

PENSACOLA FL
ASK FOR PRICING

FMiG

HIGH VISIBILITY
COTTAGE HILL RD

7030 COTTAGE HILL ROAD | MOBILE AL
VACANT LAND

LARGE PRIME COMMERCIAL LOT

FOR SALE

3303052000039004

**PARCEL ID
2.47 ACRES**

FMiG

Information Available

EXECUTIVE SUMMARY

FMIG is pleased to present a 2.47-acre commercial development opportunity located at 7030 Cottage Hill Road in West Mobile, Alabama. Positioned near the signalized intersection of Cottage Hill Road and Cody Road, the property offers prominent visibility, convenient regional access, and immediate proximity to established national and neighborhood retailers.

The site is commercially zoned and well suited for retail, quick-service restaurant, medical, urgent care, pharmacy, professional office, or service-oriented development. Significant predevelopment work has already been completed for Shova Palms Plaza, a proposed approximately 7,800-square-foot, six-suite retail center. The existing concept includes restaurant endcaps, flexible storefronts, a drive-thru window, and a covered outdoor patio.

The property is offered at \$995,000. The complete Shova Palms Plaza development package—including available architectural plans, platting, and related planning materials—may be purchased for an additional \$100,000, bringing the total purchase price to \$1,095,000 if the buyer elects to acquire the development package.





DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution..

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01 INFO

An aerial photograph of a commercial site, likely a shopping plaza, with various buildings, parking lots, and roads. A semi-transparent callout box with the ACE Hardware logo is positioned in the upper left quadrant of the image.

ACE
HARDWARE

Why the Site Fits

The property combines strong road visibility, proximity to a signalized intersection, nearby national and regional retailers, and access to West Mobile's established residential base. With platting and planning completed for an approximately 7,800-square-foot, six-suite shopping plaza, a qualified buyer can significantly reduce the early-stage time and expense typically associated with commercial development.

The strongest candidate will be a well-capitalized developer or owner-user seeking control of a visible commercial site with flexibility, surrounding demand drivers, and a meaningful head start toward construction.

An aerial photograph of a commercial site, likely a shopping plaza, with various buildings, parking lots, and roads. A semi-transparent callout box with the Wawa logo is positioned in the lower left quadrant of the image.

Wawa

IDEAL USER PROFILE

PIINVESTMENT HIGHLIGHTS

- **2.47-acre commercially zoned development site**
- **Asking price: \$995,000**
- **Development-plan package available separately for \$100,000**
- **Platting and planning completed for the proposed Shova Palms Plaza**
- **Approximately 7,800-square-foot, six-suite retail concept**
- **Restaurant endcaps, drive-thru capability, and covered patio**
- **Excellent visibility near a signalized intersection**
- **Potential access from Cottage Hill Road and Cody Road, subject to approval**
- **Suitable for QSR, medical, urgent care, pharmacy, retail, professional office, or neighborhood services**
- **Flexible opportunity for developers, investors, and owner-users**

Primary User Profiles

- **Retail Plaza Developer:** Develop the proposed Shova Palms Plaza or adapt the plans for a multi-tenant center featuring restaurants, neighborhood retail, and service businesses.
- **Quick-Service Restaurant Operator:** Establish a drive-thru restaurant or multi-concept food destination near a signalized intersection and established retailers, including Wawa, Shell, and Ace Hardware.
- **Medical Owner-User or Healthcare Developer:** Construct an urgent care, primary care, dental, specialty clinic, pharmacy, outpatient facility, or multi-tenant medical office.
- **Service-Oriented Commercial Operator:** Ideal for financial services, professional offices, fitness, childcare, beauty and wellness, automotive services, or other daily-needs businesses serving the surrounding residential population.
- **Land Investor or Development Partner:** Acquire a commercially zoned infill site with substantial predevelopment work completed, then execute the existing concept, revise the plans, or hold the property for future development.

IDEAL USER PROFILE

Ideal User Profile

This site is ideally suited for developers, investors, franchise operators, and owner-users seeking a highly visible commercial location within one of Pensacola's most active retail corridors. With HC/LI zoning, the property offers flexibility for a variety of commercial and light industrial developments.

Potential users include:

- Coffee concepts such as Starbucks or 7 Brew Coffee
- Quick-service and fast-casual restaurants
- Drive-thru retail users
- Medical or dental offices
- Professional office buildings
- Banks or financial institutions
- Automotive service businesses
- Retail strip centers
- Contractor offices with warehouse/flex space
- Fitness or wellness facilities
- Urgent care or specialty medical clinics
- Showrooms and service-based businesses
- Distribution, light industrial, or flex-space developments

The property's location directly across from JCPenney, adjacent to Chuck E. Cheese, and just minutes from Interstate 10 provides outstanding visibility, accessibility, and exposure to both local and regional traffic. Its size and zoning make it an excellent opportunity for a signature commercial development in one of Pensacola's strongest retail markets.

SURROUNDING AREA

The property is located within the established and expanding Cottage Hill Road commercial corridor in West Mobile. The site is positioned near Wawa, Shell, and Ace Hardware, providing immediate recognition and consistent customer activity from established retail and convenience destinations.

Wawa's location at 7095 Cottage Hill Road was developed as the company's first Mobile store, demonstrating the corridor's growing appeal to national retailers. The neighboring Shell station at 7102 Cottage Hill Road operates 24 hours and includes a convenience store and car wash, further contributing to daily traffic and consumer activity surrounding the site.

The Cottage Hill corridor became part of the City of Mobile through the 2023 West Mobile annexation, which added more than 19,000 residents and increased the city's population to more than 206,000. The property also benefits from access to the three-lane Cody Road corridor, which connects Cottage Hill Road with Airport Boulevard and supports movement throughout West Mobile.

High-Traffic Retail Corridor

The property benefits from exceptional exposure along Cottage Hill Road, which carries approximately 26,800 vehicles per day, providing strong daily visibility for retail, restaurant, medical, and service-oriented users. Its location near the signalized intersection of Cottage Hill Road and Cody Road further enhances accessibility and positions the site to capture traffic from both major thoroughfares. Surrounding national and regional traffic generators—including Wawa, Shell, and Ace Hardware—reinforce the intersection as an established commercial destination within West Mobile.

Additional regional demand drivers include:

- Approximately 5.6 miles from the University of South Alabama
- Approximately 4 miles from USA Health Providence Hospital
- Approximately 6 miles from Mobile Regional Airport
- Multiple shopping centers located within approximately 1.2 miles
- Established residential neighborhoods, schools, healthcare facilities, and service businesses throughout the surrounding trade area
- Mobile County retail sales exceeding \$7.7 billion annually
- More than 8,900 employer establishments throughout Mobile County

The combination of commercial zoning, completed planning work, nearby national retailers, established residential density, and access to major healthcare, education, and transportation destinations creates a compelling opportunity for new retail, restaurant, medical, or service-oriented development.

All proposed uses, access points, and development plans remain subject to applicable governmental approvals.







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FMiG**

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