



PROPERTY BROCHURE

"FOR SALE"

*3226 ST. STEPHENS RD,
WHISTLER, AL*

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PROPERTY INFORMATION

Address: 3226 St. Stephens Rd, Whistler, AL
Market: Mobile County, Chickasaw, Saraland, Satsuma, Prichard
Total Bldg: 10,000 sq ft
Lot Size: 40,000 sq ft
Construction: Metal frame, metal roof, concrete slab, brick front
Overhead Door: 1-Overhead warehouse door
Power: 3 Phase Voltage
Parking: Ample Off-Street
Traffic Count: DTC – 24,467
Frontage: 175' Frontage along Hwy 45 (St. Stephens Rd)
Zoning: B – 2 Commercial
Utilities: All utilities are available

Sale Price
\$475,000

Roads/Major Intersections:

This property is located on Hwy 45 and is less than 1 mile from I-65. Property has easy access at lighted intersection at busy St Stephens Rd & Wolf Ridge Rd.

Traffic Count: DTC - 24,467

Corner Lot at lighted intersection

Possible Uses:

Multiple Possibilities!! Retail, Convenience Store, Discount Store, Grocery, Shoe Store, Thrift Store, Consignment Shop, Office Space, Church, Air-Conditioned Warehouse Space, Distribution Warehouse.

Detailed Property Description:

Very Clean Showroom / Office / Warehouse Space

- 8,500sf of showroom space with three offices, one breakroom, two restrooms, and approximately 1,500sf of warehouse space with access through overhead door. The warehouse also has additional mezzanine space.
- Very clean space on Corner Lot with 40,000 SF of land located on busy Hwy 45!
- Site is well suited for several possibilities including retail, office, storage, warehouse and more.
- This site has been stable for over 25 years with previous retail tenant leasing for more than 15 - years.
- Located among national brand companies, ie., Advance Auto, O'Reilly Auto, Domino's Pizza, Burger King, McDonald's, Hardees, Popeyes Chicken, Wild Wing Station, Piggly Wiggly, Valero, Chevron, etc.

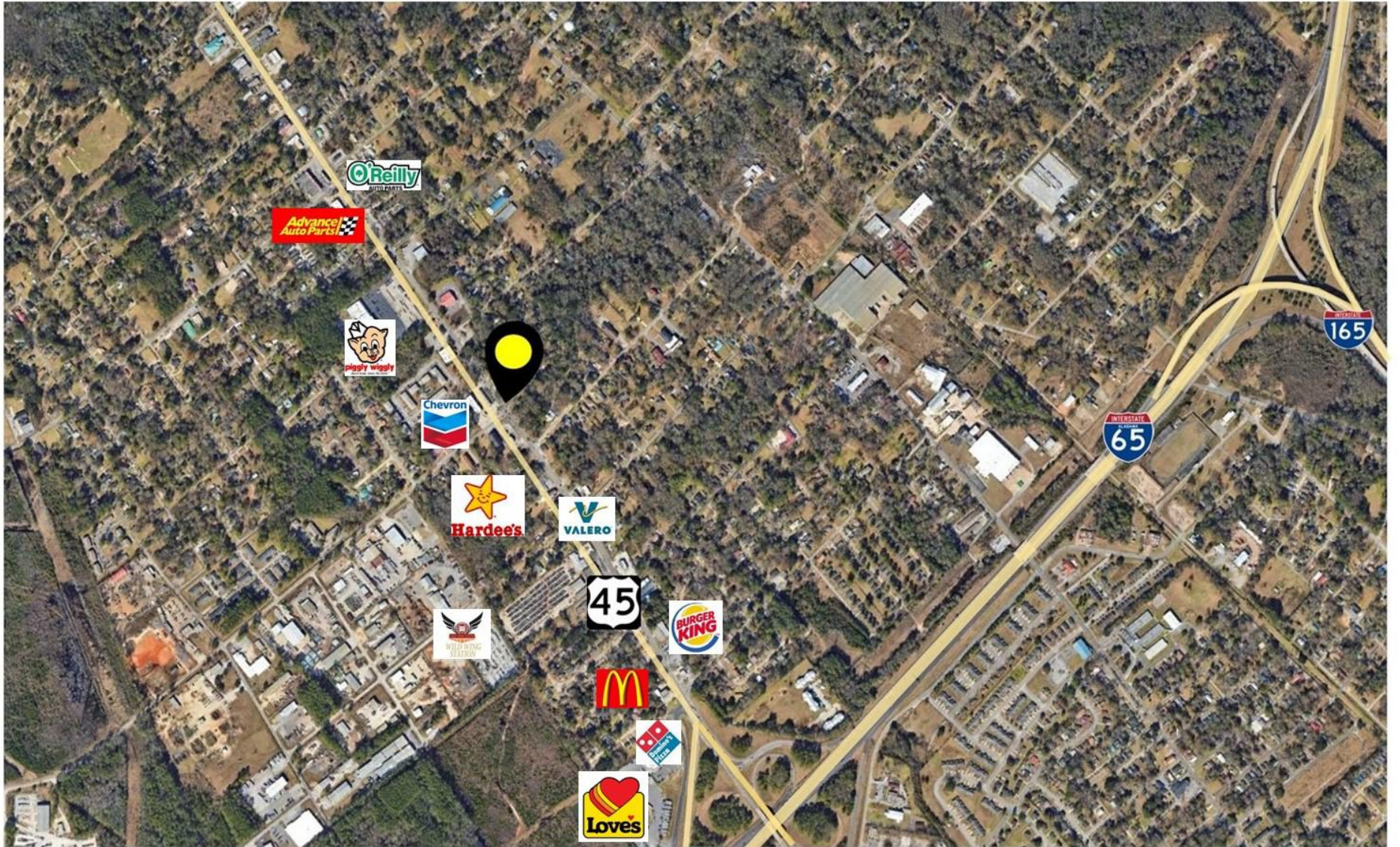
Owner improvements include:

- Fresh interior and exterior paint 2025
- Replaced most insulation in warehouse
- Seal Coating and Striping of Parking Lot 2025

Additional Information:

Owner will consider owner financing for a credit worthy buyer.

VICINITY MAP



EXTERIOR & INTERIOR



"MOBILE COUNTY" 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 began 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.
- **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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