

FOR SALE

9723 Airport Boulevard, Mobile, AL 36608

**4.69 Acres with 370' Frontage on Airport Blvd,  
Just East of Snow**

Pratt Thomas, CCIM  
Pratt@MerrillPThomasCo.com  
Cell: 251-367-8358  
Off: 251-476-0808  
3280 Dauphin Street  
Suite C 104  
Mobile, AL 36606

MerrillPThomasCo.com

The information given herewith  
is obtained from sources the  
agent considers reliable, however, agent is not  
responsible for misstatements of facts, errors,  
or omissions. Purchaser must satisfy self of  
accuracy of any statement or projection. All  
figures are approximate.

### Property Description

## 4.69 Acres Available on Airport Blvd, just East of Snow Road

365' of frontage on Airport Boulevard at the intersection of Snow Road. Five lots have already sold. Airport 1 Self Storage, a 450-unit climate controlled self storage facility, Phase II has been completed, and a 7,500± SF medical building have recently been completed.

Strong demographics, good exposure, and high traffic counts, with full access to East and West bound traffic in a growing West Mobile community. Trade area includes areas in Mississippi as well.

- \* No Zoning!
- \* Daily Traffic Count - 19,310
- \* Seller is willing to re-subdivide available lots and will build to suit.
- \* Property shares a common detention area.
- \* Owners are licensed Alabama real estate brokers.

### At A Glance

9723 Airport Blvd,  
Mobile, AL 36608



Size - 4.69 Acres  
Sq Ft - 204,296  
Will Subdivide

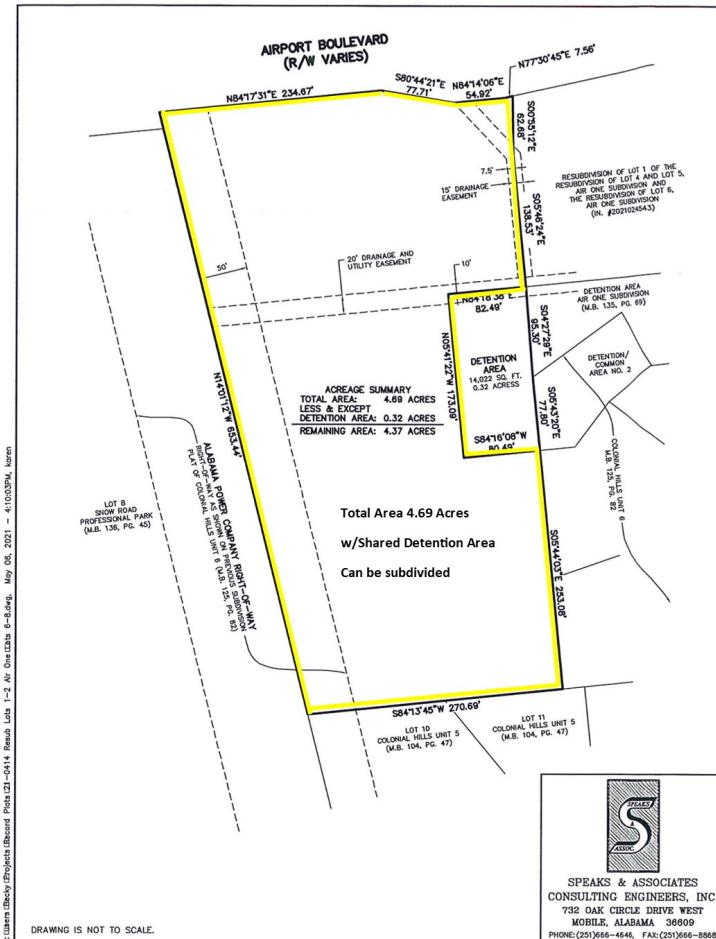


Sale Price - \$1,480,000

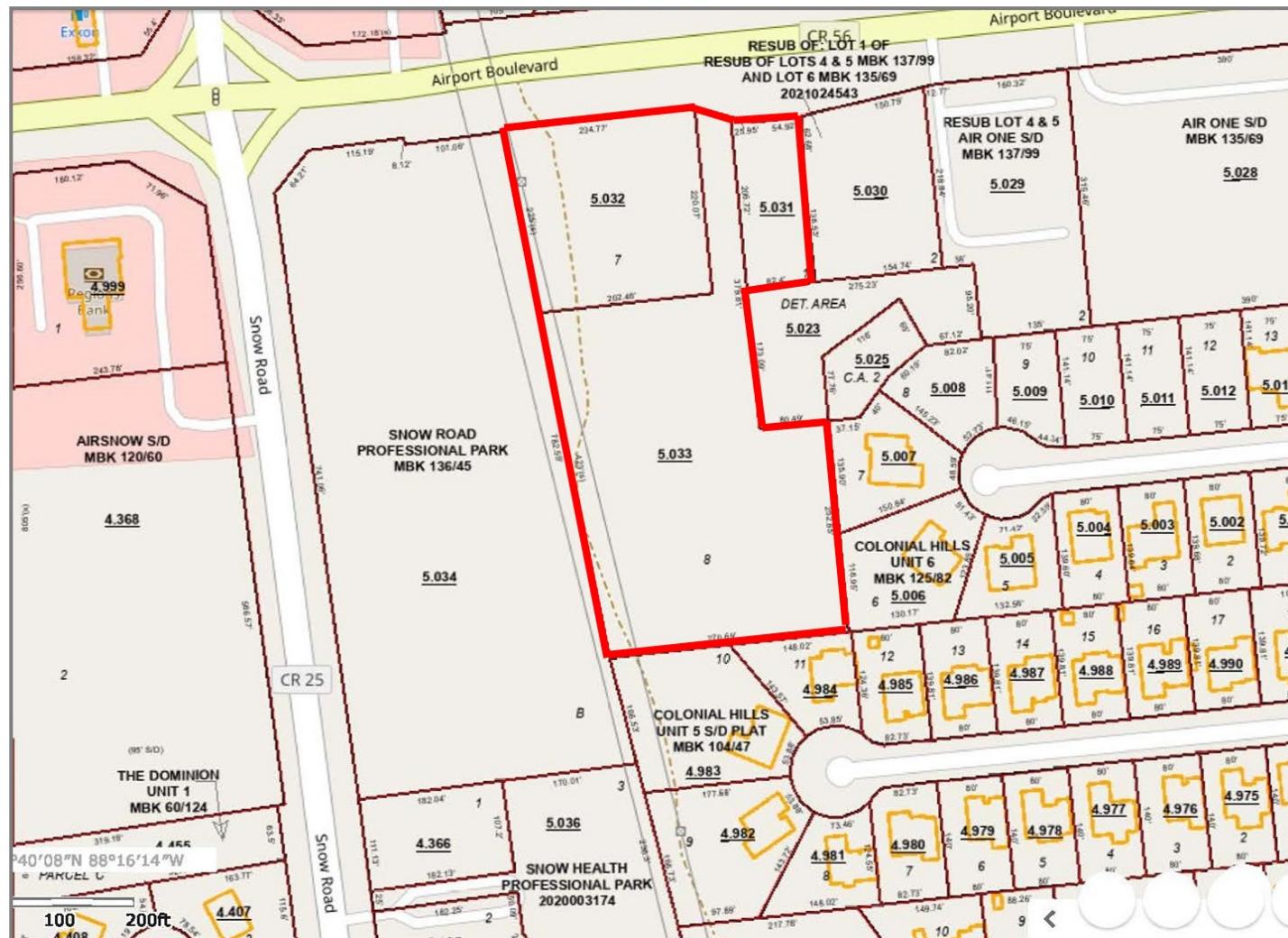


Visibility - 370' Frontage  
Excellent Visibility

# Property Survey



## Tax Plat



## Lot Dimensions



## Demographics 2022

