

ACREAGE FOR SALE ON US HIGHWAY 98

Moffett Road (US Hwy 98) | at Wolf Ridge Road | Mobile, Alabama 36618



- Large ±5.5 AC site at signalized intersection on Moffett Road at Wolf Ridge Road
- Entire site zoned B3 - Community Business
- For Sale: \$1,495,000
- Full access from both Moffett Road (US Highway 98) and Wolf Ridge Road
- Almost ±600' of frontage on US Highway 98
- Just 1 mi West of I-65

Ideally located site available for potential redevelopment opportunity, or to purchase and lease out to create an income-producing investment property. Approximately 5.5 AC at the signalized intersection of Moffett Road (US Highway 98) and Wolf Ridge Road. Nearly ±600' of frontage on a portion of Moffett Road that sees traffic counts of 40,428 AADT as of 2024, per ALDOT. Situated just over 1 mi west of Interstate 65 with average annual daily traffic counts of 101,694 as of 2024. Property is currently zoned B3 - Community Business, allowing for a range of potential uses.



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.

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SUMMARY INFORMATION

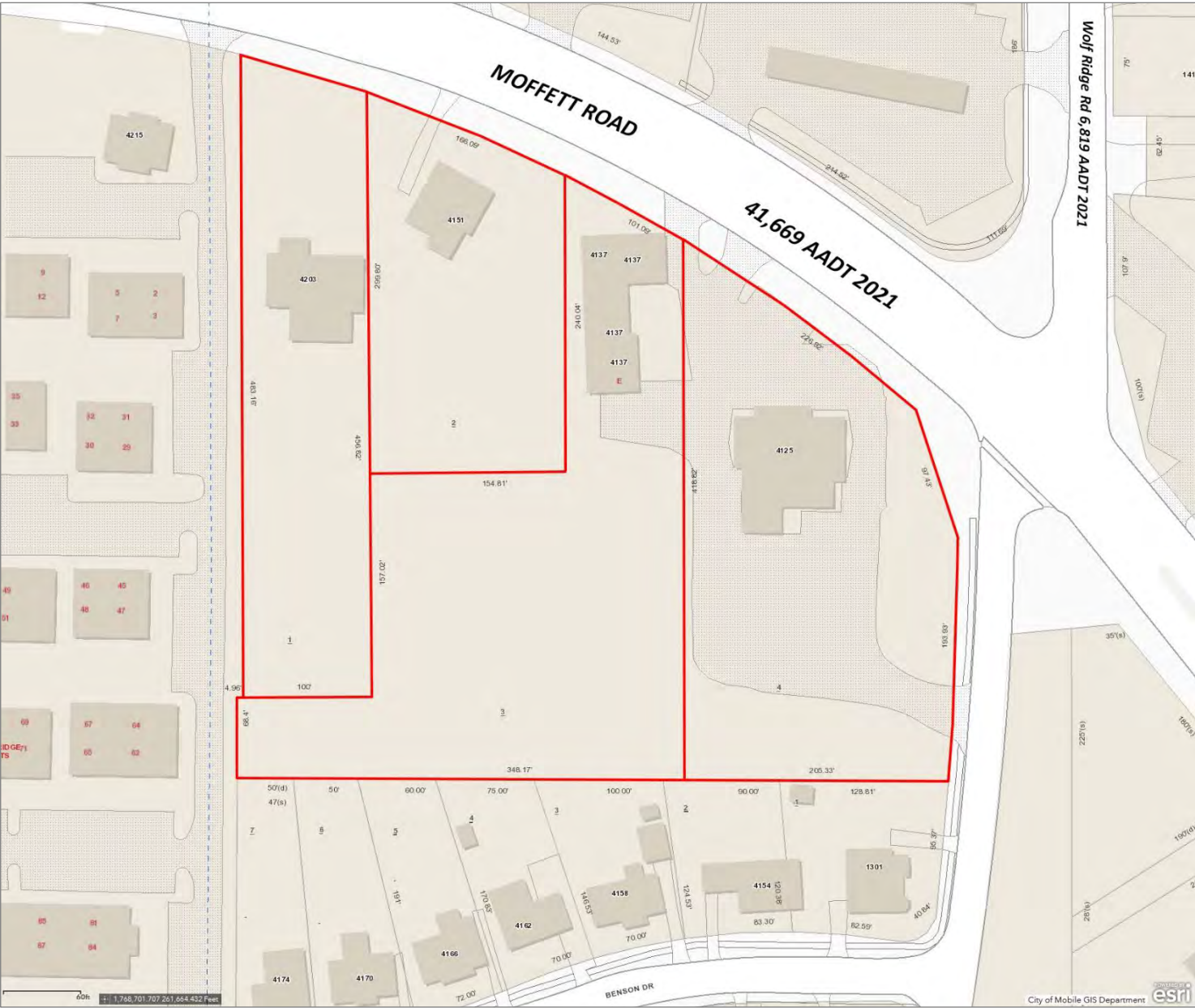
Address:	4125, 4137, 4151 & 4203 Moffett Road (US Hwy 98) Mobile, Alabama 36618
Road Frontage:	±597.98' on Moffett Road
Land Size:	±5.5 AC
Zoning:	B3 - Community Business
Terms:	Owner will sell all or part
Pricing:	\$1,495,000

MOBILE MARKET OVERVIEW

The Mobile area is the largest MSA along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is recognized as the hub in the region. Mobile is a major port, shipbuilding, and commercial center, as well as serving as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits.

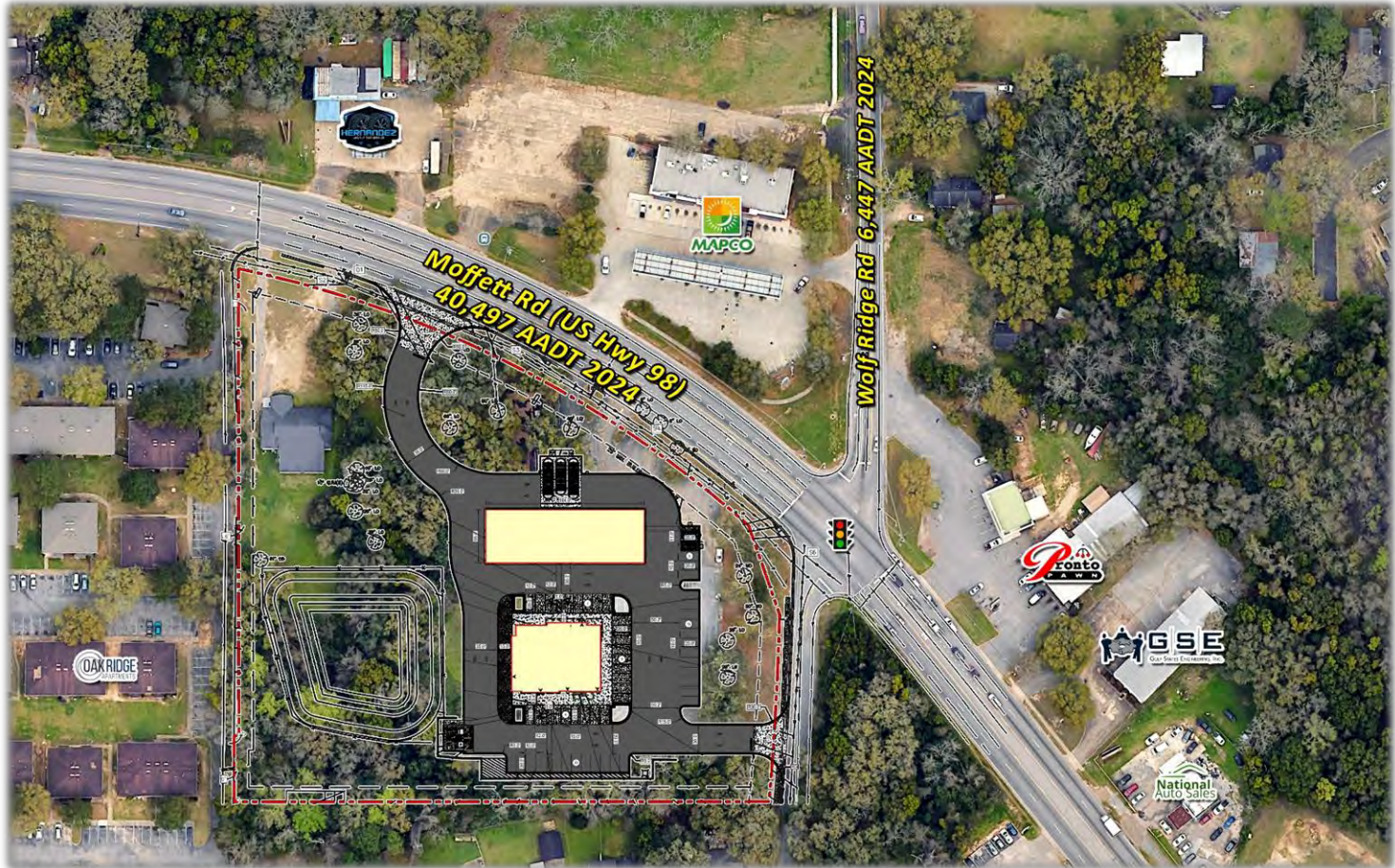
The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. In 2022, the shipbuilder was awarded a contract valued at \$128 million for the U.S. Navy Auxiliary Floating Dry Dock Medium (AFDM). Austal USA was also awarded a \$3.3 billion contract with U.S. Coast Guard for the detail design and construction of up to 11 Offshore Patrol Cutters.

Mobile is SSAB America's headquarters and are located in north Mobile County. The plant specializes in producing high strength steels. This facility produces steel in large plates, 10 feet wide and 90 feet long. With more than 600 employees, SSAB can produce approximately 1.25 million tons of steel annually.

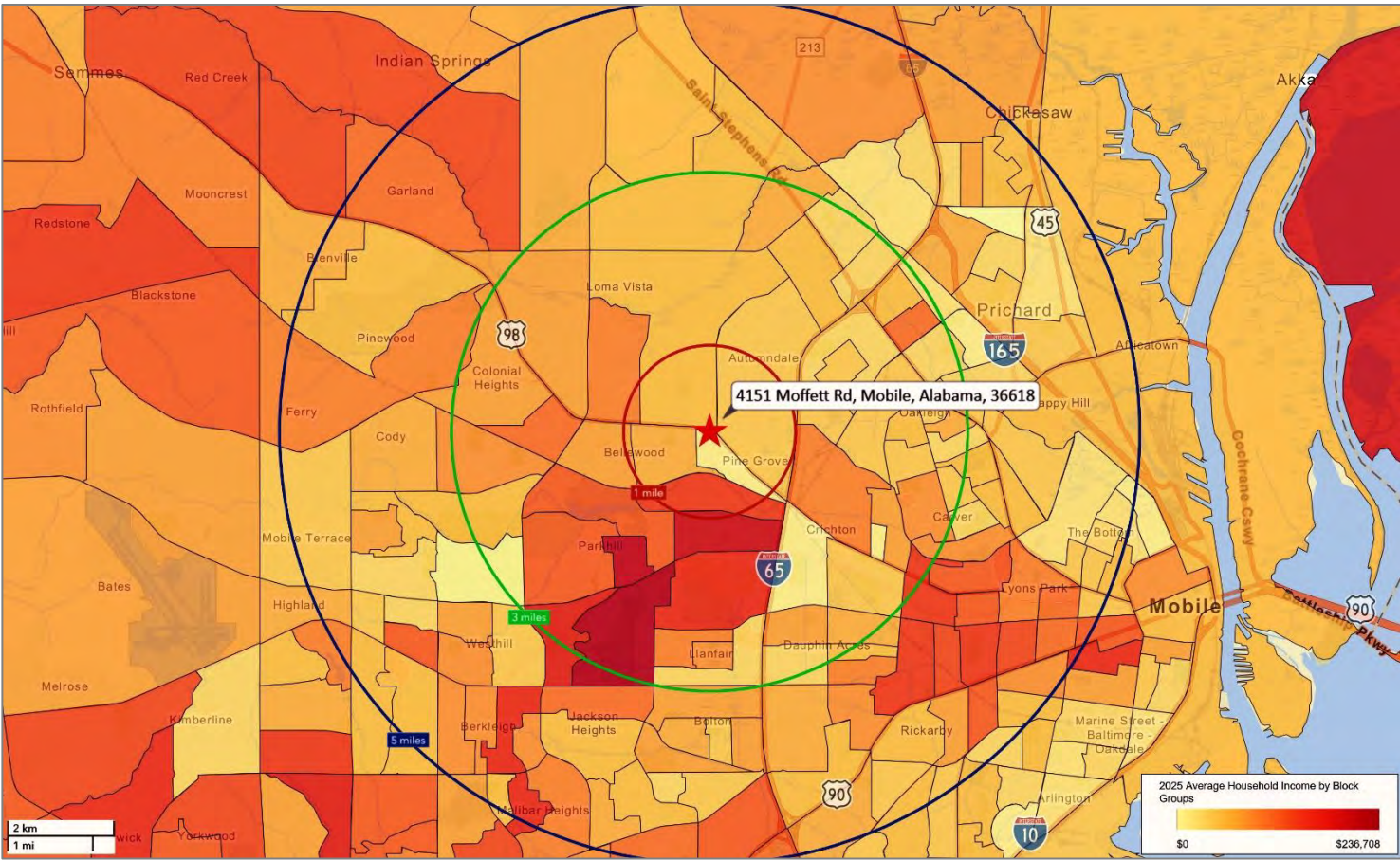


Lot Number	Square Footage	Acreage	Moffett Rd Frontage
1	±46,175 SF	±1.0829 AC	±103.68'
2	±42,118 SF	±0.9669 AC	±166.29'
3	±80,939 SF	±1.8747 AC	±101.09'
4	±69,260 SF	±1.6620 AC	±226.92'

FOR SALE | LARGE ASSEMBLAGE ON MOFFETT RD | MOBILE, AL 36618







2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,800	46,403	137,403
Median Age	34.8	38.9	37.2
Largest Median Age Group	15-24	15-24	15-24
Total Daytime Population	5,481	58,640	167,103

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,912	19,392	58,856
Average Household Size	2.49	2.31	2.24
Average Household Income	\$66,632	\$77,185	\$71,133

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	56.9%	58.6%	52.9%
Renter Occupied Houses	43.1%	41.4%	47.1%
Average House Value	\$217,590	\$273,275	\$255,249