

FOR SALE



28± Acres Stimrad Road | Mobile, AL



TELEGRAPH RD

28±
ACRES

STIMRAD RD



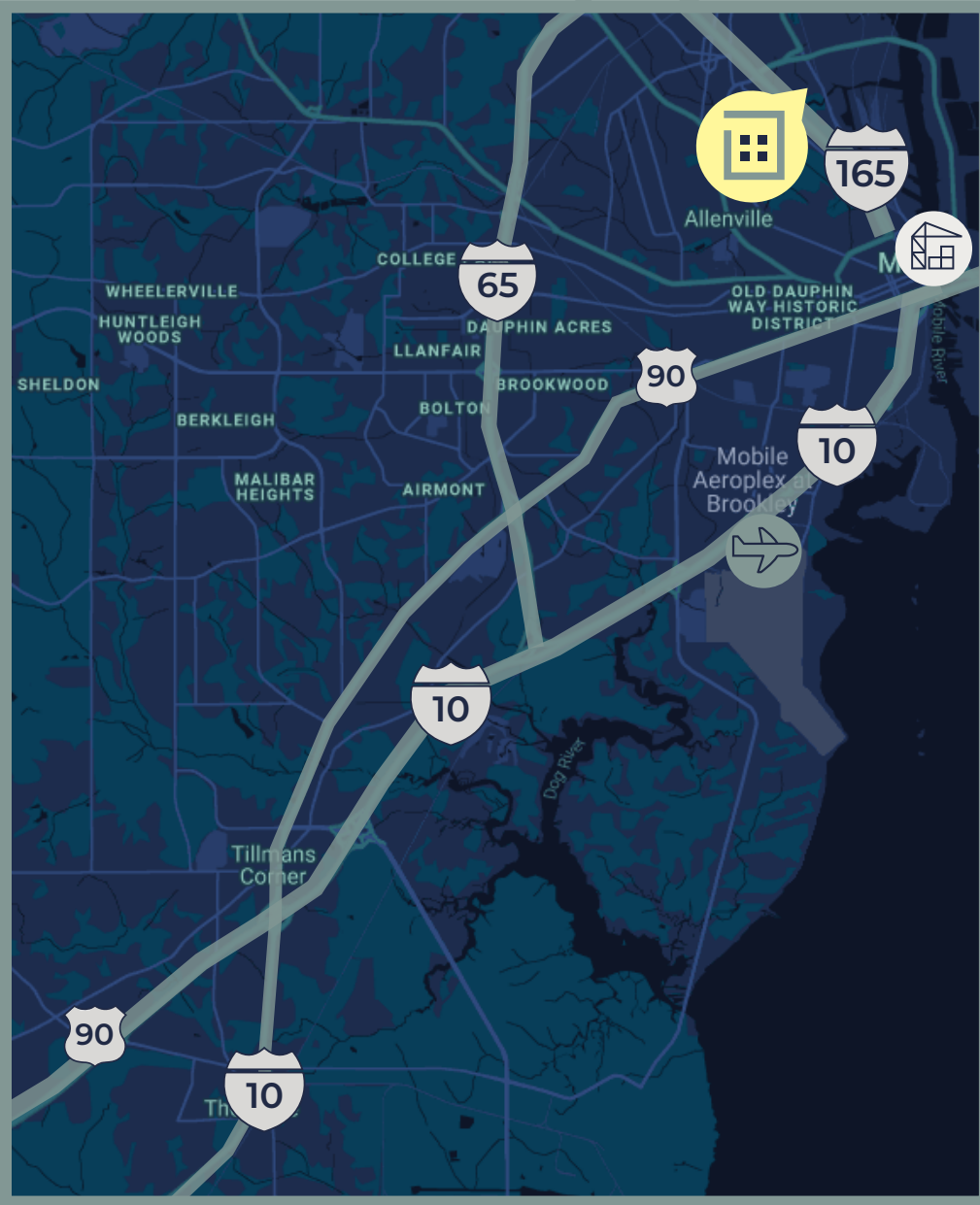
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FOR SALE

 28± Acres Stimrad Road | Mobile, AL



PROPERTY SIZE

28± Acres; Cleared, Flat, Stabilized Site



ZONING

Zoned: I-2, Heavy Industrial



UTILITIES

All Utilities Available to Site



PORT PROXIMITY

Extremely Rare Location. Five Minutes from Port of Mobile.



SITE ACCESS

Direct Site Access Via Telegraph Road.



SALES PRICE

Contact Agent for Sales Price

LOCATION ADVANTAGES



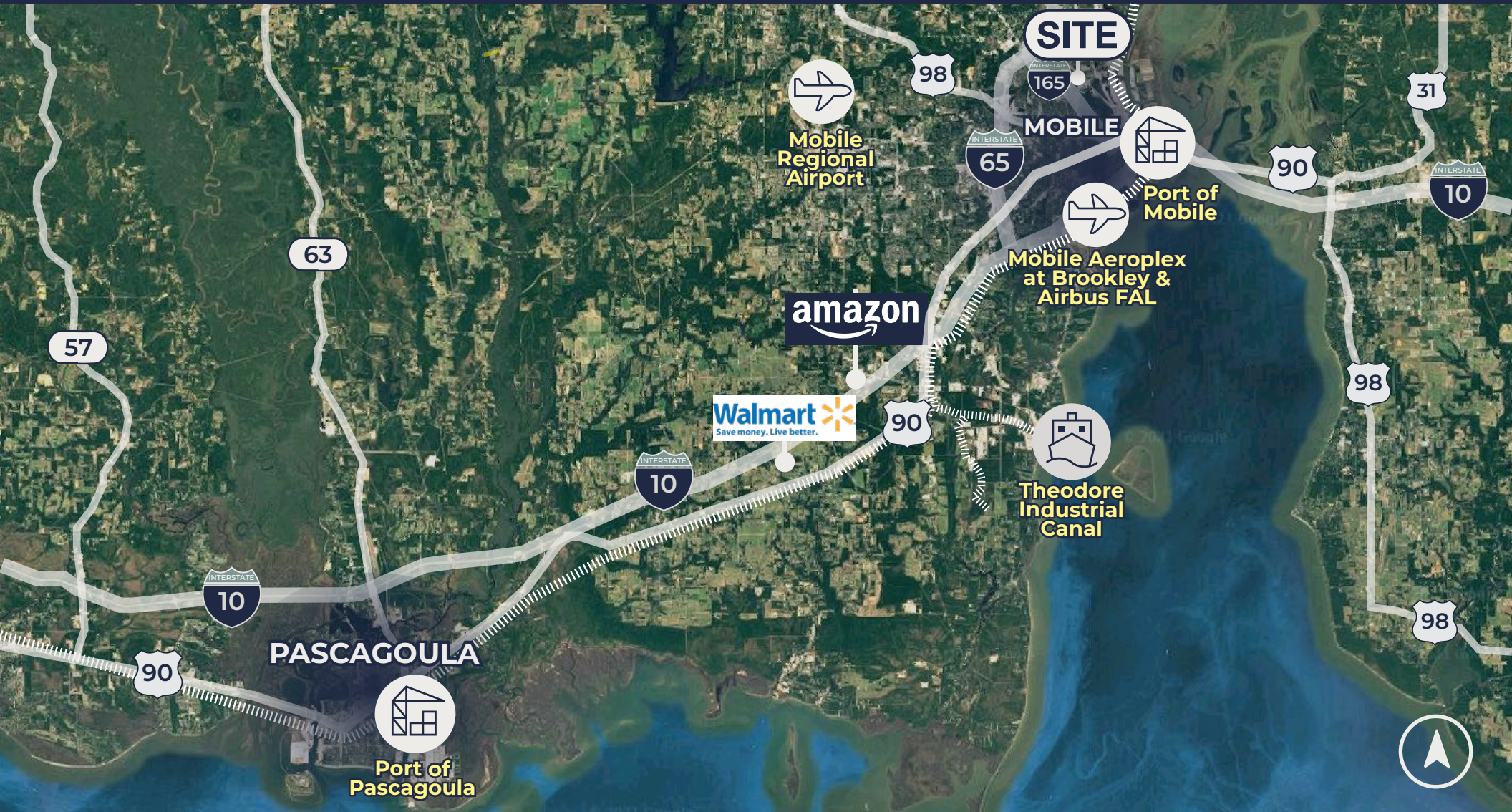
Central Location

Located next to I-165, less than 4 miles Southeast of I-65 and less than 5 miles north of I-10.



Easy Access

Strategically located between Port of Mobile and Biloxi, Gulfport, MS Industrial Corridor. Halfway point between Houston & Jacksonville.



About CRE Mobile

CRE Mobile is a team of seasoned professionals with over 175 years of experience in all facets of real estate with a unique presence as a full-service commercial real estate firm in southwest Alabama. We align our goals with yours because we recognize the future of your asset depends upon our performance to deliver results to you. Success comes from being on the same page—from the big picture down to the small details. We are here to help you — find your space —

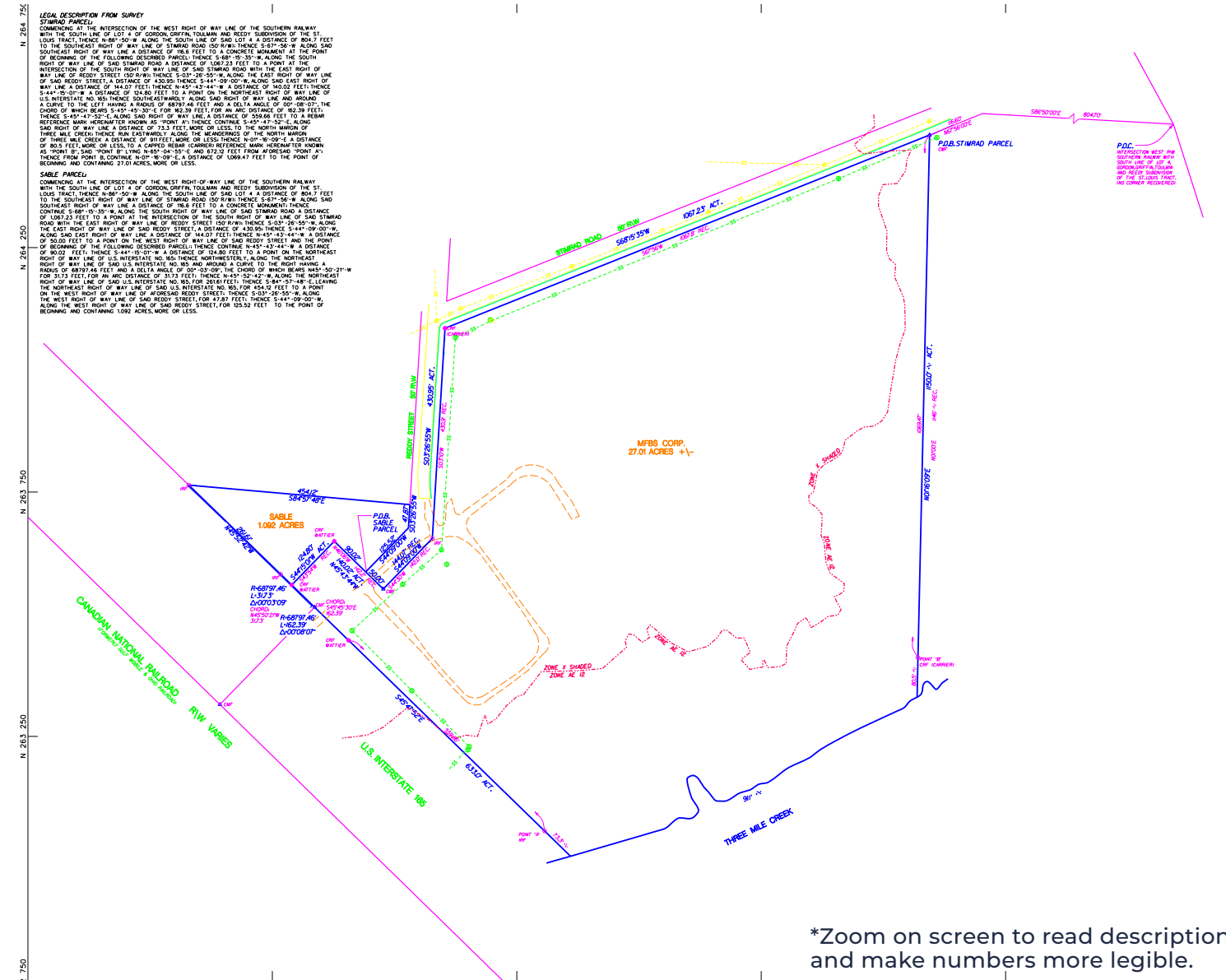


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FIND
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SPACE.



LEGEND

CURB LINES	WATER VALVE	PARCEL BOUNDARY
BURIED TELEPHONE	TELEPHONE BOX	ADJOINING PROPERTY
GAS MAIN	UNKNOWN ELECTRICAL	SECTION LINE
STORM DRAIN	STREET LIGHTS	SET BACK LINES
SANITARY SEWER	POLES	EASEMENTS
WATER MAINS	GUY ANCHORS	SPOT ELEVATIONS
RAILROAD TRANSFORMERS	ACCENT LIGHTS	INDEX CONTOURS
FENCES	SHORELINES	CONTOURS
BUILDINGS	SHEDS	TEMPORARY CONTROL POINT MONUMENTS
CULVERTS	DEODOROUS TREES	IRON PINS & PIPES AS NOTED
CATCH BASINS	GATE VALVE	RIP-REINFORCED CONCRETE PIPE
MAN HOLES	HVAC UNIT	CRES-LAMER 1/2" CAPPED REBAR SET
FIRE HYDRANT	PIPE STUB	CTIF-CRIMP TOP IRON PIPE FOUND
WATER METER	GAS METER	REC-RECORDED DIMENSION
GAS METER	SAWYARY CLEAN OUT	ACT-ACTUAL FIELD MEASUREMENT
FIBER OPTIC CABLE	R/W-RIGHT OF WAY	CMF-CAPPED REBAR FOUND
CABLE TV BOX	CMF-CORRUGATED METAL PIPE	IRF-IRON ROD (REBAR) FOUND
ROOF DRAIN	CONC-CONCRETE	XF-SCREED X FOUND IN CONCRETE
HANDICAP PARKING	A/C-CENTRAL HVAC UNIT	CMF-CONCRETE MONUMENT FOUND
PALM TREES	SEC-GOVERNMENTAL SECTION	

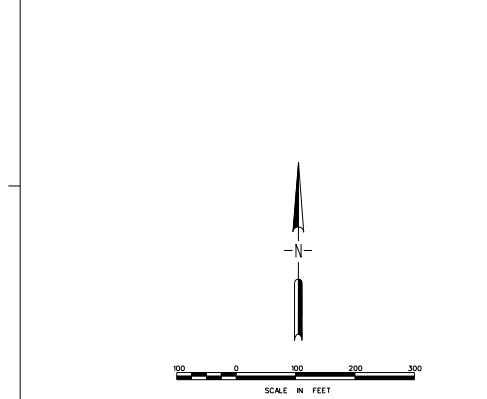
ZONING STARNARD & SABLE PARCELS
 THIS PROPERTY CURRENTLY ZONED I-2, WHICH CARRIES THE FOLLOWING RESTRICTIONS:
 MINIMUM SITE AREA: NONE
 MAXIMUM SITE COVER: (ALL BUILDINGS): 75%
 MAXIMUM BUILDING HEIGHT: 30'
 MINIMUM FRONT YARD: 25'
 MINIMUM SIDE & REAR YARDS: NONE

BOUNDARY NOTE
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DRAWINGS, DEEDS AND DOCUMENTS PROVIDED BY CLIENT AS FOLLOWS:
 1. SUPPLY BY NORMAN DUPONT
 2. ELECTRONIC DRAWING BY MARK A. WATTS SURVEYING
 3. DEED RECORDED IN REAL PROPERTY BOOK 3531 PAGE 9
 4. DEED RECORDED IN REAL PROPERTY BOOK 4334 PAGE 7
 THE DRAWING DOES NOT REFLECT ANY TITLE OF EASEMENT RESEARCH OTHER THAN THAT VISIBLE ON THE GROUND OR FROM CLIENT'S CONVEYANCE.

FLOOD ZONE
 FEMA FIRM FLOOD INSURANCE RATE MAP 09070005052K DATED JUNE 5, 2020 SHOWS THE STARNARD PARCEL IN ZONE X AND ZONE AE-BASE FLOOD ELEVATION 557.0 AND 566.0 AND THE SABLE PARCEL IN ZONE X UNDEVELOPED FLOOD ZONE DETERMINATION MADE FROM GRAPHIC PLOTTING ONLY.

UTILITY NOTE
 EXCEPT AS NOTED, UTILITIES SHOWN FROM VISIBLE SURFACE EVIDENCE ONLY. WATER MAIN & SEWER INFORMATION SCALED FROM MARKED DRAWINGS. STORM DRAIN & GAS MAIN INFORMATION SCALED FROM PAVING PLAN FOR REDDY & STARNARD STREETS BY ENGINEERING CORP. DATED 06-20-1995.

GENERAL NOTES
 500 FOOT GRID BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AND 83 (2011) ESTABLISHED ON SITE USING BNA GPS REFERENCING ADJUT CODES NETWORK. BEARINGS REFER TO GRID NORTH YELLING A BEARING OF 5-68-15-35"-W FOR IMPROVEMENTS & TOPOGRAPHIC DATA SEE DRAWING 18028-2 BY THIS FIRM. FIELD SURVEY COMPLETED FEBRUARY, 2018. FILE # VPC1804-MS-GULF-LUMBER-18028-STARNARD-EXHIBIT.DGN



*Zoom on screen to read descriptions and make numbers more legible.

REVISIONS			
MFBS CORPORATION			
MARKETING EXHIBIT FOR			
STARNARD AND SABLE PARCELS			
REF:	MFBS-FRED STIMPSON	DATE: 23 FEB, 2022	SHEET 01 OF 01
SCALE: 1"=100'		PROJ. NO. 22-036	DWG. No. 22-036-1



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