



PROPERTY BROCHURE

"LAND FOR SALE"

*7099 OLD SHELL RD
MOBILE, AL, 36608*

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PROPERTY INFORMATION

Address: 7099 Old Shell Rd. Mobile, AL 36608

Market: Mobile County

Lot Size: 3.27 Acres

Traffic Count: 23,232 VPD along Old Shell Rd and 13,343 VPD along Cody Rd

Frontage: 675' Frontage on Old Shell and 375' Frontage on Cody Rd

Zoning: R-1

Utilities: All utilities are available

Roads/Major Intersections:

Located at hard corner of highly traveled intersection of Old Shell Rd and Cody Rd in the heart of West Mobile, the property offers excellent visibility and convenient access to Airport Boulevard, Schillinger Road, and the University of South Alabama. The site is surrounded by strong residential growth, established retail, restaurants, and other commercial development.

Possible Uses:

Ideal for a service station, strip center, restaurant, or a variety of other retail uses.

Detailed Property Description:

- *Prime commercial location at intersection of highly traveled Old Shell Rd and Cody Rd
- *Convenient access to Airport Blvd (0.39 miles), Schillinger Rd (1.05 miles), and the University of South Alabama (1.05 miles)
- *Situated in a rapidly growing West Mobile commercial corridor
- *Surrounded by established residential neighborhoods, retail, restaurants, and service-oriented businesses
- *Strong demographics and daytime population support a variety of commercial uses
- *Excellent visibility and accessibility with steady daily traffic counts
- *Located near major national retailers, restaurants, and expanding commercial development
- *Flat, cleared site with strong development potential in a highly desirable area of Mobile
- *University of South Alabama**
 - Freshman enrollment has increased more than 30% over the past three years
 - Benefiting from a \$400 million capital campaign supporting future campus expansion and investment
 - University economic impact exceeds \$3 billion annually
 - Approximately 14,000 students

Sale Price: \$1,300,000

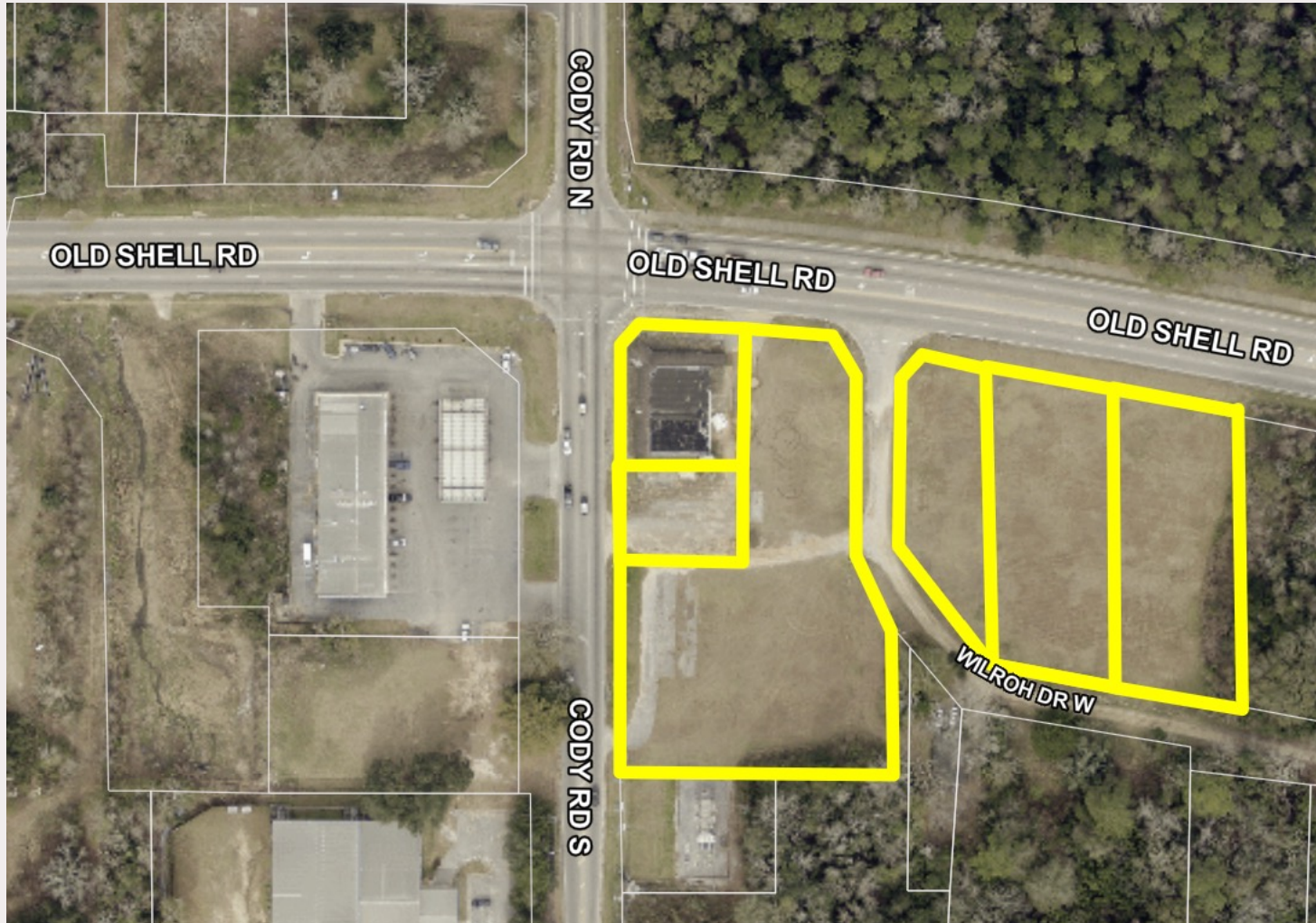
VICINITY MAP



PROPERTY PHOTOS



SITE LAYOUT



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.



DEMOGRAPHICS



POPULATION

	1 Mile	3 Mile	5 Mile
2020 Population	6,077	51,121	131,498
2025 Population	6,092	50,523	129,862
2020 - 2025 Annual Growth Rate	0.05%	-0.22%	-0.24%
2025 Median Age	33.0	34.7	36.7



INCOME

	1 Mile	3 Mile	5 Mile
2025 Average Household Income	\$54,468	\$76,232	\$85,803
2025 Median Household Income	\$46,732	\$56,050	\$62,714



HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2020 Households	2,591	20,891	53,249
2025 Households	2,727	21,492	54,849
2020 - 2025 Annual Growth Rate	0.98%	0.54%	0.57%
2025 Average Household Size	2.20	2.24	2.31
% Owner Occupied	38.4%	53.1%	58.9%
% Renter Occupied	61.6%	46.9%	41.1%



CONTACT INFORMATION



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