

Receiver REO Sale

Value Add - 56.6% Occupancy

Shadow Anchor
662,500 Visits



Shadow Anchor



Shadow Anchor
307,900 Visits



Mobile Festival Centre
1.9 Million Visits
Placer.ai



Mobile Festival Centre

3725 Airport Blvd, Mobile, AL 36608

FOR SALE: CONFIDENTIAL OFFERING MEMORANDUM

© 2026 Transwestern | Confidential & Proprietary | All Rights Reserved

Airport Boulevard



62,803 VPD



Transwestern



01. Executive Summary

North View

Receiver Sale: Investment Executive Summary

Transwestern's Southeast Investment Sales Team is pleased to exclusively present Mobile Festival Centre, a 385,775 SF retail center in Mobile, Alabama.

Value-Add Investment Opportunity: Stability of 6.4 YR WALT with Upside

- 167,334 SF upside leasing opportunity, 56.6% leased with strong existing income.
- **154% NOI Upside:** Well capitalized new owner convert demand for vacancy to occupancy.

Impressive Anchor Draw

- Academy Sports, America's Thrift Store, Guitar Center, and Salons by JC.
- Shadow-anchored by the Home Depot.

Destination Retail Market Position with Expanded Trade Area via I-65

- Mobile Festival Centre occupies a premier position at the I-65/Airport Boulevard interchange.
- Market validated by major retailers such as Walmart and Costco.

Redevelopment Opportunity - Covered Land Play Optionality

- Land bank for strategic redevelopment of portions of the vast 44.42-acre site with potential multifamily apartments, self-storage, industrial, or upgraded retail uses.



CLICK HERE FOR DRONE VIDEO



**SOUTHEAST
INVESTMENT
SALES TEAM**



Property Address

3725 Airport Blvd Mobile, AL 36608



In-Place NOI

\$1,447,972

WALT

6.4 Years



Projected Stabilized NOI

\$3,683,509

154% Upside vs In-Place NOI



Total Building Size

385,775 SF



Lot Size

44.42 AC



Occupancy - Upside

56.6%



Year Built

1986-1987

Roof is in Good Condition!



Exceptional Parking Count

2,556 Spaces - 6.63/1,000

Best in Market

Established Destination Retail Market in Mobile MSA

Major retailers validate the West Mobile Submarket as a prime retail location.

SOUTHEAST
INVESTMENT
SALES TEAM



Investment Highlights

SOUTHEAST
INVESTMENT
SALES TEAM



Reposition or Redevelop Land Play Opportunity

Large and versatile 44.42-acre site, with strategic large pockets of vacancy, allows a covered land play redevelopment opportunity, and/or sell off portion of center and spike returns by lowering basis. Well-capitalized investor has ability to command immediate leasing upside once out of Receivership.



Core of Destination Retail Market Location

Ideally situated at a high-profile location within the center of Mobile's established retail market validated by Costco, Walmart & Home Depot.



Exceptional 6.4 Year WALT

- Academy Sports + Outdoors (84,464 SF) - Extended for 5 years.
- Accel Academy - 9.9 years remaining on Lease.



Exceptional Expressway Access for Trade Area

- High-profile I-65 / Airport Boulevard interchange provides access to an expanded trade area, drawing customers from across Mobile.
- West Mobile is renowned destination location for shopping in the greater MSA.



Demographics of Affluence - Expanded Trade Area

- 3 Mile Radius AHHI: \$81,554 / 5 Miles: \$76,675
- 3 Mile Radius: Population 68,150 / 5 Miles: 165,720



Strong Placer.ai Metrics & Local Retail Market

- 1.9 million visits per year. Ranks #2 of 6 Community Centers in a 5-mile radius.
- West Mobile Submarket: 91% Occupancy.



Covered Land Play Redevelopment Optionality Within 44.42 Acres

- \$1.45 Million of existing durable NOI, unlock further value via redevelopment.
- Self Storage, Multifamily, Flex, Industrial, Hotel.



Strong Anchor Tenant Profile: Durable Cash Flow

SOUTHEAST
INVESTMENT
SALES TEAM



Accel Academy MAEF (60,293 SF):

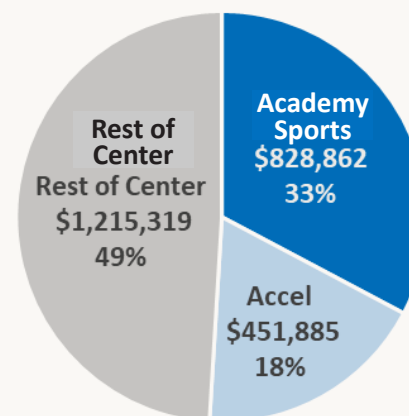
- 9.9 years remaining on lease term. Well rooted to the center.
- Alabama's first public charter school serving grades 6-12.
- **Strength of Operator:** Operated by Mobile Area Education Foundation (MAEF), a well-capitalized non-profit.
- Alabama charter commission approved expansion plans in February 2026.
- **Physical and Financial Anchoring to the Center:**
 - MAEF enjoys stability with a 30+ year operating history.
 - **Capital Investment:** \$6M gymnasium investment broke ground 10/2025 on adjacent tenant owned site directly behind their space.
 - Lease amendment in December of 2024 for crosswalk to their future gym.
 - Six renewal options demonstrate strategic intent to a deep commitment to the Mobile Festival Centre.
- **Expansion Interest:** Tenant is interested in expanding into the center.
- **Below Market Rent: Market Rent of \$7.50/SF Vs Accel Contract Rent of \$4.50/SF:** Economic efficiencies for tenant, significant rent upside if owner leased to another tenant.

Academy Sports + Outdoors (84,464 SF):

- Recently renewed for 5 years (strong vote of confidence in location).
- National sporting goods retailer with 260+ locations.
- Draws from wide trade area, generating significant foot traffic.
- Located at 7460 Airport Blvd and 3725 Airport Blvd (Mobile Festival Centre address).



Mobile Festival Centre
Total Base Rent & Reimbursements



■ Academy Sports ■ Accel Academy ■ Rest of Center

Outstanding Performance Metric



IMPRESSIVE VISITS

Mobile Festival Centre Top Performer

- #2 out of 6 Community Centers in 5 Miles
- 1.9 Million Visits Per Year



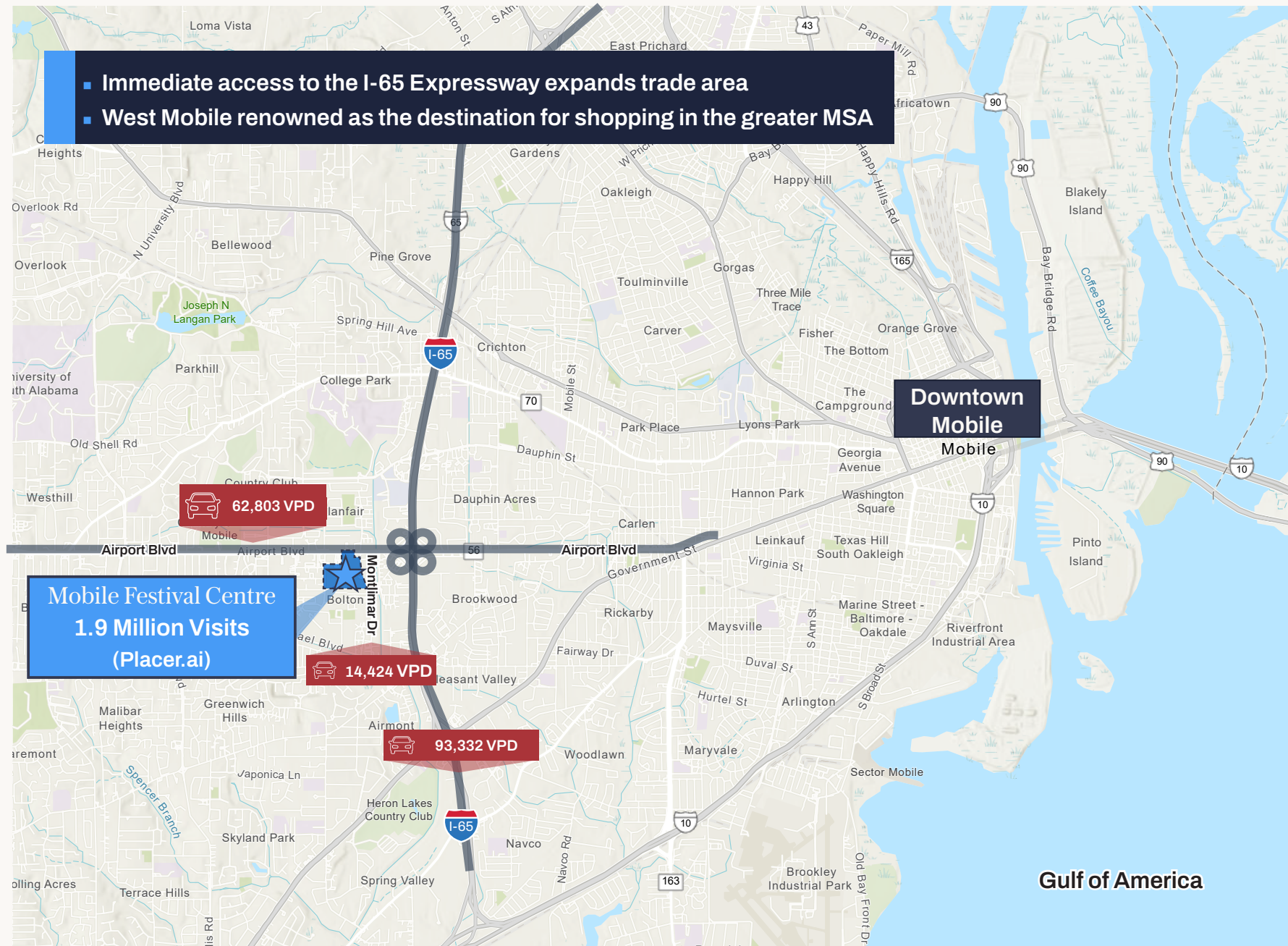
- Not owned Shadow Anchor across street
- #4 out of 77 in 10-mile radius in Category
- Strong draw to location



- Only franchise location in a 10-mile radius
- Exclusivity
- Strong consistent draw

Tenant	Category for Rankings	Visits T-12	T-12 5 Miles	2025 5 Miles	5 Mile Analysis
MOBILE FESTIVAL CENTRE	The Overall Center	1,900,000	2/6	2/6	Strong Tenant Draw
ACADEMY SPORTS & OUTDOORS	Chain	567,600	2/2	2/2	Visits Strong
Category	Rec & Sporting Goods		2/13	2/13	High Top Performer
AMERICA'S THRIFT STORE	Chain	296,500	1/1	1/1	Only Store
Category	Clothing		2/51	2/50	Top Performer
PALM BEACH TAN	Chain	48,900	1/1	1/1	Only Store
Category	Beauty & Spa		5/55	5/55	High Top Performer
LL FLOORING	Chain	23,300	1/1	1/1	Only Store - Improving Visits
Category	Home Improvement		17/44	17/44	
GUITAR CENTER	Chain	70,100	1/1	1/1	Only Store - Exclusivity
Category	Stores & Services		3/82	3/81	Top Performer
Not Owned					
HOME DEPOT	Chain	662,500	1/1	1/1	Only Store - Exclusivity
Category	Home Improvement		2/41	2/41	High Top Performer
OLIVE GARDEN	Chain	307,900	1/1	1/1	Elite Ranking in Region
Category	Restaurants		3/116	2/117	High Top Performer

Expressway Connectivity: Expands Trade Area



Mobile Festival Centre

3725 AIRPORT BLVD MOBILE, AL 36608

CONFIDENTIALITY & DISCLAIMER

Transwestern has been engaged as the exclusive agent for the sale of 3725 Airport Blvd, Mobile, AL 36608 (Property), by the Owner of Record (the Seller). The Property is being offered for sale in as-is, where-is condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a Registered Potential Investor or as Buyer's Agent for an identified Registered Potential Investor. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations hereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that:

- (a) The enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request;
- (b) The recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and
- (c) No portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

John Bell

Senior Managing Director
305.808.7820

john.bell@transwestern.com

Kevin Markwordt, CCIM

Senior Managing Director
404.842.6508

kevin.markwordt@transwestern.com

2 Alhambra Plaza
Suite 1030
Coral Gables, Florida, 33134

www.transwestern.com

 **Transwestern**