



242 +/- Acres of Land - \$3,630,000

Moffett Road / University Blvd, Mobile, Alabama

Forest Highland Area

Can Be Purchased All or Part

Parcel Keys: 441597, 442701, 4002251, 4002252, 335051,

335337, 335435

Disclaimer

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PROPERTY OVERVIEW

- Pricing: \$3,630,000
- Total Land Area: 242 +/- Acres
- Ownership Type: Fee Simple
- Dual Frontage on Both Moffett Road and University Blvd
- Moffett Road: 32,000 VPD, University Blvd: 17,500 VPD
- Great Location Close to University of South Alabama, USA Health and I-65

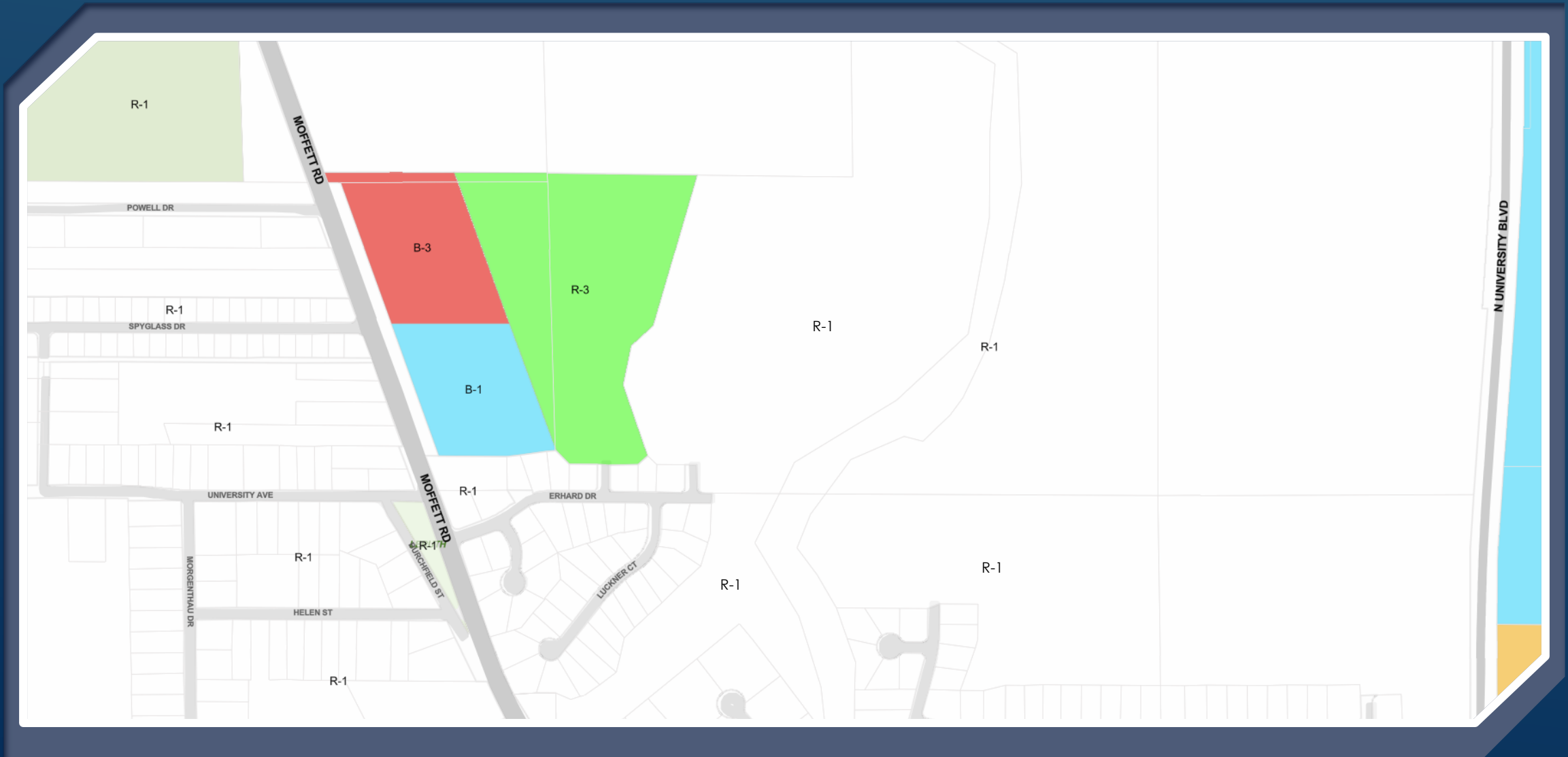
- **B-3 Zoning Size: 7.03 +/- Acres**
- **B-1 Zoning Size: 6.54 +/- Acres**
- **R-3 Zoning Size: 17.59 +/- Acres**
- **R-1 Zoning Size: 210.84 +/- Acres**
- **(Can Be Purchased All or Part)**

Herrington Realty, Inc. is pleased to present an exclusive opportunity to acquire approximately 242 acres in the Forest Highland area of Mobile, Alabama. The property features dual frontage on Moffett Road (US-98) and North University Boulevard, with approximately 32,000 vehicles per day on Moffett Road and easy access to Interstate 65. Approximately 18.68 acres of commercial frontage along Moffett Road is zoned B-1, B-3, and R-3, supporting retail, office, medical, Multi Family and service uses. The remaining ~223 acres of R-1 interior land is ideally suited for a master-planned residential community with the scale to support 500+ lots depending on density and design. The property can be purchased all or part to fit a buyer's need.

The property sits minutes from the University of South Alabama, USA Health Providence Hospital, and the Shops at Schillinger. At \$3,630,000 (~\$15,000 per acre), it represents an attractive basis for a mixed-use land position of this scale in one of West Mobile's most active growth corridors.



Zoning Map



Property Photos



Property Photos



Property Photos



Property Location

