

# FOR SALE

1.81 AC DEVELOPEMENT  
PARCEL WITH I-65 VISIBILITY

3250 Airport Boulevard | Mobile



**SPRINGDALE**

- SHOE STATION
- sam's club
- Marshalls
- ULTA
- WORLD MARKET
- burkes OUTLET
- five BELOW
- CRUNCH

**LOWE'S**

**verizon**

**SITE**

E I-65 SERVICE RD S

**5,879 CPD (2024)**

**97,593 CPD (2024)**



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**CRE  
MOBILE**  
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# FOR SALE

3250 Airport Boulevard, Mobile, AL



## PROPERTY SIZE

1.81± AC Parcel



## ZONING

B-3: Community Business



## PRIME LOCATION

Outparcel to Springdale Mall, a Sam's Club anchored retail center



## VISIBILITY

Visibility to more than 138,000 cars per days via I-65, Airport Boulevard and I-65 Service Road S.



## ACCESS

Excellent access from I-65, Airport Blvd, Dauphin St, Springdale Blv. and I-65 Service Rd S



## SALES PRICE

\$1,990,000

## VIEW TOWARDS SOUTH



## VIEW TOWARDS NORTH



## Abundant Parking

Abundant parking with cross-access easement with Springdale Mall



## Nearby Colleges

Over 22,000 enrolled college students in the surrounding area of Mobile County.



## Surrounding Retail

Surrounded by national retailers including:

- Sam's Club
- Lowes
- Walmart
- Target
- Ulta
- Belk
- World Market
- Aldi

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## Excellent Access

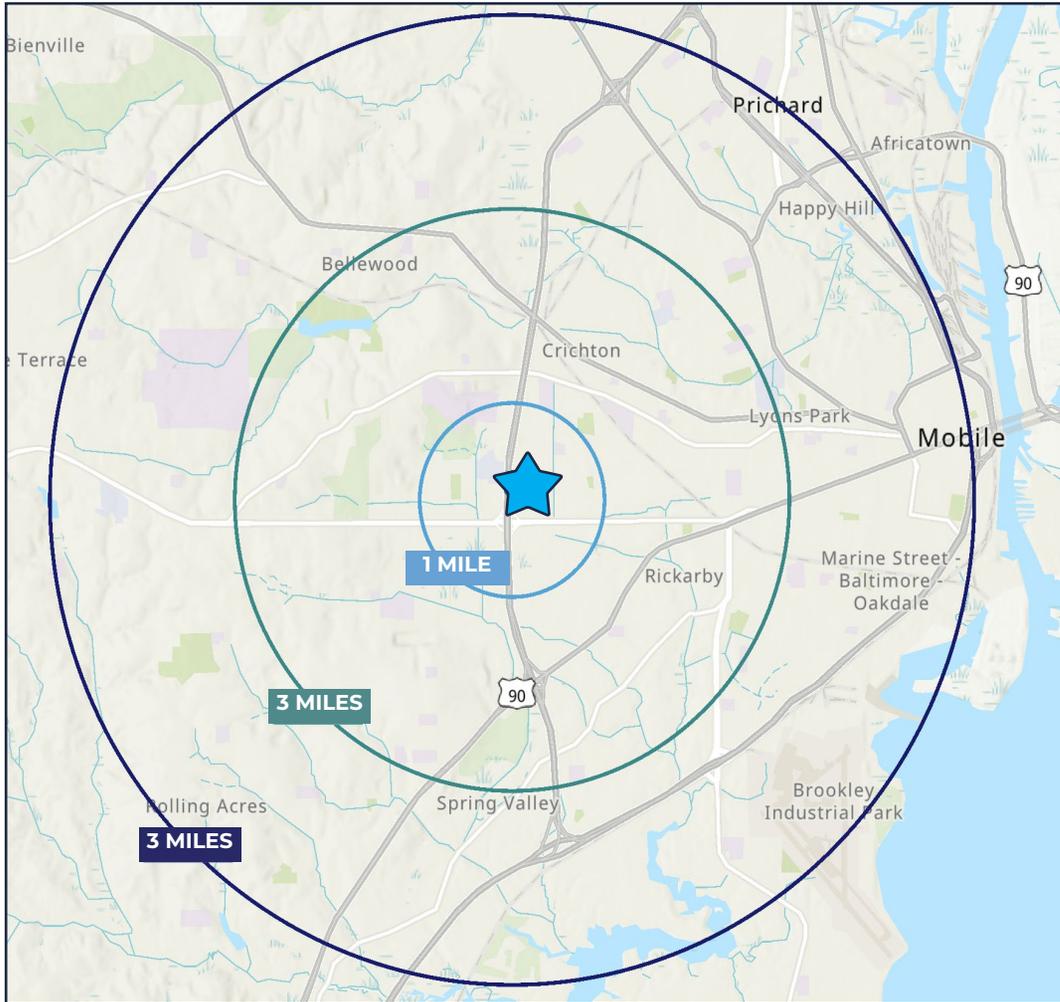
Access from I-65 from 2 exits, Airport Boulevard and Dauphin Street and multiple access points from I-65 Service Road.



## Surrounding Retail

Surrounded by retail including Springdale Mall and Shoppes of Bel Air.

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## DEMOGRAPHICS

| 2025                      | 1-MILE | 3-MILE | 5-MILE  |
|---------------------------|--------|--------|---------|
| <b>POPULATION</b>         | 7,835  | 67,666 | 160,952 |
| <b>DAYTIME POPULATION</b> | 21,959 | 96,914 | 195,064 |
| <b># OF BUSINESSES</b>    | 980    | 4,140  | 7,396   |

Source: ESRI, 2026

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