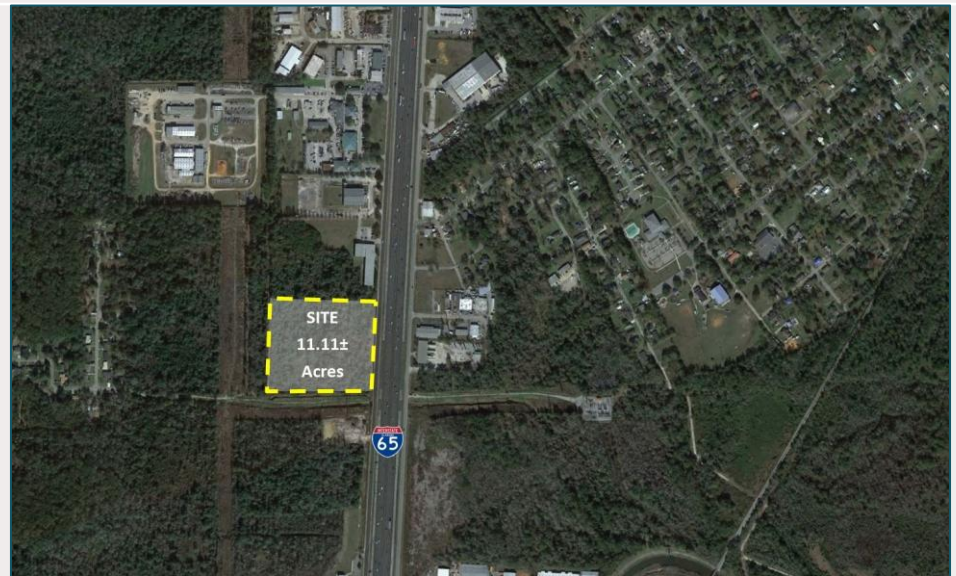
Possible Uses:

Great business opportunity in Mobile County's "Opportunity Zone" 01097003402.

- ***Build-to-suit options available!***

Warehouse and distribution center; light manufacturing and assembly; commercial storage and mini-storage; vehicle and equipment storage; flex-space and research park; or build a complex of flexible buildings that can be configured for a mix of uses.

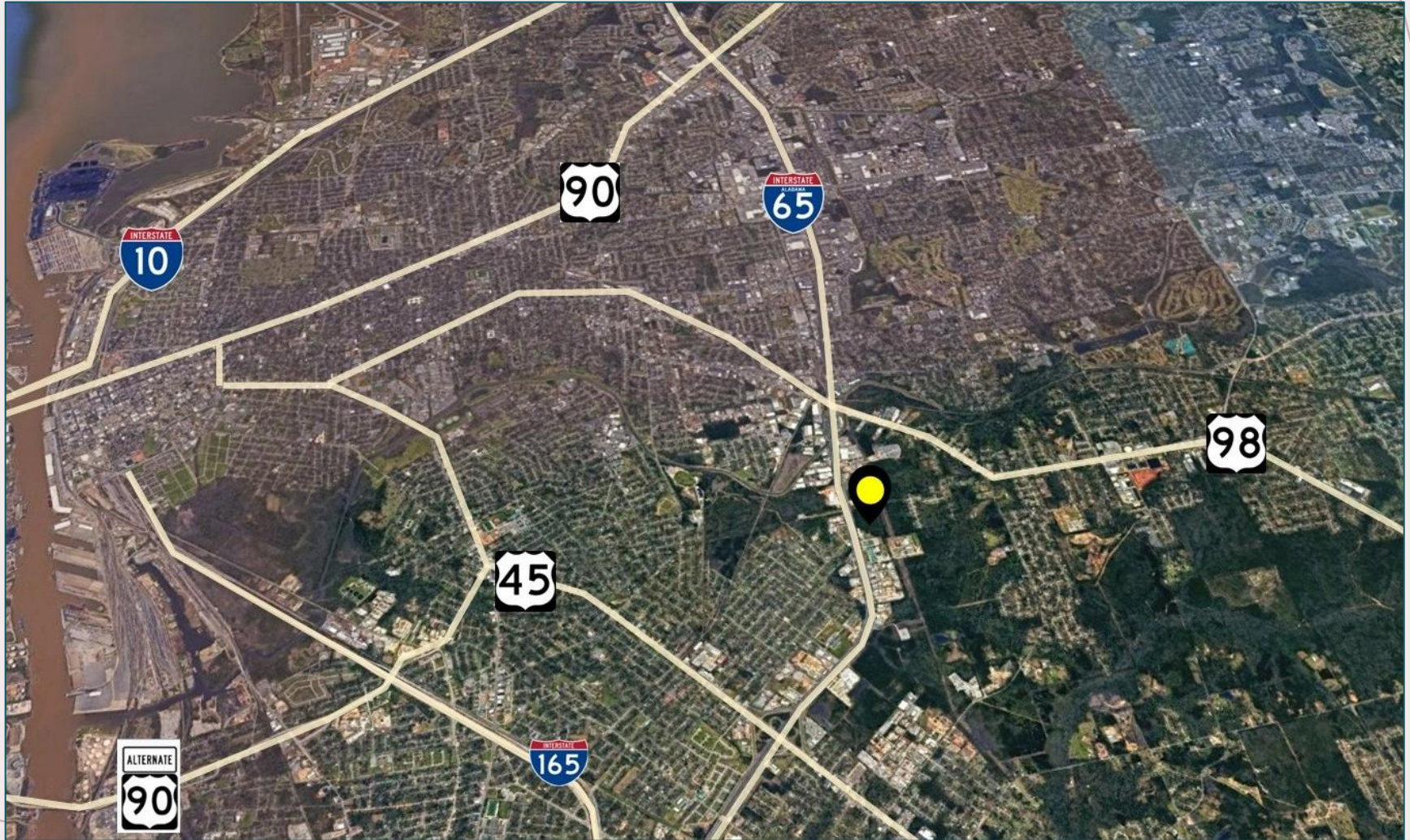
Sale Price
\$558,000



AERIAL VIEWS



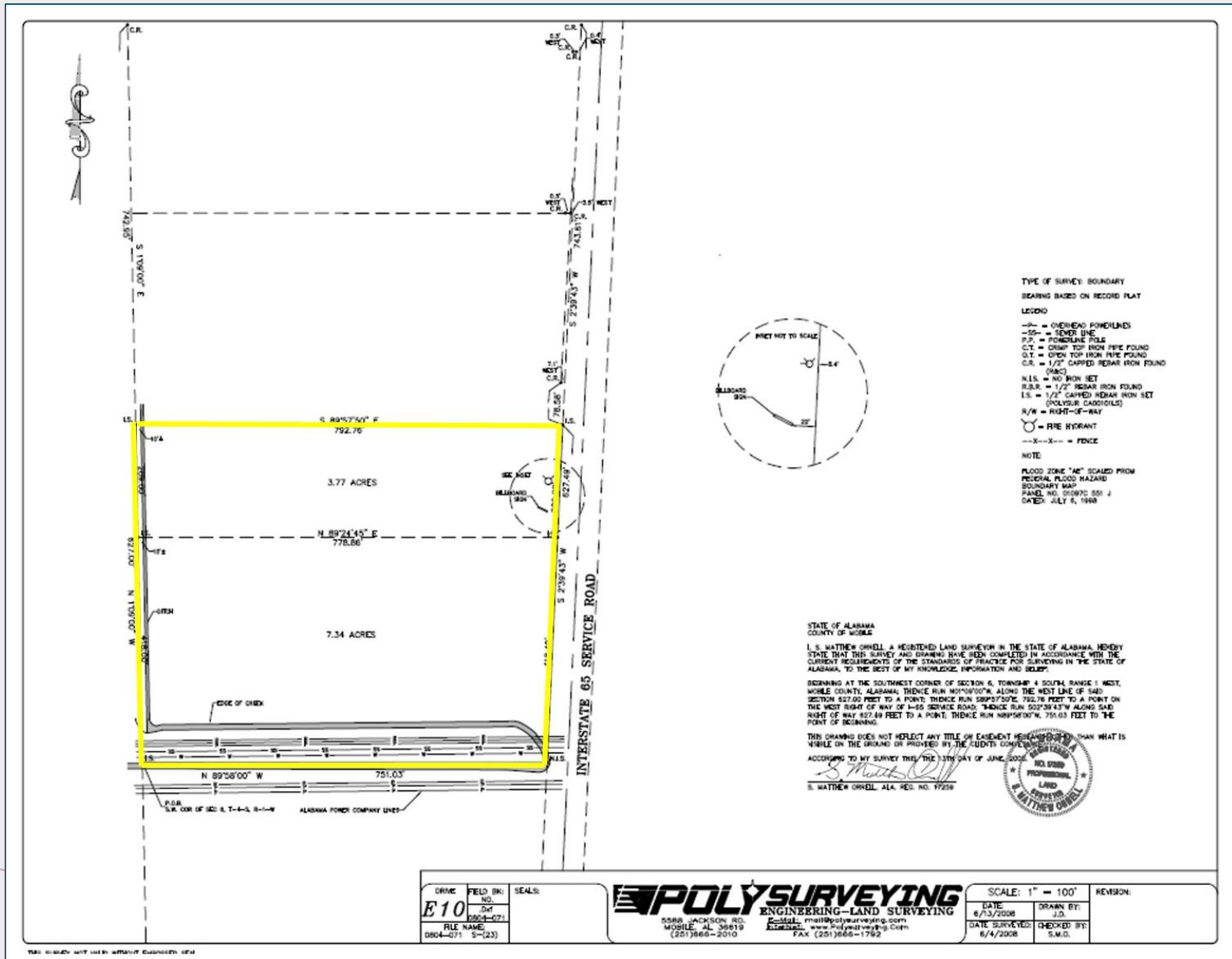
PROXIMITY MAP



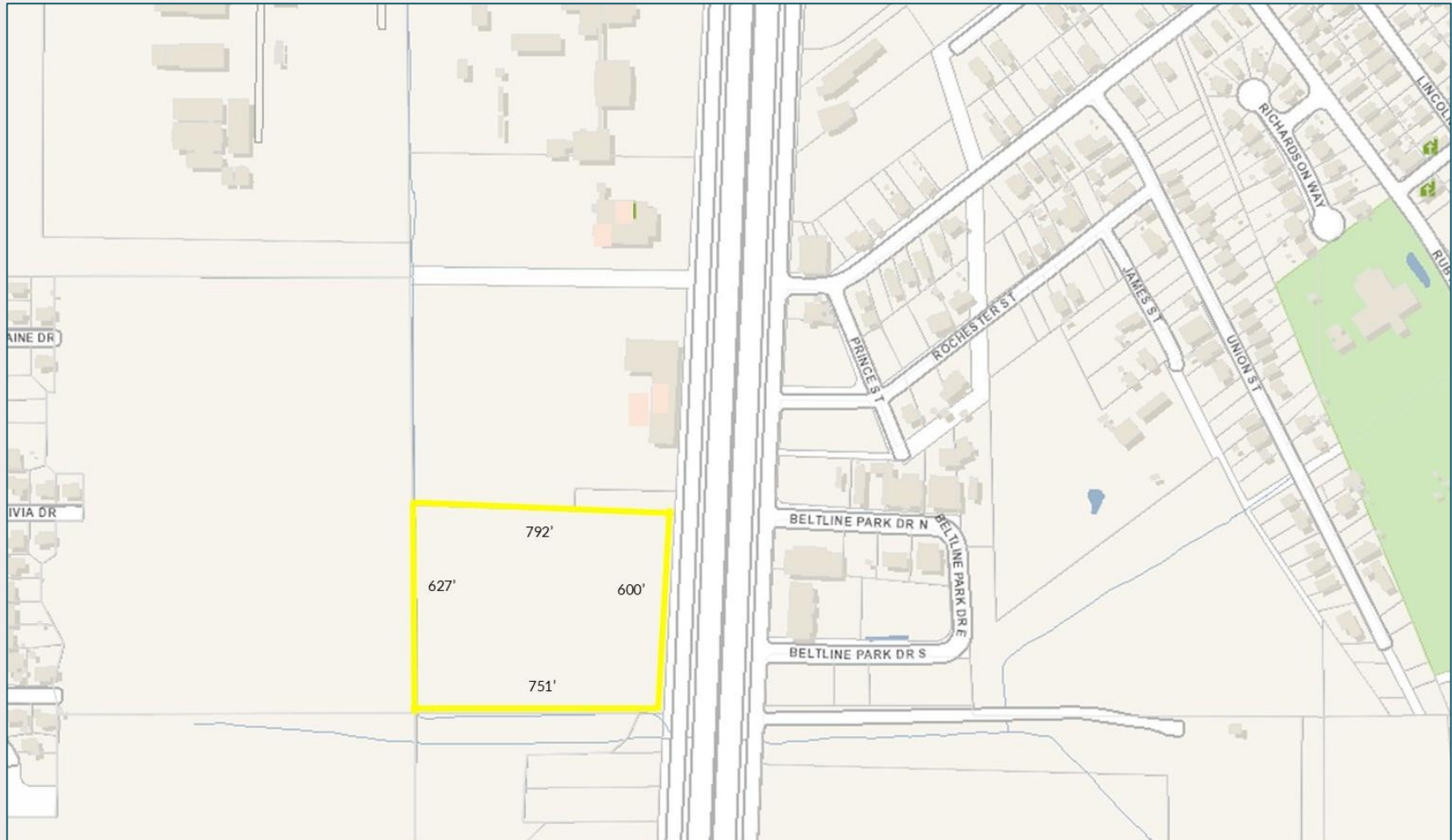
VICINITY MAP



SURVEY



LOT DIMENSIONS

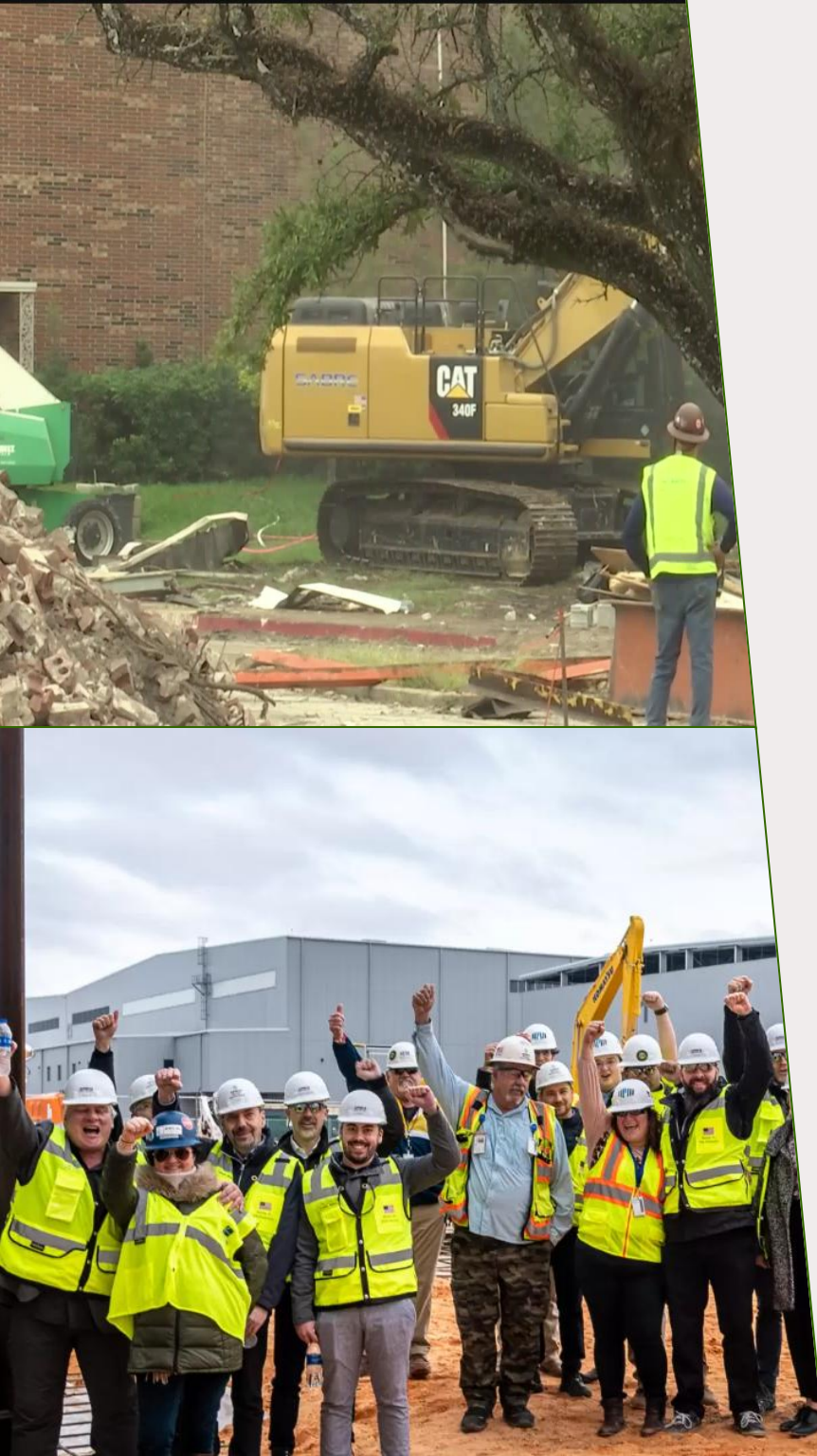


MOBILE COUNTY MARKET OVERVIEW

We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project is at the halfway point (September 5th, 2025) in the construction of the new 250,000 square foot facility, which is set to open its doors in December of 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





CONTACT INFORMATION



*Pratt Thomas, CCIM
President
Merrill P Thomas Co., Inc
Cell: 251-367-8358
Off: 251-476-0808
Pratt@mptco.com*



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