

ACREAGE AVAILABLE ON DAWES ROAD

2659 Dawes Road | Just South of Cottage Hill Rd | Mobile, Alabama



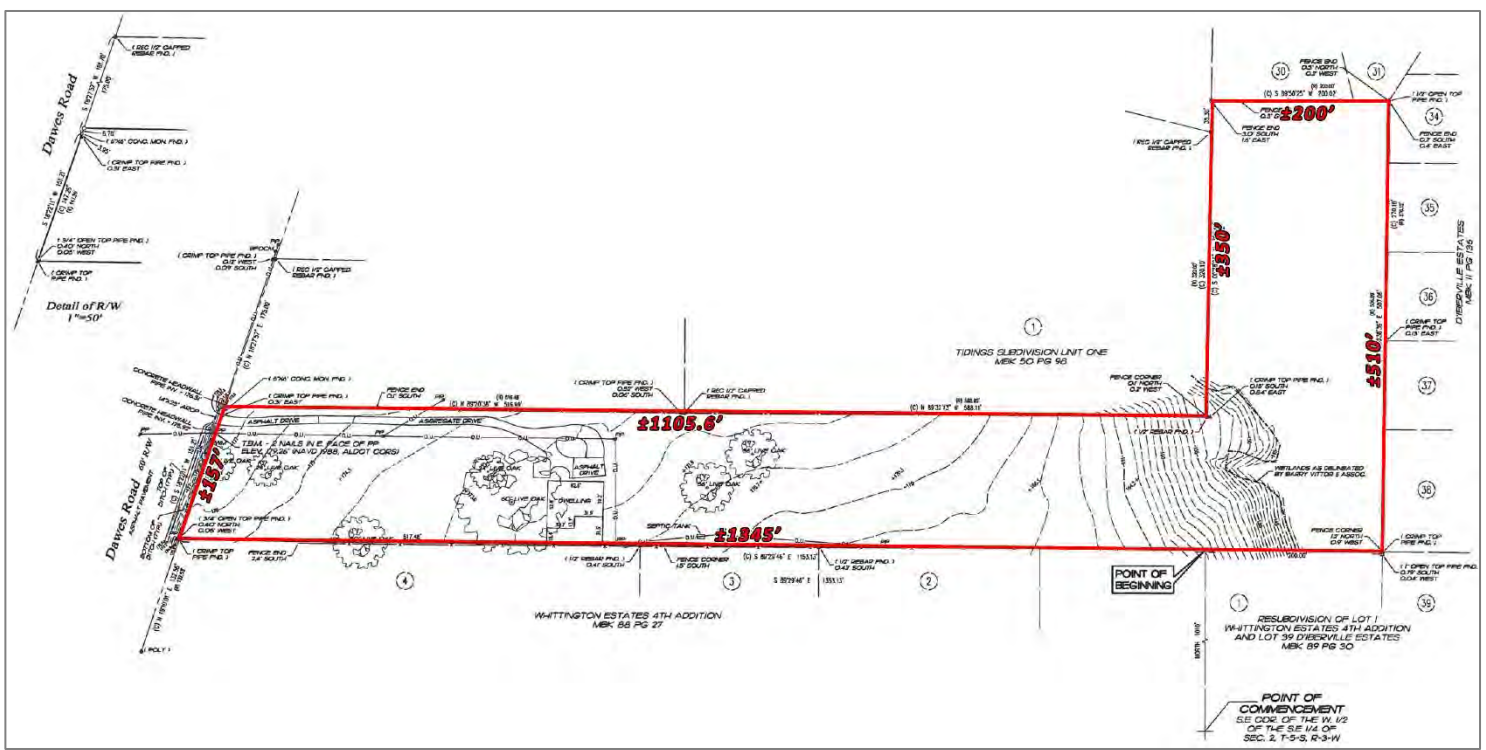
- Approximately 6.2 AC on Dawes Road
- Just South of Walmart Supercenter & signalized intersection of Cottage Hill Rd.
- For Sale: \$525,000
- ±157' of Frontage on Dawes Road
- All utilities available to site
- Ideal for development of self-storage, educational or religious facility, etc.

Vacant land for sale in rapidly-growing West Mobile. Property is ±6.2 AC, with ±157' of frontage on Dawes Road, just South of Cottage Hill Road and Walmart Supercenter. Outside city limits with no zoning restrictions. This site has unlimited commercial potential, and is level with all utilities available. The immediate area features retail, industrial, residential, churches and schools, making this an ideal location for multiple possible users.

**VALLAS
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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.

Survey and Property Details



SUMMARY INFORMATION

Address:	2659 Dawes Road Mobile, Alabama 36695
Lot Frontage:	±157' on Dawes Road
Lot Depth:	±1,345'
Size:	±6.2AC
Zoning:	County - No Zoning
Sale Price:	\$525,000

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

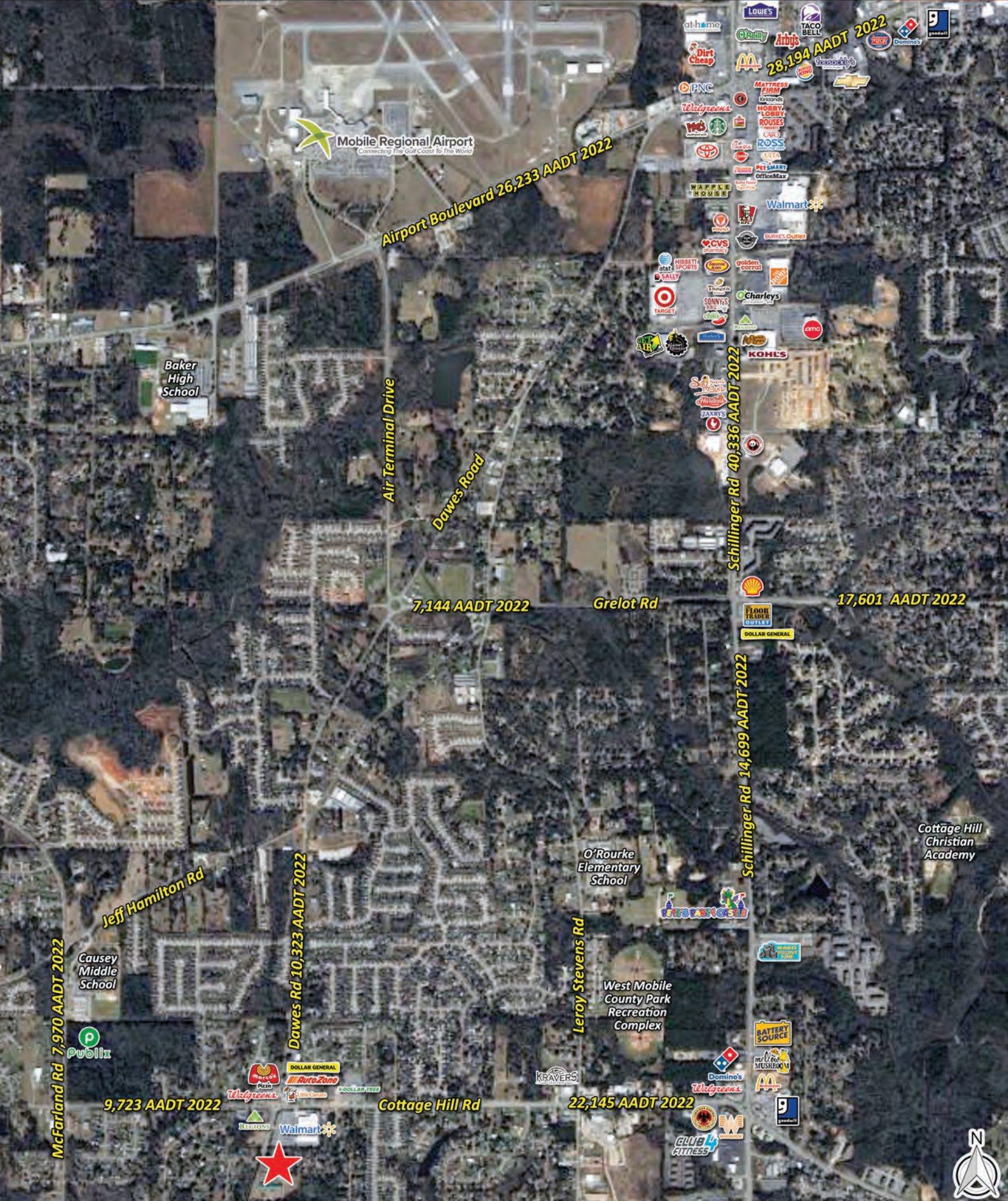
The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

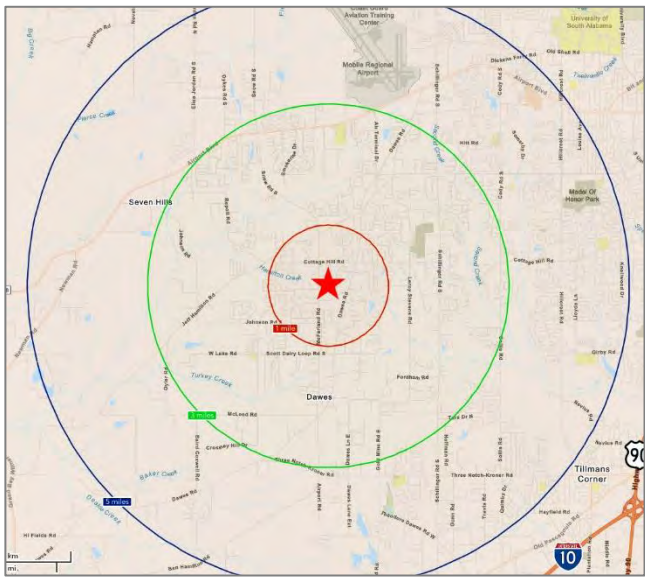
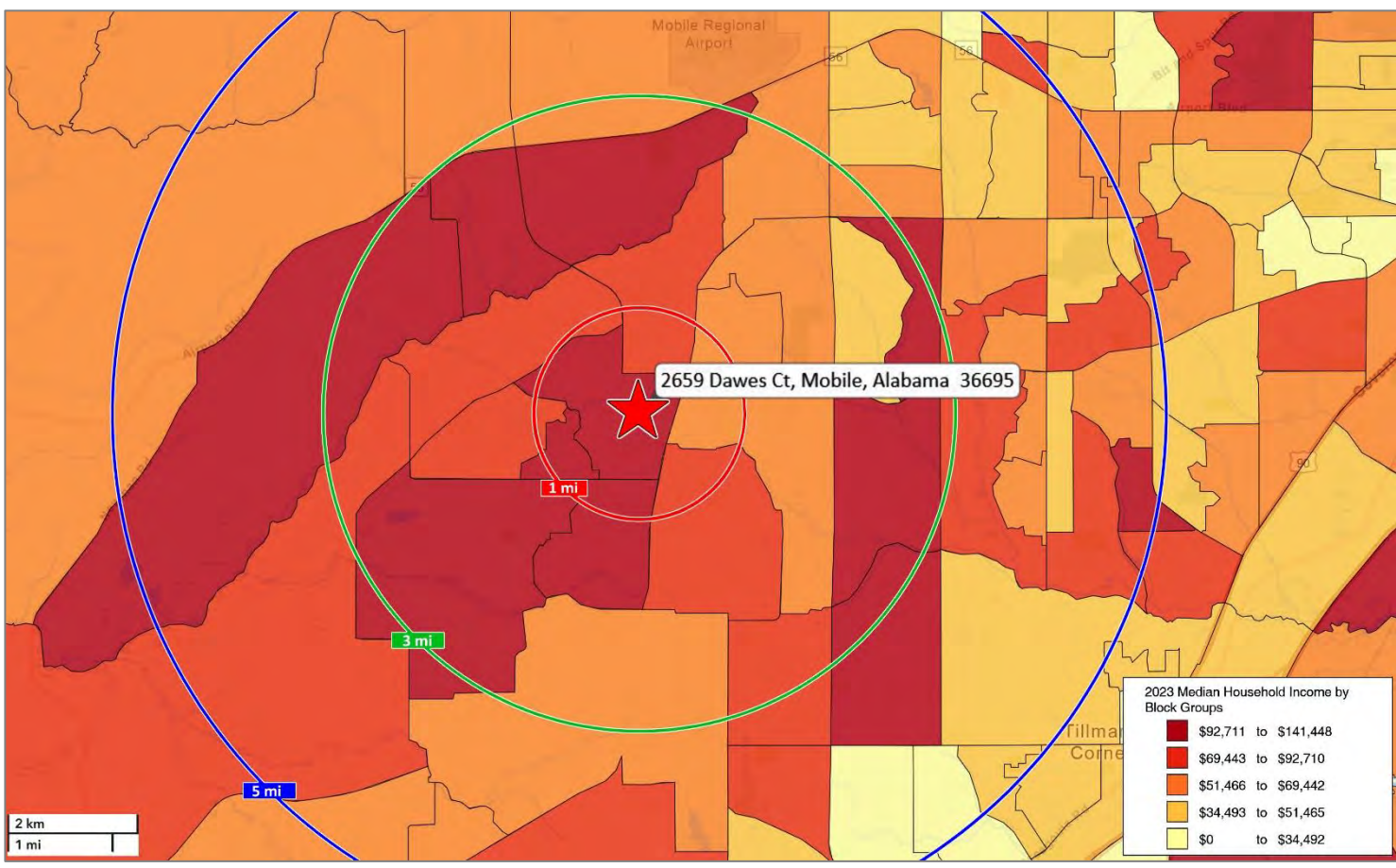


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Average Household Income Heat Map, Location Map and Demographics

ACREAGE AVAILABLE IN WEST MOBILE | 2659 DAWES RD | MOBILE, ALABAMA



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	6,484	36,014	81,457
Median Age	38.1	39.4	39.5
Largest Median Age Group	45-54	45-54	25-34
Daytime Population	4,317	24,260	69,556

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,340	13,410	32,864
Average Household Size	2.77	2.68	2.47
Average Household Income	\$113,434	\$102,523	\$91,176

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	79.1%	74.3%	61.6%
Renter Occupied Houses	18.0%	21.3%	32.2%
Average House Value	\$251,771	\$247,359	\$237,372

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