

# FOR SALE



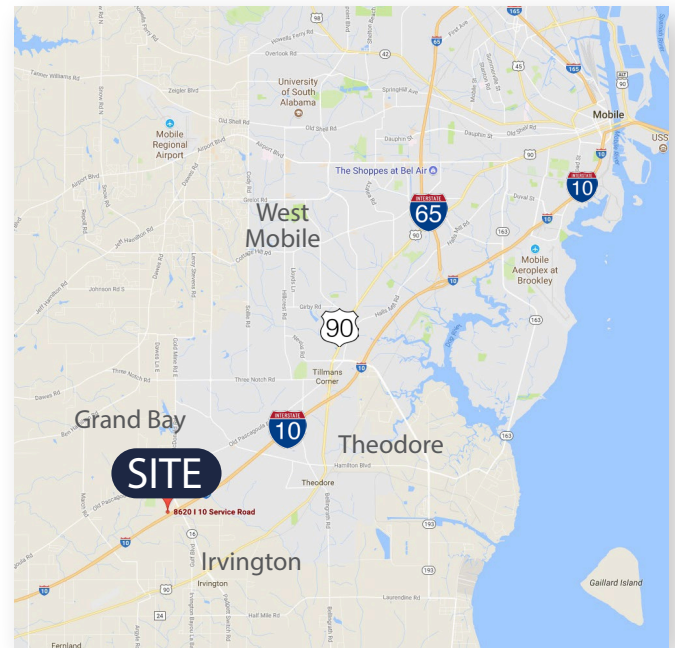
16 AC | Creel Road | Grand Bay, AL



## 16± ACRES DEVELOPMENT SITE

### Property Features

- Site Size: 16± AC
- Frontage: 687± ft (I-10)
- Zoned: Un-zoned (county)
- Easy access and visibility from I-10
- Just west of Exit 4 on I-10 (Grand Bay Wilmer Road)
- Excellent industrial site
- Less than 8 miles to new 2.9mm SF Walmart Distribution Center; less than 10 miles to Amazon Sortation Center (363,000 SF)
- Level topo



**SALES PRICE: \$400,000.00**

Brandon Broadus



251.288.7786 | bbroadus@cre-mobile.com



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## LOCATION DESCRIPTION

Located in the Grand Bay submarket of Mobile just west of I-10 (Exit 4/Grand Bay Wilmer Road) along Creel Road. The site is one exit (approximately eight miles) from the new Wal-Mart Distribution Center, a 2.9 million square foot facility on 400 acres, expecting to bring more than 550 jobs to the area and substantially increasing business at Mobile's container terminal at the port. The site is also two exits (approximately ten miles) from the new 363,000 square foot Amazon Sortation Center currently under construction. With easy access to I-10 & I-65 and proximity to AL State Docks, Airbus and more, this site is ideal for industrial development, warehouse/distribution site and more.



I-10	1.0 miles
US HWY 90	2.1 miles
Mississippi State Line	5.1 miles
WalMart DC Site	8.0 miles
Amazon Sortation Center	10.3 miles
I-65	16.8 miles
Mobile Regional Airport	17.6 miles
Mobile Aeroplex at Brookley	19.8 miles
Baldwin County, AL	31.7 miles
Birmingham, AL	273 miles

**LEGEND**

- P.P. POWER POLE
- F FENCE LINE
- O OVERHEAD POWER LINE
- T OVERHEAD TELEPHONE LINE
- F FORESHORTENED LINE
- M.S.B. MAP BOOK
- R.P.B. REAL PROPERTY BOOK
- S.B. SEED BOOK
- P.B. PLAT BOOK
- P.C. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PI POINT OF INTERSECTION
- R/W RIGHT-OF-WAY
- SET ROD & CAP (RONE) SET ROD & CAP (RONE) & CAP (RONE)
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**NOTES**

- 1.) Basis of Bearing: Referenced to Alabama State Plane Coordinate System West Zone (107) NAD 83(03) established by RTK GPS USING ALDOT Network as a continuously operating reference station.
- 2.) Type of Survey: Boundary.
- 3.) Field Date(s): December 17, 2014, January 22, 2015
- 4.) All corners are as noted.
- 5.) This drawing does not reflect an easement or title search by the surveyor. Comments or claims of easements may exist.
- 6.) Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.

**LEGAL DESCRIPTION**

STATE OF ALABAMA  
COUNTY OF MOBILE

Beginning at the Northwest corner of Lot 1, Alboch Subdivision, Revised Plat, as recorded in Map Book 122, Page 33, Probate Court Records, Mobile County, Alabama, run North 89°-33'-57" West, along the South line of Crebel Road (60 foot right-of-way), a distance of 669.72 feet; thence South 00°-41'-00" West, 1143.87 feet; thence North 77°-33'-21" East, along the North right-of-way line of Interstate Highway No. 1-10, a distance of 687.46 feet to a point on a Southward projection of the West line of said Alboch Subdivision; thence North 00°-41'-07" East, along said projection and along said West line, a distance of 990.85 feet to the Point of Beginning, BEING at of the West Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 6 South, Range 4 West, Mobile County, Alabama lying North of Interstate Highway No. 1-10.

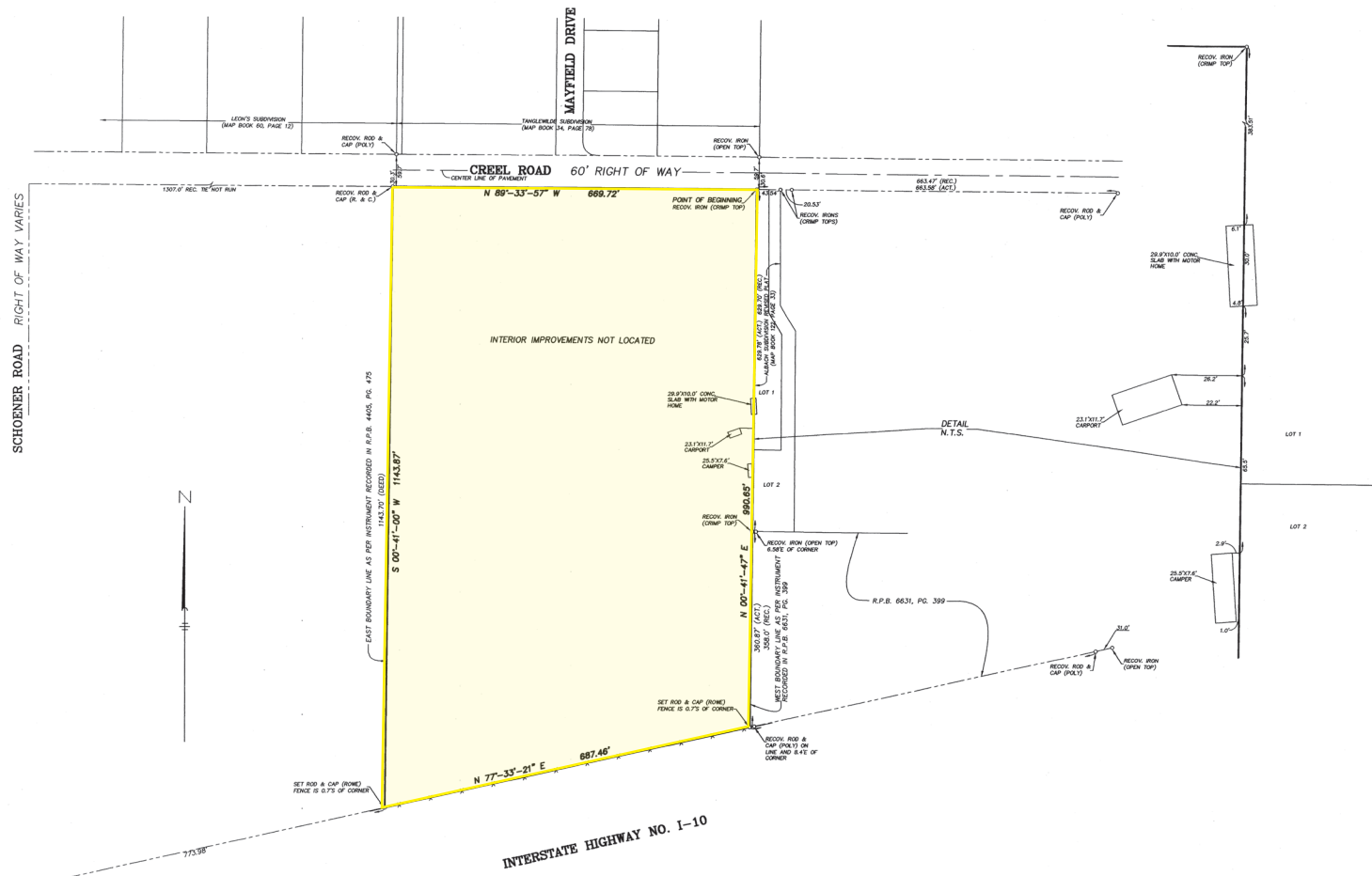
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0109700751 K, and dated March 17, 2010, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

*Donald W. Rowe, P.E.S.*  
Survey Date: **JANUARY 22, 2015**  
Alabama Licensed Professional  
Land Surveyor No. 8325-5  
Prints not valid unless  
they bear on original seal



REVISED:	<b>ROWE ENGINEERING AND SURVEYING, INC.</b>
	CONSULTING ENGINEERS
	3765 COTTAGE HILL ROAD MOBILE, ALABAMA 36688
	PHONE: 251-666-8788 FAX: 251-666-1869
ACAD: 56039.Dwg	DATE: 05/09/15
BY: [Signature]	PLAT DATE: JAN. 23, 2015
NO. 0000	SCALE: 1" = 100'



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