



Schillinger Road

2.25 +/- Acres of Land For Sale - \$1,225,000

Schillinger Road, Semmes, Alabama 36575 – 30.735715, -88.226654
Parcel Number: R022407360000026.002, PIN: 12300584

Disclaimer

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PROPERTY OVERVIEW

- Pricing: \$1,225,000
- Total Land Area: 2.25 +/- Acres
- Ownership Type: Fee Simple
- Commercial Frontage on Schillinger Road Which Sees Over 25,000+ VPD
- Located Adjacent to Several New Construction Projects Including: Publix Supermarket (With Retail Outparcels), Wawa, Single-Family Residential Development, Multi-Family Development
- Great Location in fast-growing suburb of Mobile

Herrington Realty is pleased to present an exclusive opportunity to purchase 2.25 ± acres of land in Semmes, Alabama (West Mobile), listed at \$1,225,000. This property offers direct frontage on Schillinger Road, which sees over 25,000+ vehicles per day, ensuring excellent visibility and access for future commercial development. The property is surrounded by new construction projects including; Publix Supermarket, Wawa, Single Family Residential Development, Multi Family Residential Development and several retail outparcels.

Semmes, Alabama is a fast-growing suburb of Mobile experiencing a surge in residential development and retail demand. Positioned along the heavily trafficked Moffett Road corridor, Semmes offers a strategic location for retail expansion, with increasing household growth, underserved commercial areas, and strong demand for essential services like grocery, dining, and healthcare. Ongoing infrastructure improvements and favorable demographics further enhance the area's appeal for retail investment and long-term value creation.



LOT 3
SEMME'S LANDING
INSTRUMENT 2024016498
THE BOARD OF SCHOOL COMMISSIONS OF MOBILE COUNTY
P.O. BOX 180069
MOBILE, AL 36618

FOUND CAPPED REBAR
STAMPED (POLYSUR)

FOUND CAPPED REBAR
STAMPED (POLYSUR)

N 00°00'21" E
223.71' (M)
223.66' (P)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°22'19" E	3.28'
L2	S 00°26'43" E	7.78'

**LOT 2
SEMME'S LANDING
INSTRUMENT 2024016498
THE BOARD OF SCHOOL COMMISSIONS OF MOBILE COUNTY
P.O. BOX 180069
MOBILE, AL 36618
98,122 Sq. Feet±
2.25 Acres±**

**NO STRUCTURES ON
SITE AT THE TIME OF SURVEY**

S 89°41'16" E
440.16' (M)
440.20' (P)

474.27' (M&P)
S 90°00'00" W

348.04' (M)
348.98' (P)

LOT 1
SEMME'S LANDING
INSTRUMENT 2024016498
THE BOARD OF SCHOOL COMMISSIONS OF MOBILE COUNTY
P.O. BOX 180069
MOBILE, AL 36618

FOUND CAPPED REBAR
STAMPED (GSA)

FOUND CONCRETE
MONUMENT

FOUND CONCRETE
MONUMENT

FOUND CONCRETE
MONUMENT

FOUND CAPPED REBAR
STAMPED (POLYSUR)

S 14°18'46" W
41.61' (M)
41.66' (P)

S 00°15'37" W
85.05' (M)
84.92' (P)

S 27°41'57" E
95.97' (P)

K PER
24016498

24" RCP

18" RCP

18" RCP

24" RCP

SCHILLINGER ROAD
(RIGHT OF WAY VARIES)

STORM
TOP EL
FL IN:1
FL OUT

STORM
TOP EL
FL IN:
FL OUT

STORM
TOP EL
FL IN:1
FL OUT

STORM
TOP EL
FL IN:1
FL OUT

Property Photos



Property Photos



Publix

Wawa

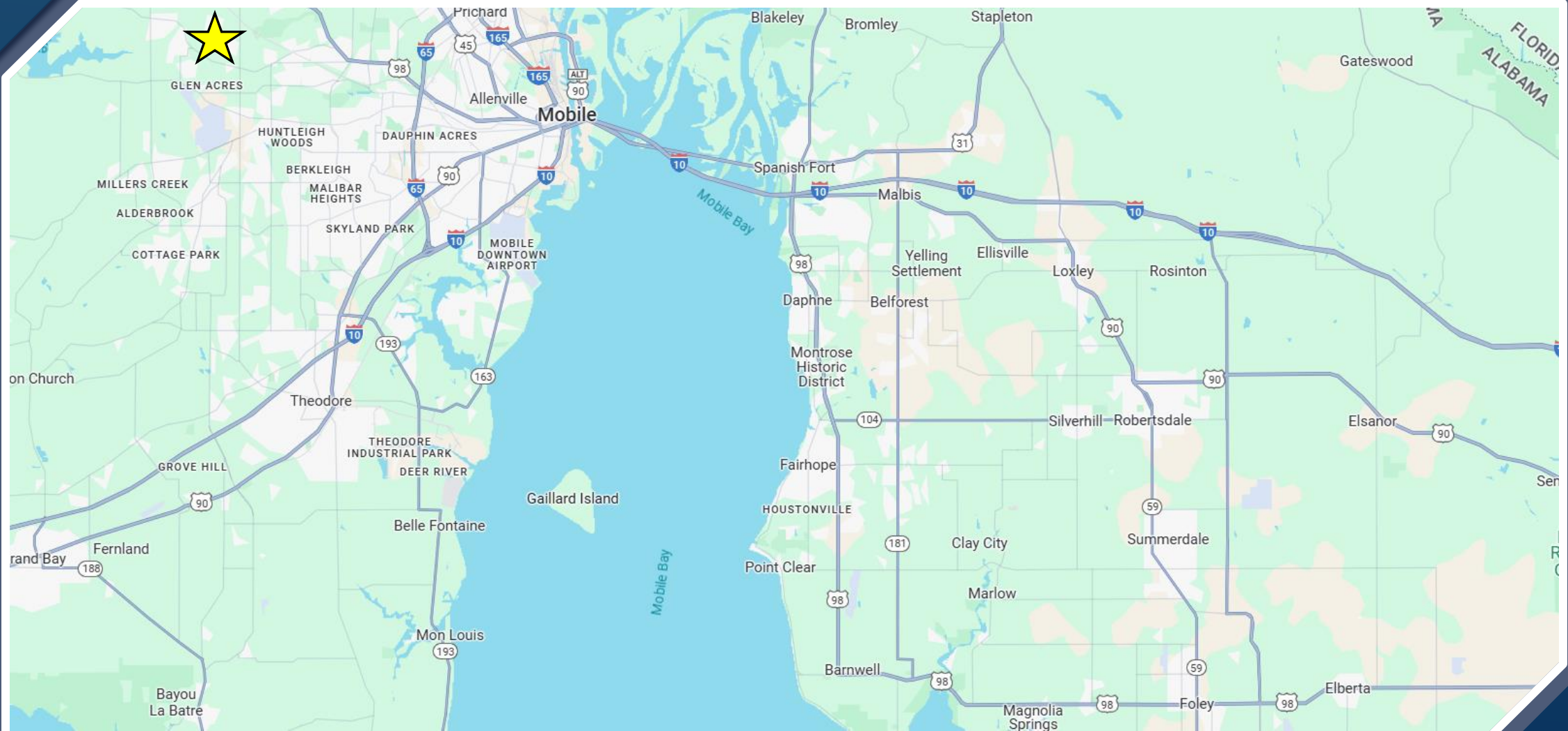
New Construction
Retail Outparcels

Schillinger Road
25,000+ VPD

Property Photos



Property Location



Semmes, Alabama

Semmes, Alabama, is emerging as a growing retail hub within Mobile County. As the westernmost municipality in the greater Mobile area, Semmes benefits from steady residential growth, increased traffic along major corridors and its strategic location near expanding suburban communities. This growth is driving demand for essential retail services, including grocery, dining, convenience, and healthcare-related retail. Retailers are increasingly drawn to Semmes due to its underserved market conditions, favorable demographics, and rising household formation, which together create strong potential for both local-serving and regional retail development.

The retail real estate market in Semmes is bolstered by a community-oriented atmosphere and expanding suburban housing developments. These trends are fueling the need for new neighborhood shopping centers and freestanding retail space to serve the growing population. This environment presents opportunities for investors and developers focused on necessity-based retail, quick-service restaurants, and service-oriented tenants.

In terms of economic development, Semmes has seen increased municipal investment in infrastructure and community services, including roadway improvements and utility expansions that support future commercial growth. As one of the fastest-growing areas in west Mobile County, Semmes is poised to continue its upward trajectory. These developments not only enhance quality of life for residents but also improve the area's attractiveness for retailers seeking to expand into stable, high-traffic suburban markets.

Semmes' strategic position, improving accessibility, and increasing consumer demand make it an appealing location for long-term retail real estate investment.