



PROPERTY BROCHURE

*2223 HALLS MILL ROAD
MOBILE, AL*

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PROPERTY INFORMATION

Address: 2223 Halls Mill Road Mobile, AL
Market: Mobile and Baldwin Counties / East Mississippi
Lot Size: 16 +/- Acres
Bldg: 2,500sf Approximately
Traffic Count: 11,887 AADT
Zoning: B-5: Office Distribution
Permitted Vehicle Types: Trucks, Trailers, RVs Boats, Large Equipment.
Leasable Unit Size: One (1) to Sixteen (16) acres

Roads/Major Intersections:

Halls Mill Rd convenient to Hwy 90 East and West; Quick access to both Interstate 65 North and South and Interstate 10 East and West.

Possible Uses:

National or Regional Trucking company locating in Mobile; Temporary stay for Trucking; Commercial Laydown Yard; Large Equipment Storage; Boat & RV Storage long term or short;

Detailed Property Description:

Sixteen (16) plus acres of hard packed gravel parking or storage area completely fenced with private access codes for each tenant. Office has approximately 2,500sf and is available along with one or more acres.

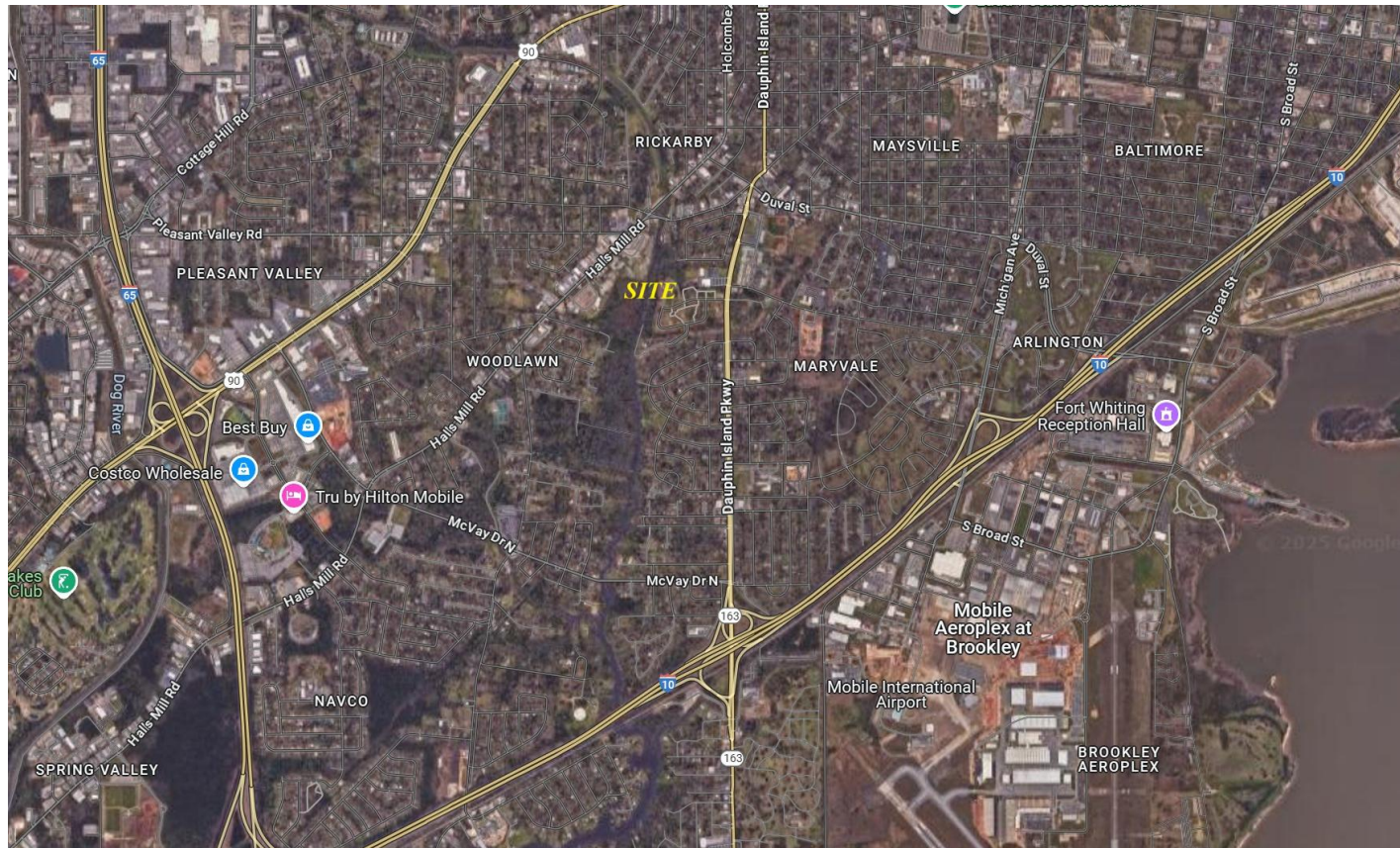
Location is just off main interstates and highways. Near the Port of Mobile and the Mobile International Airport.

For Lease:

***\$2,000 Month Per Acre / Office Building \$1,000
Per Month and available with 1 or more acres***



VICINITY MAP



MOBILE MARKET OVERVIEW

We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





CONTACT INFORMATION



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