



1.2 Acre Commercial Redevelopment Hwy 90
At Intersection of Hwy 90 and Nevius Rd

Disclaimer

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Property Overview

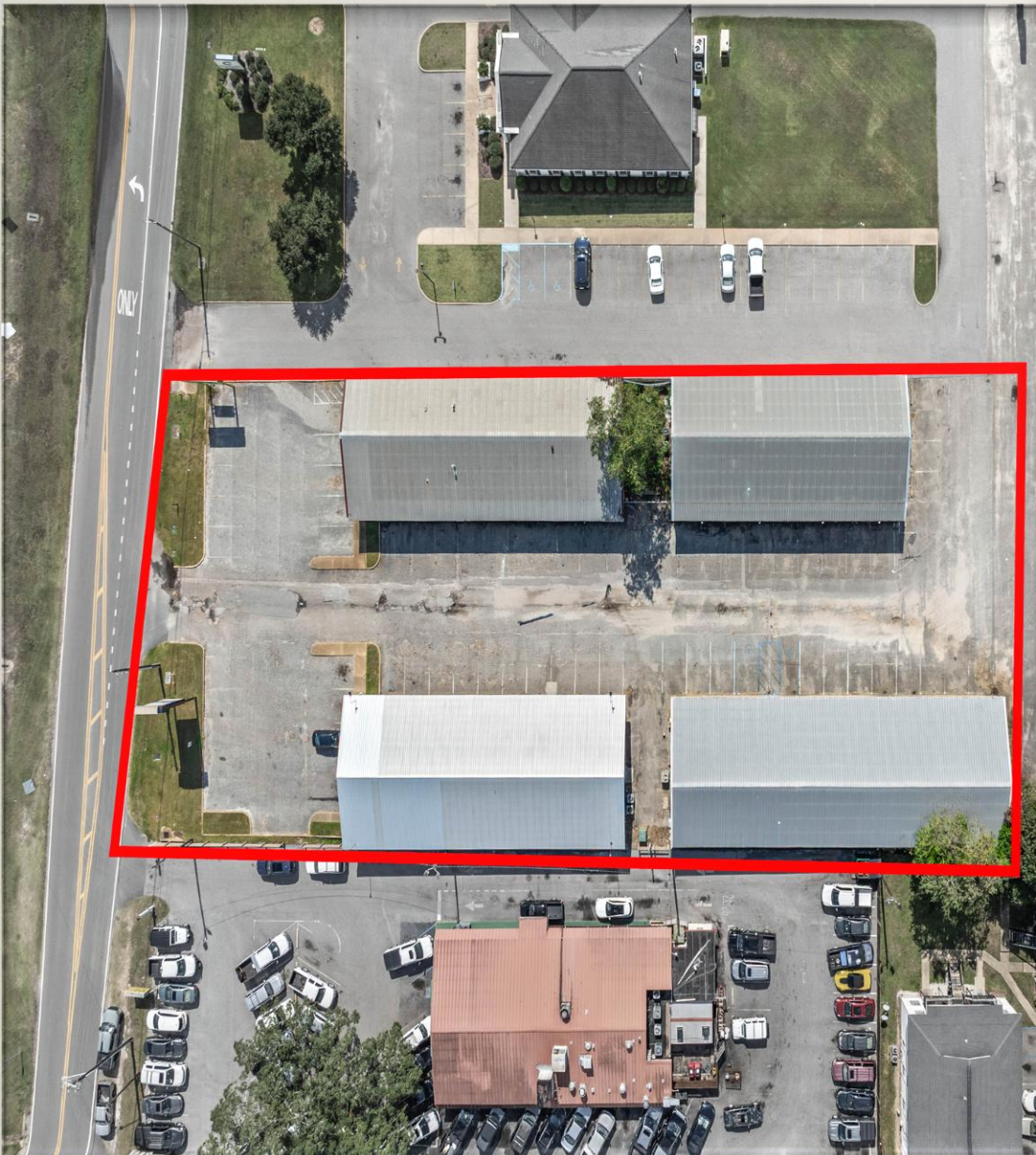
- Size: +/-1.2 Acres
- Zoning: Commercial B-2
- Frontage +/-155 Feet
- Pricing: \$1,044,000

Herrington Realty is exclusively marketing the below +/-1.2 tract in Mobile located in Tillmans Corner right off the I-10/ I-65 exchange exit. The property sits in the growing Tillmans Corner market located directly next to a brand-new Chick-Fil A/ Chipotle development and National Coffee Concept. The major retailers in the area include, Walmart, Aldi and Lowes. The 1.2-acre parcel has approx. 155 feet of frontage and offers a re-development opportunity for a new user. The owner also owns the property in the rear that could be discussed which allows a full cut through to the side street. The property has a right in off Hwy 90. Call for more information.



Mobile, AL

5364 US Hwy 90 Mobile AL (Tillmans Corner)



A map of Mobile, Alabama, and its surrounding regions. The city of Mobile is centrally located, with a yellow star marking a specific point on the Mobile Bay Bridge. The map shows the Gulf of Mexico to the south and Mobile Bay to the east. Major highways, including Interstate 10 (I-10), Interstate 65 (I-65), Interstate 90 (I-90), and US Highway 90, are depicted. Surrounding cities and towns such as Saraland, Bay Minette, Daphne, Fairhope, Foley, Bellview, Warrington, Gulf Breeze, Perdido Key, Orange Beach, Gulf Shores, Dauphin Island, Moss Point, Pascagoula, Bayou La Batre, Vancleave, Atmore, Flomaton, Century, Jay, Milton, and Navarre are labeled. The Blackwater River State Forest is also shown to the northeast. The Gulf Islands National Seashore is visible at the bottom left.



Retail Specialty Report

Search result
Ring: 3 mile radius

Prepared by Site To Do Business
Latitude: 30.59774
Longitude: -88.16633

Summary Demographics		Census 2010		2023		2028	
Population		29,435		30,645		30,054	
Households		11,586		12,324		12,212	
Families		8,039		8,161		8,039	
Average Household Size		2.52		2.46		2.43	
Owner Occupied Housing Units		8,461		8,295		8,271	
Renter Occupied Housing Units		3,124		4,029		3,940	
Median Age		41.2		43.3		44.0	
Trends: 2023 - 2028 Annual Rate		Area		State		National	
Population		-0.39%				0.77%	
Households		-0.18%				0.75%	
Families		-0.30%				0.68%	
Owner HHs		-0.06%				0.92%	
Median Household Income		3.18%				2.70%	
Population Summary							
2000 Total Population				29,574		29,574	
2010 Total Population				29,435		29,435	
2023 Total Population				30,645		30,645	
2023 Group Quarters				365		365	
2028 Total Population				30,054		30,054	
2018-2023 Annual Rate				-0.39%		-0.39%	
2023 Total Daytime Population				31,462		31,462	
Workers				14,564		14,564	
Residents				16,898		16,898	
Housing Units by Occupancy Status and Tenure		Census 2010		2023		2028	
		Number	Percent	Number	Percent	Number	Percent
Total Housing Units		12,467	100.0%	13,608	100.0%	13,575	100.0%
Occupied		11,585	92.9%	12,324	90.6%	12,211	90.0%
Owner		8,461	67.9%	8,295	61.0%	8,271	60.9%
Renter		3,124	25.1%	4,029	29.6%	3,940	29.0%
Vacant		881	7.1%	1,284	9.4%	1,363	10.0%
Owner Occupied Housing Units by Value				2023		2028	
				Number	Percent	Number	Percent
Total				8,296	100.0%	8,272	100.0%
<\$50,000				427	5.1%	403	4.9%
\$50,000-\$99,999				644	7.8%	599	7.2%
\$100,000-\$149,999				2,120	25.6%	2,009	24.3%
\$150,000-\$199,999				1,675	20.2%	1,599	19.3%
\$200,000-\$249,999				1,262	15.2%	1,203	14.5%
\$250,000-\$299,999				856	10.3%	933	11.3%
\$300,000-\$399,999				469	5.7%	504	6.1%
\$400,000-\$499,999				229	2.8%	276	3.3%
\$500,000-\$749,999				358	4.3%	431	5.2%
\$750,000-\$999,999				239	2.9%	295	3.6%
\$1,000,000-\$1,499,999				17	0.2%	20	0.2%
\$1,500,000-\$1,999,999				0	0.0%	0	0.0%
\$2,000,000+				0	0.0%	0	0.0%
Median Value				\$178,567		\$185,178	

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



Retail Specialty Report

Search result
Ring: 5 mile radius

Prepared by Site To Do Business
Latitude: 30.59774
Longitude: -88.16633

Summary Demographics		Census 2010		2023		2028
Population		90,541		91,604		90,047
Households		36,389		37,867		37,592
Families		24,552		24,473		24,150
Average Household Size		2.48		2.40		2.38
Owner Occupied Housing Units		23,930		23,659		23,673
Renter Occupied Housing Units		12,460		14,208		13,919
Median Age		38.0		40.3		41.3
Trends: 2023 - 2028 Annual Rate		Area		State		National
Population		-0.34%				0.77%
Households		-0.15%				0.75%
Families		-0.27%				0.68%
Owner HHs		0.01%				0.92%
Median Household Income		2.34%				2.70%
Population Summary						
2000 Total Population				85,988		85,988
2010 Total Population				90,541		90,541
2023 Total Population				91,604		91,604
2023 Group Quarters				555		555
2028 Total Population				90,047		90,047
2018-2023 Annual Rate				-0.34%		-0.34%
2023 Total Daytime Population				90,763		90,763
Workers				39,918		39,918
Residents				50,845		50,845

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

The City of Mobile, Alabama has long been considered the cultural center of the Gulf Coast. A city where a melting pot of people, flavors and cultures are joined as one to continue the vibrant 300-year traditions that have formed in this city. Mobile has several museums, a symphony orchestra, professional opera, professional ballet company and a large concentration of historic architecture. Mobile is known for having the oldest organized Mardi Gras celebration in the United States which has become a staple for the city and its annual celebrations.

Mobile MSA has a reported population of over 412,992 residents, making it the third-largest metropolitan in the state of Alabama. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay and the North-Central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans, down to its current role as the 12th-largest port in the United States. The State of Alabama and the U.S. Army Corps of Engineers entered into a project partnership agreement recently that will deepen and widen the Port of Mobile. The signing of the Mobile Harbor Project, as its being called, is yet another milestone in the process of deepening and widening the Port of Mobile. The completion of this historic project will transform Alabama, expanding economic opportunities throughout the state and the region. Further, the modernization of Alabama's primary port will increase the United States' competitiveness in the global market. Additionally, this past year, the Port Authority completed its \$50 million Phase 3 expansion that added 20 acres of container handling yard and extended the dock to allow simultaneous berth of two Post-Panamax sized ships. These projects show a commitment from the state and federal governments to growing and increasing Mobile's presence in the economy moving forward.

