

LANDMARK PROPERTY

FOR SALE



3661 DAUPHIN STREET

MICHELLE AUTIO, REALTOR®
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Roberts Brothers and Michelle Autio are proud to present this landmark property currently operating as Dauphin Way Baptist Church. Strategically located at the highly visible intersection of I-65 and Dauphin Street, this iconic property presents a rare opportunity in the heart of Mobile. Spanning 19.3 acres, the campus features three major buildings totaling over 155,000 square feet. Its unmatched visibility and central location make it ideal for institutional, educational, worship, recreational, or redevelopment purposes. With extensive infrastructure already in place, this is a unique chance to acquire one of Mobile's most recognized and versatile institutional campuses.

HIGHLIGHTS

- I-65 and Dauphin Street intersection
- 19.3 Acres
- 3 Major Buildings Total Over 155,000 SQFT
- Listed at \$28,500,000

DISCLAIMERS

- Property is being sold "as-is"
- Buyer is responsible for all due diligence, zoning confirmation and inspections
- No warranties or representations are made outside of a signed agreement
- Information is deemed reliable but not guaranteed

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PROPERTY OVERVIEW

MAIN SANCTUARY BUILDING

- Built in 1988
- 126,162 sq ft
- Sanctuary alone is 67,580 sq ft
- Sanctuary seats 1,900 currently
 - Can house up to 3,000
 - Elevators
- 2 levels with multiple classrooms & offices
 - Fellowship Hall
 - Commercial kitchen

DAYCARE BUILDING

- Built in 1988
- 15,400 sq ft
- Constructed for additional floors with elevator well in place
- Multiple classrooms/ offices

GYMNASIUM BUILDING

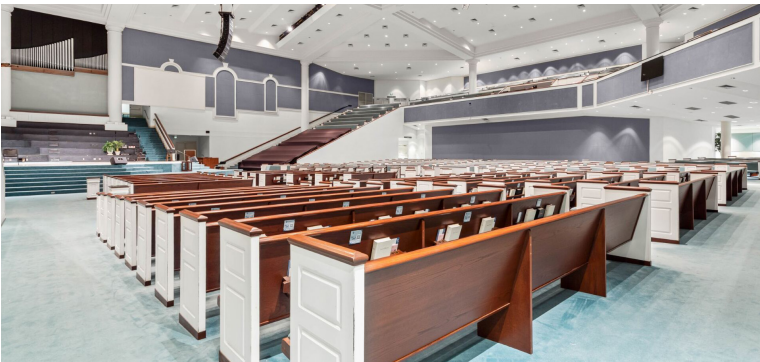
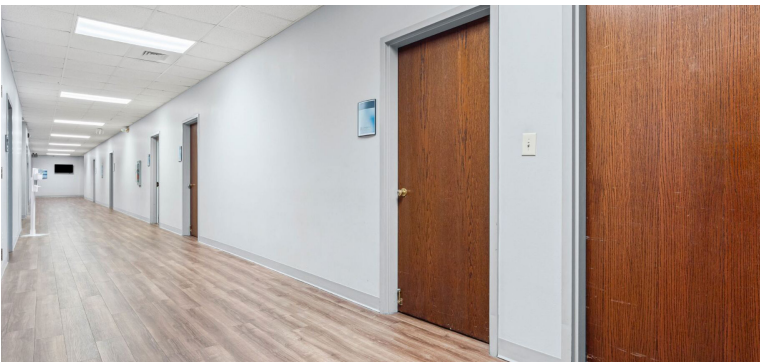
- Built in 2015
- 13,750 sq ft 2 levels with elevator
 - Walking track
- Large commercial kitchen
 - All city utilities



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LOCATION OVERVIEW

NEARBY INSTITUTIONS

- Springhill Medical Center, Premier Medical Offices, Park and Rebowe Plastic Surgery Center, Du Rhu Shopping Center, Shoppes at Bel Air, Springdale Mall, Springhill College, Springhill Golf Course, multiple Banks, restaurants and shopping.
- Accessibility to I-65 and Dauphin Street
- I-65 Service Road frontage

ZONING & USE FLEXIBILITY

- BI current use Church
- Buyer to verify change of use with local zoning/ planning department

DEMOGRAPHICS (~1 MILE RADIUS)

- Population: 37,600
- Average Household Income: \$96,800





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