



**MOBILE ALABAMA**  
**COM LAND FOR SALE**

**FMiG**

**HIGH TRAFFIC COUNT**  
**READY TO DEVELOP**

**3 LOTS ZONED COMMERCIAL**

# PRIME LAND NEAR MALL MOBILE, AL

FMiG



# Information Available



Executive Summary FMiG is pleased to present a rare opportunity to acquire three strategically positioned commercial parcels located within the Bel Air retail corridor in Mobile, Alabama. The portfolio totals approximately 2.78 acres of commercially zoned land and offers investors multiple development strategies including retail, restaurant, medical office, or service commercial uses. The properties are located near Bel Air Mall, Target, and the Shoppes at Bel Air, one of Mobile's dominant retail districts with strong surrounding traffic and dense residential neighborhoods.



#### DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution.

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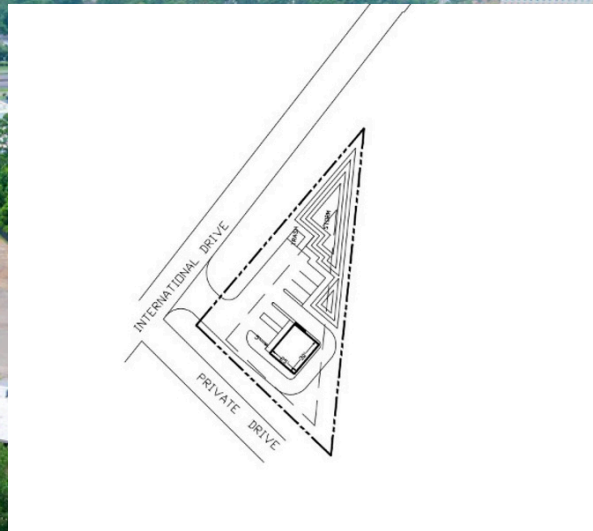
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## **BEL AIR MALL TRADE AREA PROPERTIES INCLUDED**

**3103 INTERNATIONAL DR – 1.16 ACRES (COMMERCIAL)**

**3100 COTTAGE HILL RD – 1.32 ACRES (COMMERCIAL)**

**3201 INTERNATIONAL DR – 0.30 ACRES (COMMERCIAL)**

### **Portfolio Overview**

<b>Address</b>	<b>Parcel Size</b>	<b>Zoning</b>	<b>Notes</b>
3201 International Dr	0.30 Acres	Commercial	Triangular Lot
3103 International Dr	1.16 Acres	Commercial	Square Parcel
3100 Cottage Hill Rd	1.32 Acres	Commercial	Large Irregular Parcel

#### **Traffic Counts**

Airport Boulevard: ~42,000 Vehicles Per Day

Cottage Hill Road: ~28,000 Vehicles Per Day

Interstate 65 (Nearby): ~85,000 Vehicles Per Day

#### **Area Demographics (5 Mile Radius)**

Population: 120,000+

Average Household Income: \$67,000+

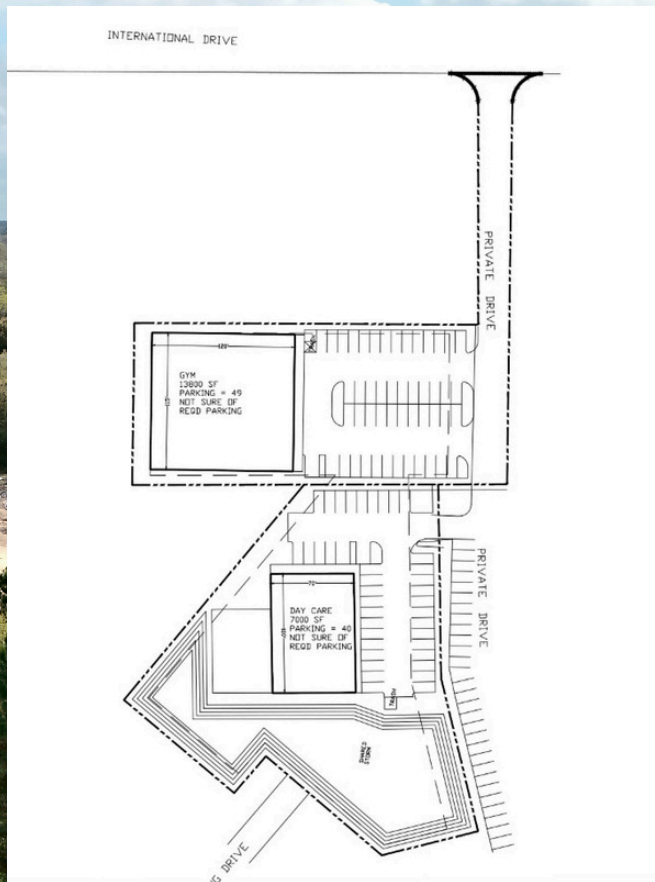
Median Age: 37







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# 02 LOCAL REGION



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Shoppes at Bel Air



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**BROKER - OWNER**

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