

OFFERING MEMORANDUM
Blakeley Island Site
Opportunity

BLAKELEY ISLAND LOT 6

Mobile, AL 36610

PRESENTED BY:

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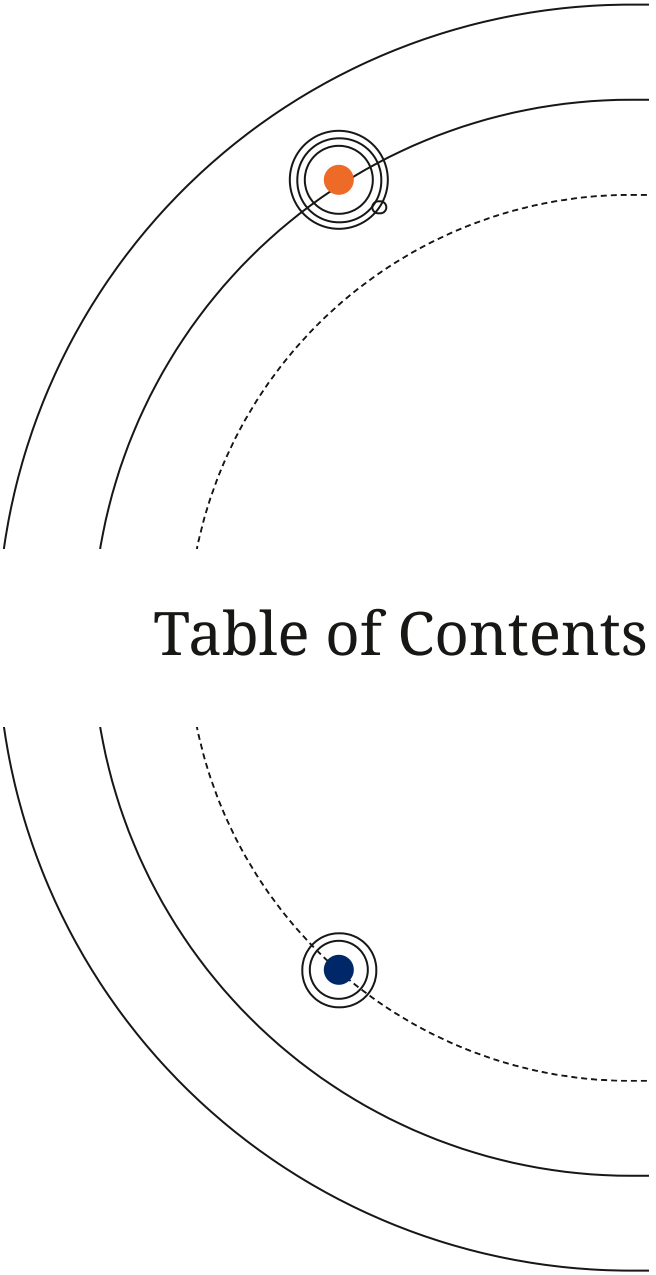


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DISCLAIMER

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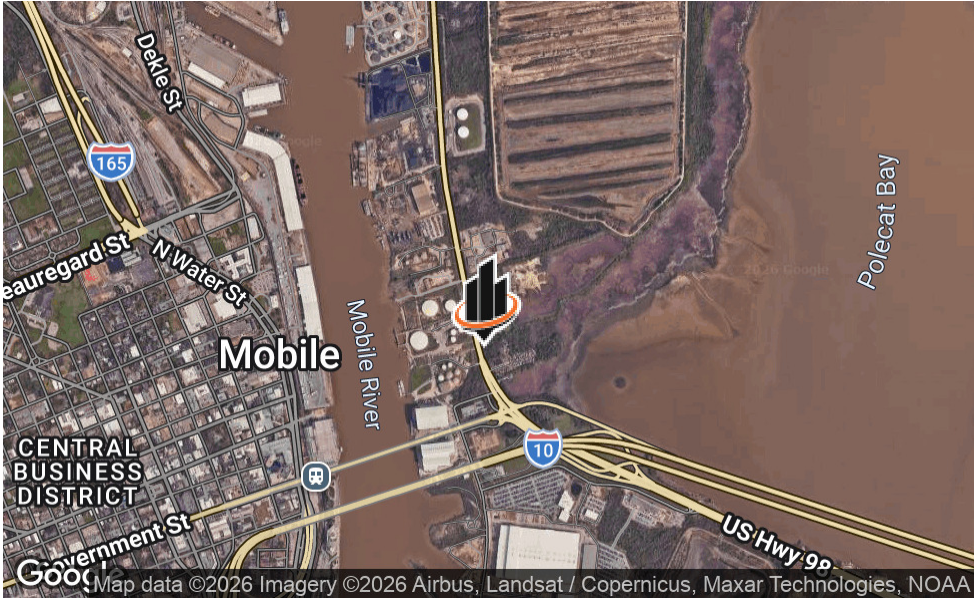
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Rates
LEASE TYPE:	Ground Lease
LOT SIZE:	±22 Acres
USABLE AREA:	±7 Acres
SITE CONDITION:	Cleared
ACCESS:	Newly Constructed & Permitted
LOCATION:	Blakeley Island, Mobile, AL
AVAILABILITY:	Immediate
PURCHASE OPTION:	Available

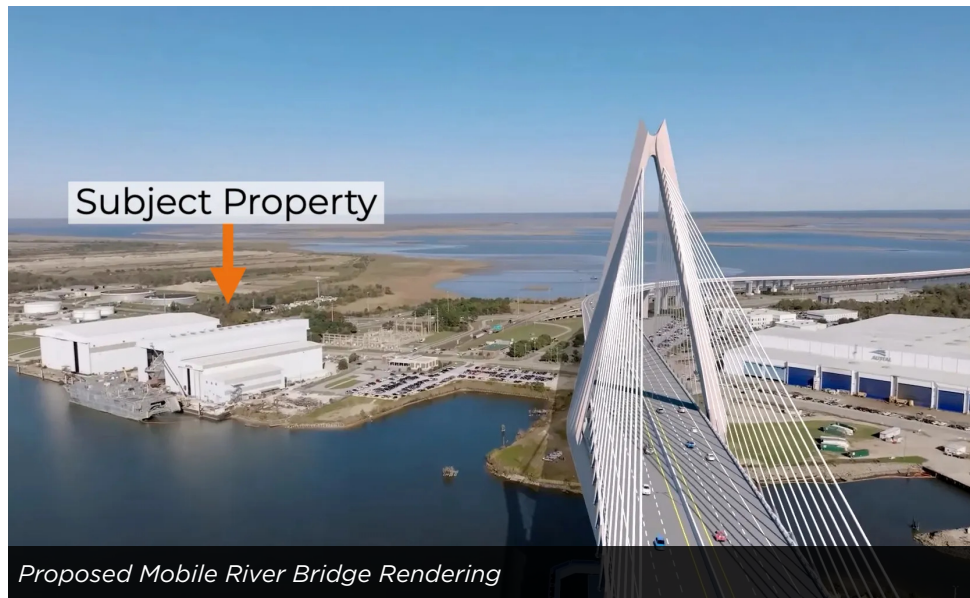
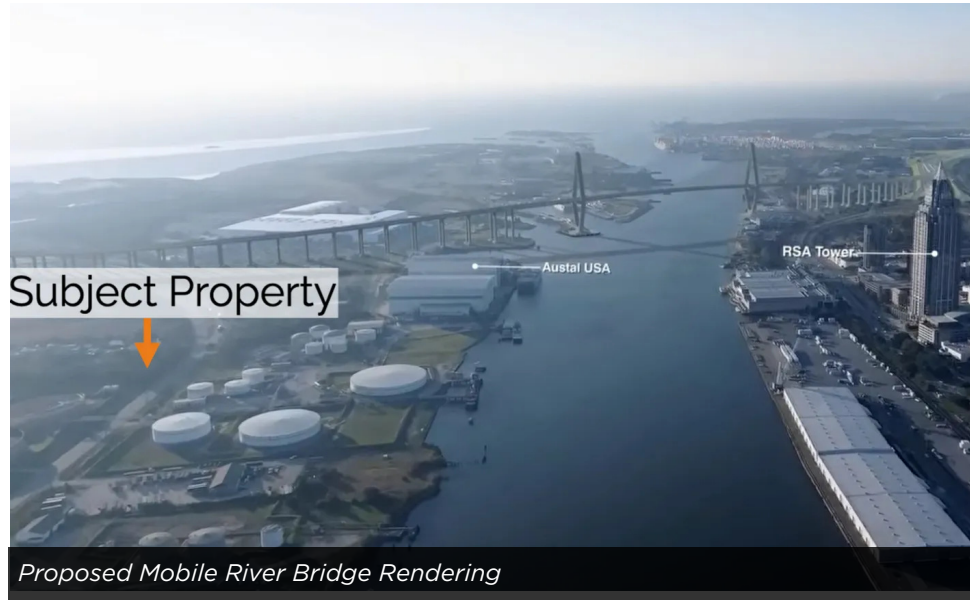
PROPERTY DESCRIPTION

Located on Blakeley Island within Mobile’s established industrial corridor, this approximately 7-acre usable tract provides a versatile site for outdoor storage, contractor staging, equipment storage, material laydown, and other industrial-oriented uses. The usable portion of the property has been cleared and is well-suited for users seeking open yard space without the need for extensive initial site preparation.

The property features a newly constructed and permitted access point from Cochrane Causeway, providing convenient entry to the site. Its strategic location places it adjacent to Austal and near the Mobile River, Bayway and Causeway, and the Port of Mobile, with efficient access to the broader transportation network serving Mobile’s industrial and maritime economy.

Situated in an area with a long-standing concentration of industrial and marine activity, the property offers a well-located option for businesses requiring additional yard, storage, staging, or project support space in the Mobile market.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **±7 Usable Acres:** Approximately 7 acres of usable, cleared land available for outdoor storage, staging, laydown, equipment, and related uses.
- **Cleared & Ready for Use:** Usable acreage has been cleared of brush and debris, providing an open site with minimal initial site preparation required.
- **Permitted Site Access:** Newly constructed and permitted access point from Cochrane Causeway provides direct entry to the property.
- **Strategic Industrial Location:** Situated on Blakeley Island within an established industrial and maritime corridor surrounded by major industrial users and operations.
- **Immediate Austal Proximity:** Located directly adjacent to Austal's Mobile operations and near other established industrial activity.
- **Major Infrastructure Access:** Conveniently positioned near the Bayway and Causeway, Mobile River, Port of Mobile, and regional transportation routes.
- **I-10 Bridge Project Proximity:** Well-positioned to serve contractors, subcontractors, and other businesses supporting the ongoing I-10 Mobile River Bridge and Bayway project.
- **Versatile Outdoor Space:** Suitable for a variety of industrial-oriented outdoor uses, including contractor laydown, equipment staging, material storage, fleet storage, and project support.

SECTION 2
Location
Information



Proposed Mobile River Bridge Rendering

ALABAMA'S INDUSTRIAL HUB

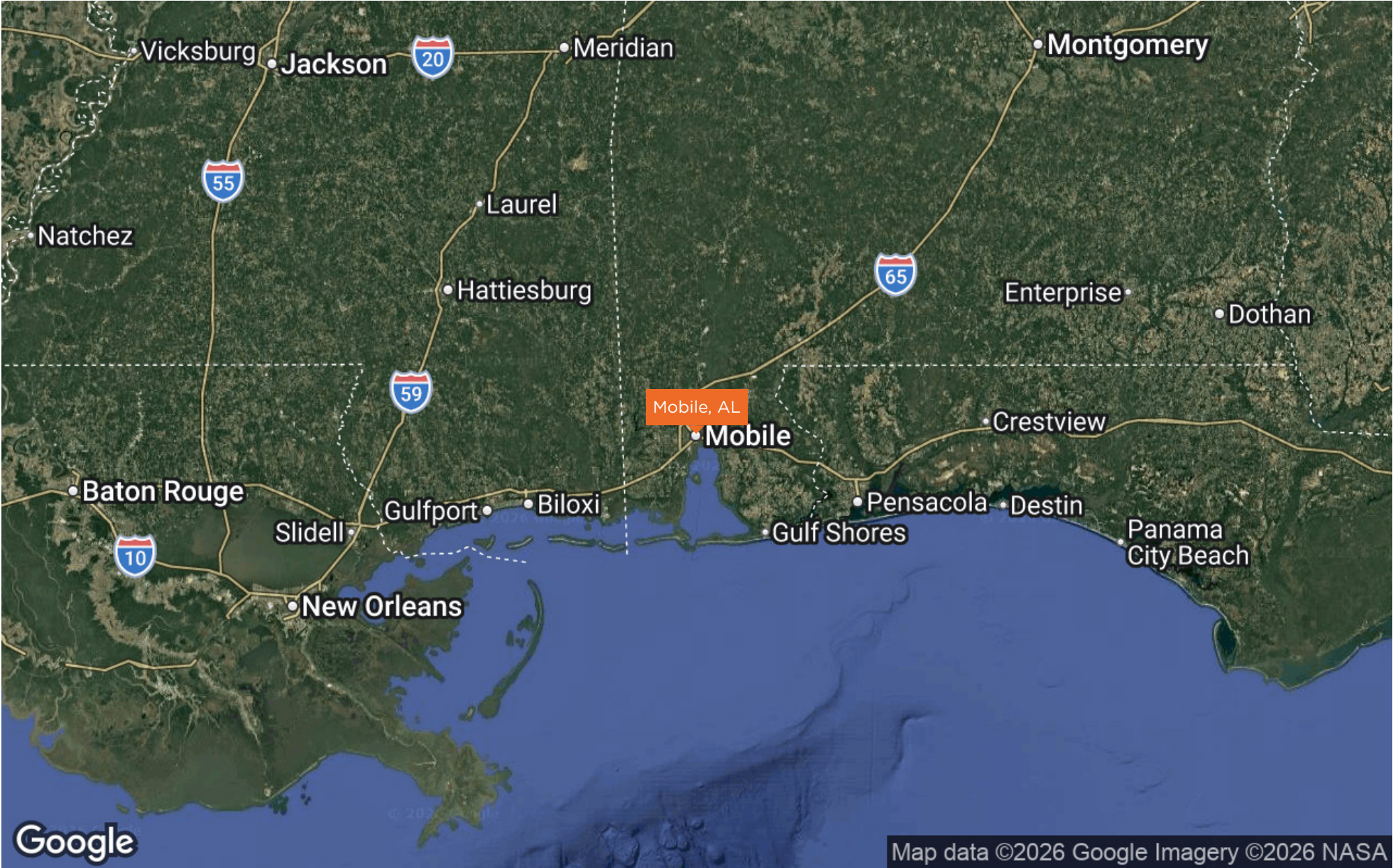
Mobile, Alabama has long served as a major industrial and maritime center along the Gulf Coast, anchored by the Port of Mobile and its access to the Gulf, inland waterways, rail, and an extensive interstate network. The city's industrial base has historically been driven by shipbuilding, manufacturing, steel, logistics, aerospace, and port-related activity, creating a deep concentration of industrial users and supporting businesses throughout the region.

That industrial foundation continues to expand. The Port of Mobile has undergone significant investment in recent years, including the completion of its 50-foot channel deepening project and continued improvements to container capacity, terminal infrastructure, and rail connectivity. Major employers and industrial operators, including Austal, Airbus, AM/NS Calvert, and numerous maritime and logistics companies, have further strengthened Mobile's position as a regional center for manufacturing, transportation, and marine-related industries.

Mobile is also experiencing substantial investment in transportation infrastructure. The ongoing I-10 Mobile River Bridge and Bayway project represents one of the region's largest infrastructure initiatives and is expected to support significant construction and contracting activity throughout the project area. The property's location on Blakeley Island places it within this broader industrial network.

With its combination of port infrastructure, established industrial employment, transportation connectivity, and continued public and private investment, Mobile remains one of the Gulf Coast's most active markets for industrial and maritime activity.

REGIONAL MAP



LOCATION MAP



SECTION 3
Advisor Bios

ADVISOR BIO



HANNA MILLETTE

Advisor

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Direct: 251.605.2044

PROFESSIONAL BACKGROUND

Hanna Millette is a commercial real estate advisor specializing in marina and marine-related assets. A Fairhope, Alabama native, she brings a lifelong connection to the Gulf Coast and a practical understanding of waterfront markets and marina operations.

Hanna is an Advisor with SVN | SouthLand and SVN | Nautilus, working alongside industry leaders to support the acquisition, disposition, and valuation of marina properties. Her background in investment sales and landlord representation provides a strong foundation for navigating the operational and financial complexities unique to marina assets.

Known for her attention to detail, responsiveness, and relationship-driven approach, Hanna works closely with marina owners and investors to deliver clarity, strategy, and thoughtful execution in a highly specialized asset class.

EDUCATION

The University of Alabama

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