



## *PROPERTY BROCHURE*

*"FOR SALE" OR "FOR LEASE"*

*1327 & 1325  
SPRINGHILL AVE  
MOBILE, AL*

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# INTRODUCTION TO THE TEAM

In 1977, Merrill began his career in real estate, involved in the leasing of retail projects, traveling throughout six Southeastern states. In 1992, he founded *Merrill P Thomas Company, Inc.*, a commercial real estate development, brokerage company, and property management company now celebrating their "33<sup>rd</sup> Year Anniversary". Merrill has developed an award-winning team that assists clients in purchasing, selling, developing, and leasing shopping centers, freestanding retail buildings, office, industrial warehouses, distribution centers, residential homes, multi-family properties, and as well as property management services. The Team members are deeply committed to the community and hold Board and member positions on numerous State, City and local boards. *MPTCO* prides itself on integrity, performance, transparency and a long-standing reputation as a recognized leader in commercial real estate brokerage, development, and property management. The company was honored with the "2024 Mobile Chamber of Commerce Small Business Award" and has won the Lagniappe People's Choice Award for "Best Commercial Real Estate Company" in Mobile and Baldwin counties in 2022, 2023, 2024 and 2025!

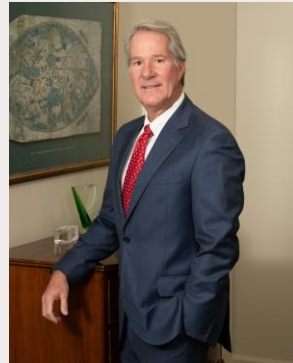
## Executive Management Team



Pratt Thomas  
*President*

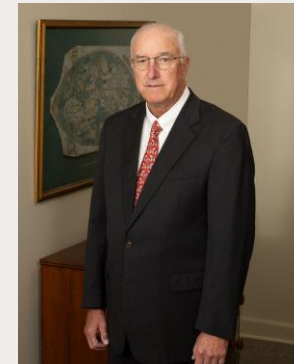


Merrill Thomas  
*Founder*



Mike Reid  
*Dir of Brokerage*

## Brokerage Team



John Delchamps  
*Associate Broker*



Brett R West  
*Sales Agent*

## PROPERTY INFORMATION

**Address:** 1327 & 1325 Springhill Ave, Mobile, AL 36604

**Market:** Mobile, City and County

**Total Bldg:** 2,951 square feet

**Stories:** 2- Story

**Lot Size:** 16,185 SF / 0.37 acres

**Frontage:** 105' on Springhill Ave.

**Traffic Count:** AADT: 14,680

**Parking:** On-Site parking: 4 private 8 + open spaces

**Zoning:** B-1: Buffer Business

**Rooms:** 7 Rooms, One Kitchen, 2.5 Restrooms

**Utilities:** All utilities are available

**Premium Office Space - 2,951 SF | Springhill Avenue, Minutes from Downtown Mobile**

Completely renovated historic office building featuring:

- 5 private offices
- Kitchen,
- 1.5 bathrooms downstairs
- 3 additional rooms and full bath upstairs.
- Stunning hardwood floors
- High ceilings, and elegant trim throughout.

**2022 Renovations Include:** Kitchen, bathrooms (ADA-compliant), lighting, interior/exterior paint, landscaping, rear parking pad, accessible deck with ramp, and privacy fencing.

**Prime Location:** High-visibility Springhill Avenue location with 14,680 daily traffic count. Surrounded by professional offices and retail in midtown Mobile's sought-after commercial corridor.

**Perfect for:** Legal, accounting, medical, real estate, financial planning, and other professional services.

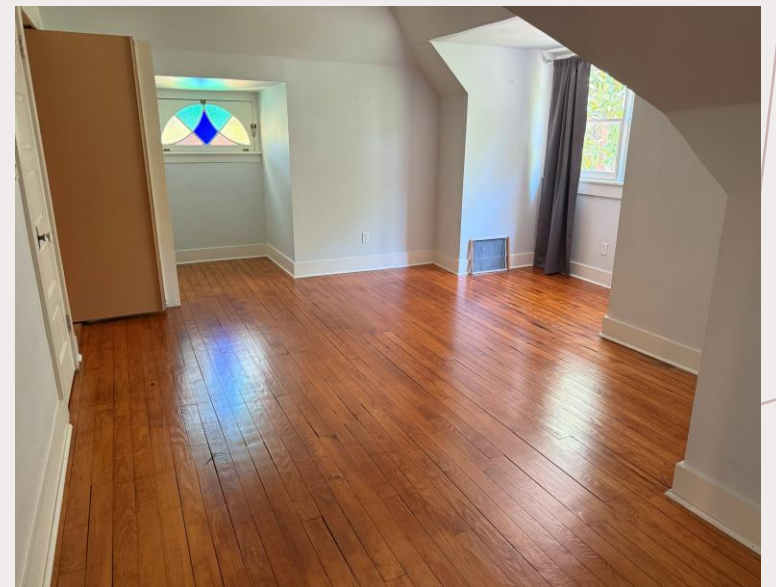
**Features:** Ample parking in the adjacent gravel lot, ADA accessibility, historic charm with modern amenities.

Contact us to schedule your showing today.

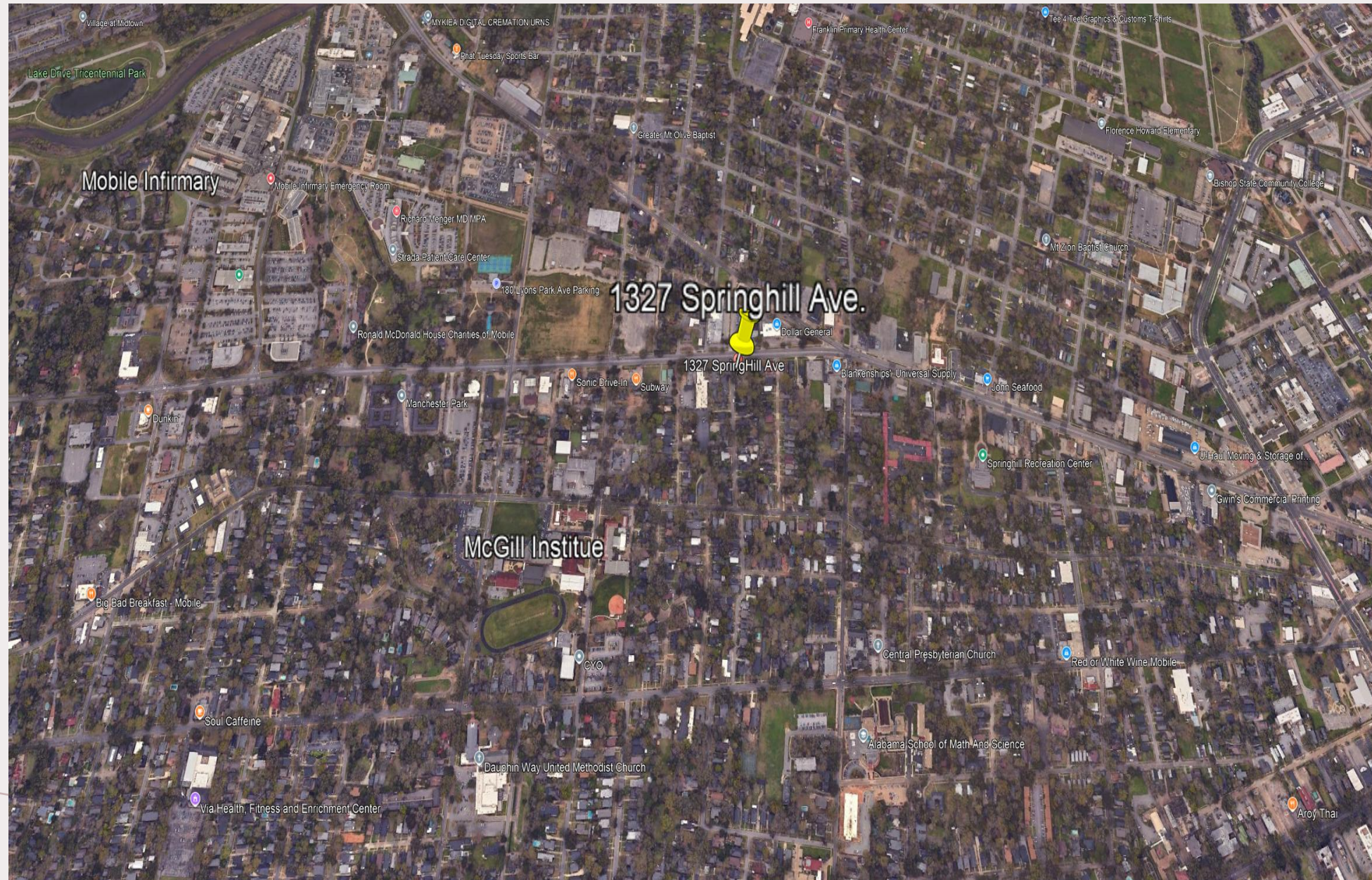
***For Sale: \$425,000***

***For Lease: \$2,600 / month***

## *EXTERIOR & INTERIOR*



# VICINITY MAP



# MOBILE 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 has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 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.





*THANK YOU FOR YOUR CONSIDERATION!*



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