

LAND FOR SALE OFF SCHILLINGER RD

Old Government Street Rd | Across from Target & Walmart | Mobile, AL 36695



- ±1.1 AC located on Old Government Street Rd, expandable to ±6.6 AC with other listings
- Zoned B3 - Community Business
- Lot for sale: \$195,000
- Ideal location surrounded by retail, restaurant, entertainment venues, and financial services
- Traffic on this portion of Schillinger Road is over 28,000 cars per day as of 2023 (per ALDOT)

Commercial lot for sale on Old Government Street Road, just off Schillinger Road, for sale in West Mobile. Ideal location across from Target, Walmart and Home Depot. Other notable nearby tenants include Kohl's, AMC, Cracker Barrel, a new Wawa, and Westwood Village with Hobby Lobby, Rouses, Office Max, PetSmart and Ulta, among others. Two adjacent parcels are also for sale, making a potential for ±6.66 AC.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



SUMMARY INFORMATION

Lot Size:	±1.10 AC / ±47,916 SF
Location:	Old Government Street Rd off Schillinger Road Mobile, Alabama 36695
Traffic Counts:	28,088 AADT @ Schillinger Road as of 2023 per ALDOT
Zoning:	B3 - Community Business
Two Adjacent Parcels:	Also available for sale, see other marketing info attached
Sale Price:	\$199,000

MOBILE MARKET OVERVIEW

The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody's Analytics and CNN Business, Alabama has the fifth best "back to normal" ranking in the U.S., based on job and production numbers.

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30,403 AADT 2023

Airport Boulevard 27,562 AADT 2023

Airport Boulevard 24,74 AADT 2023

SITE →

Dawes Road 11,571 AADT 2023

Schillinger Road 28,08 AADT 2023

Old Government Street Rd

The Cottages at Schillinger's Pointe Apartments 180 Units

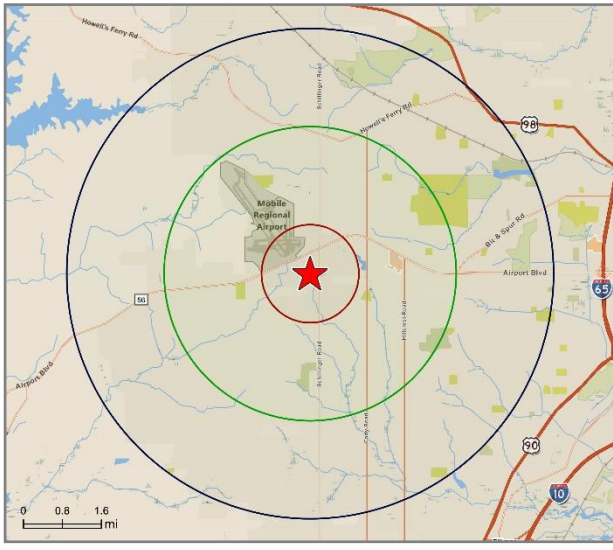
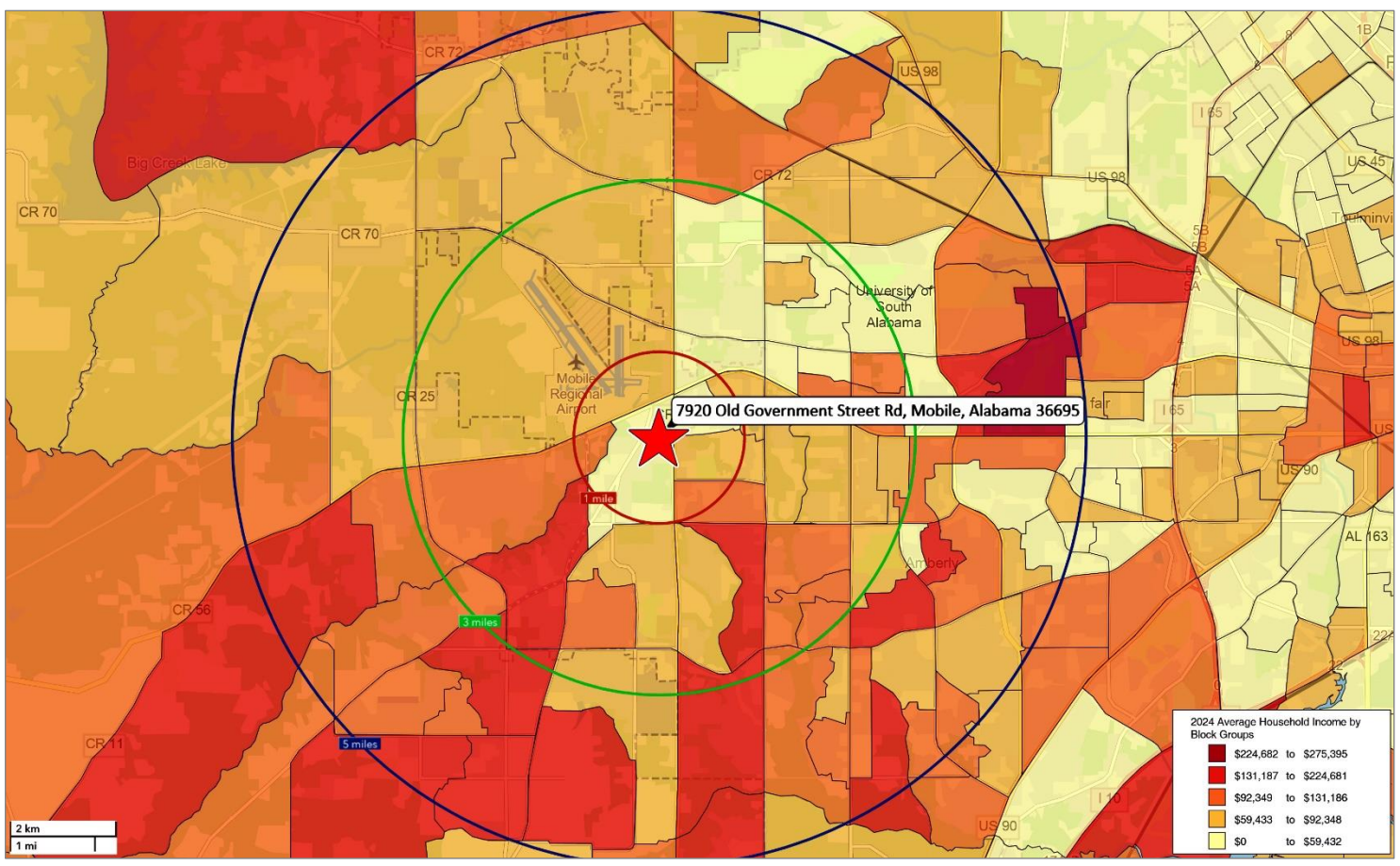
Tyler Ridge Apartments 160 Units

Hitt Road

Grelot Road 18,434 AADT 2023

Grelot Road

Site Map and Demographics



2023 Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,120	47,948	119,997
Median Age	37.4	35.0	37.2
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	8,573	50,503	104,615

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,133	20,233	49,119
Average Household Size	2.37	2.27	2.39
Average Household Income	\$72,873	\$85,440	\$96,151

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	52.8%	49.9%	59.6%
Renter Occupied Houses	40.5%	42.7%	33.6%
Median House Value	\$223,758	\$250,213	\$275,845