



Interstate 10

Theodore Dawes Road

Parcel 1: 1.92 Acres

Parcel 2: 2.67 Acres

Parcel 3: 2.29 Acres

Sperry Road

6.88 +/- Acres of Land For Sale
\$695,000 – ALL OR PART
Sperry Road, Theodore, Alabama – 30.560732, -88.204298
THEODORE DAWES EXIT

Disclaimer

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PROPERTY OVERVIEW

- Pricing (Entire Parcel): \$695,000
- Pricing (Parcel 1): \$293,000
- Pricing (Parcel 2): \$445,000
- Pricing (Parcel 3): \$164,000
- Total Land Area: 6.88 +/- Acres
- Great Location Just Off Interstate 10, Theodore Dawes Exit, Allowing Easy Access to Downtown Mobile and Other Major Markets to the North and South
- Surrounded by Major Retailers and Industrial Facilities such as, Walmart, Rouses, Amazon Warehouse, FedEx Warehouse and Many More

Herrington Realty is pleased to present an exclusive opportunity to purchase 3 separate parcels totaling 6.88 +/- acres of land in Mobile, Alabama. The property is strategically positioned just off Interstate 10, offering easy access to the Port of Mobile and other major markets to the north and south. This prime location is surrounded by major retailers and industrial facilities including Walmart, Rouses, McDonalds, Amazon Warehouse, FedEx Warehouse and many more, ensuring a bustling commercial environment. The offering is ALL OR PART to fit a buyer's need and size.

The subject property in Mobile, Alabama enjoys great visibility off the busy Theodore Dawes Road, which sees over 23,000 vehicles per day. Recent investments in the Mobile Port, such as the \$366 million harbor modernization project aimed at deepening and widening the channel to accommodate larger container cargo ships, and over \$1 billion in expansion projects including terminal expansions and new logistics facilities, highlight the area's commitment to economic growth and development. This investment enhances Mobile's role as a key logistic hub, providing a promising backdrop for commercial success.



Property Photos



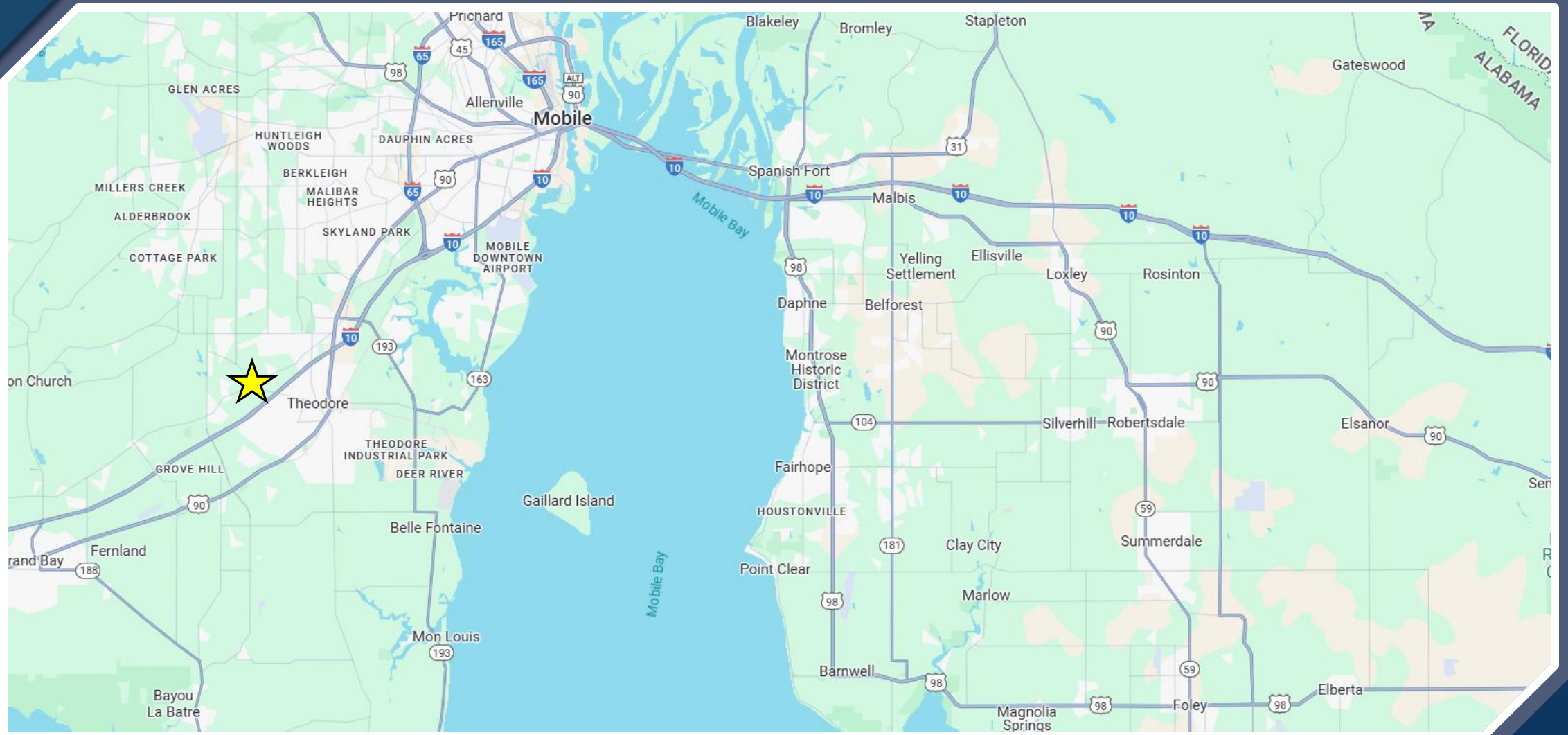
Property Photos



Retail Map – Theodore, Alabama



Property Location



Mobile, Alabama

Based on the latest trends and insights from the commercial real estate market, Mobile, Alabama, is experiencing a dynamic growth phase, particularly in sectors like industrial and multifamily properties. The industrial sector in Mobile is expected to remain strong, driven by e-commerce growth and logistics demands, which aligns well with the city's strategic location and infrastructure developments. The multifamily sector also shows promise with robust tenant demand due to economic growth supporting household formation and the relatively high cost of home ownership driving apartment demand. This indicates a healthy commercial real estate market with potential for investment in various sectors, especially those that benefit from Mobile's economic expansion and improved accessibility.

In terms of significant developments supporting the local economy, the Mobile Port has been the focus of substantial investments. A notable project is the \$366 million harbor modernization project, aimed at deepening and widening the channel to accommodate larger container cargo ships, enhancing the port's capacity to handle increased cargo volumes. Additionally, over \$1 billion has been invested in various expansion projects at the port, including terminal expansions and new logistics facilities. These initiatives are part of a broader strategy to bolster Mobile's role as a key logistics hub, fostering economic growth through improved trade and transportation capabilities. This investment in infrastructure not only supports the local economy by creating jobs and attracting business but also enhances the attractiveness of Mobile as a location for commercial real estate investment due to its improved logistics and connectivity.