

GROUND LEASE/BUILD TO SUIT

PROPERTY OVERVIEW

±3.5 acres of land available at the entrance to the Mobile Aeroplex at Brookley in Mobile, AL. The Aeroplex is the transportation and industrial epicenter of the Gulf Coast. It is home to many companies that employ thousands of people and is the future home for **Mobile Downtown Airport**. This well positioned property at the intersection of I-10 and Michigan Avenue has unlimited possibilities and is ready for development.

The synergies created at the Aeroplex make this property ideal for many uses including but not limited to: flex space, warehouse/office, gas station/c-store, hospitality, office, or even retail. Build to suit options are available in addition to all or part ground lease. The property includes a ±5,450 square foot building recently leased for medical use.

AVAILABLE: ±3.5 ACRES

- Proposed Building #2: ±1,200 - ±6,000 SF (office/retail)
- Proposed Building #3: ±1,200 - ±4,800 SF (office/retail)
- Proposed Building #4: Up to ±40,800 SF (warehouse)
- Ground Lease Opportunity: ±3.5 AC (fast food/c-store/hospitality)

LEASE OPTIONS

- Ground Lease: \$0.75 - \$1.50 PSF
- Build to Suit: TBD

MOBILE AEROPLEX AT BROOKLEY TENANTS

Airbus US Manufacturing Final Assembly Line, Airbus North America Engineering, Continental Motors, U.S. Army National Guard, U.S. Coast Guard, MAAS Aviation Point, FedEx Shipping Center, Hutchinson Aerospace, Hood Wholesale Lumber Distribution, AMPAC Packaging, Zodiac Aerospace, AmeriCold





SUMMARY

AERIAL

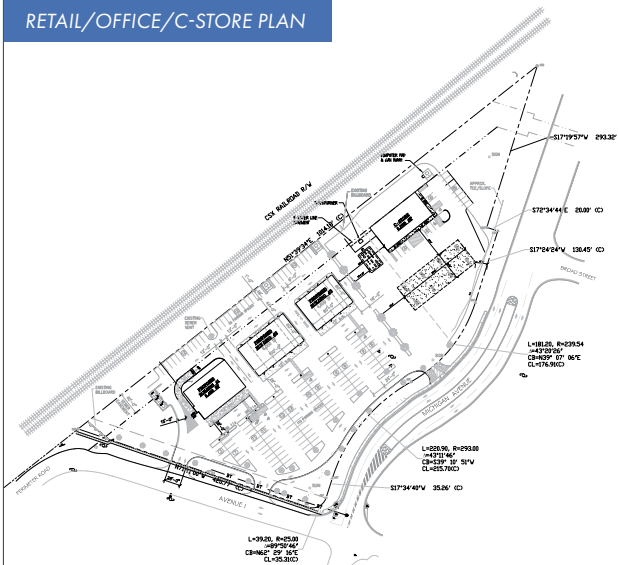
SITE PLAN OPTIONS

AREA INFO

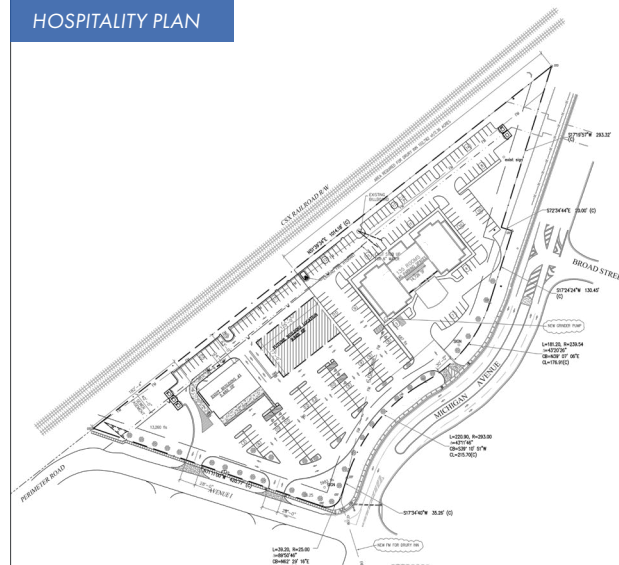
REGIONAL MAP

DEMOGRAPHICS

RETAIL/OFFICE/C-STORE PLAN



HOSPITALITY PLAN



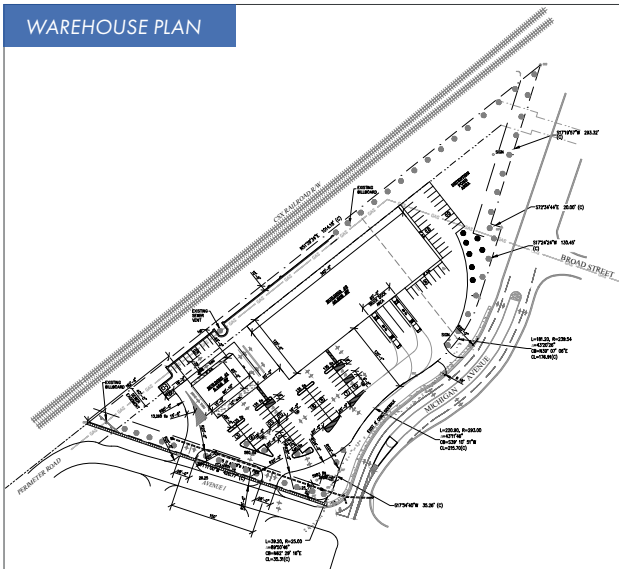
Click images for larger view

HOSPITALITY PLAN

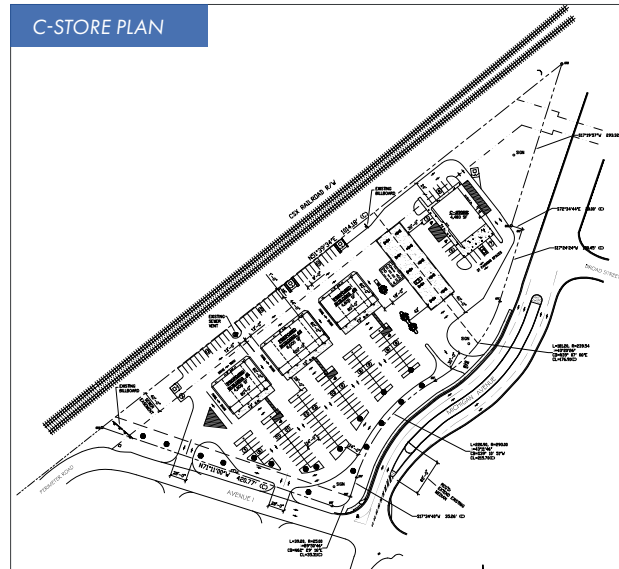


GRAPHIC SCALE: 1" = 80'-0"
0 20' 40' 80' 160'

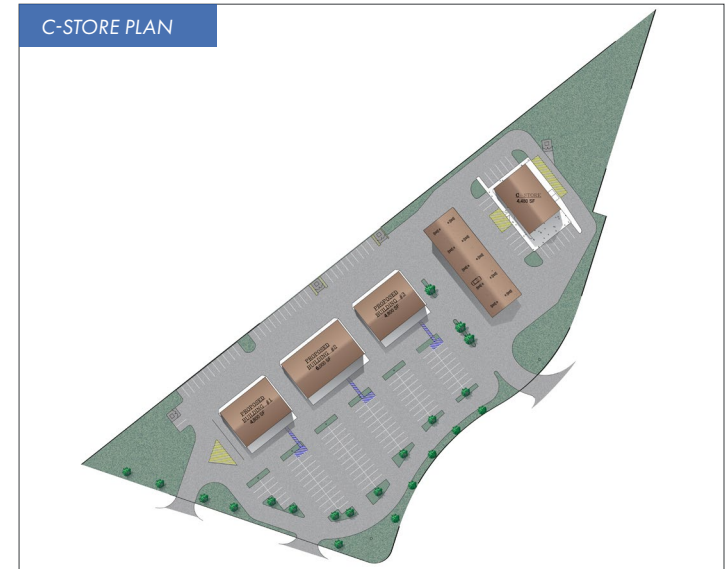
WAREHOUSE PLAN



C-STORE PLAN



C-STORE PLAN



MOBILE, ALABAMA

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future.

With a population of 639,966, the Mobile Bay region is Alabama's second-largest metro area. Mobile County, the second-largest county in the state, has 412,604 residents. The population for the city of Mobile is 188,418.

Situated in south Alabama at the junction of I-10 & I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports; more than 15,000 miles of inland waterways; 5 Class-1 railroads and the Port of Mobile (the 9th largest port by volume in the U.S.), Mobile keeps business on the move.

Over the last decade, Mobile's economic development efforts garnered \$8.1 billion in capital investment and 14,341 jobs for new and existing area companies. The Mobile Aeroplex at Brookley alone tenants over 70 companies with more than 3,600 employees.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.



SUMMARY

AERIAL

SITE PLAN OPTIONS

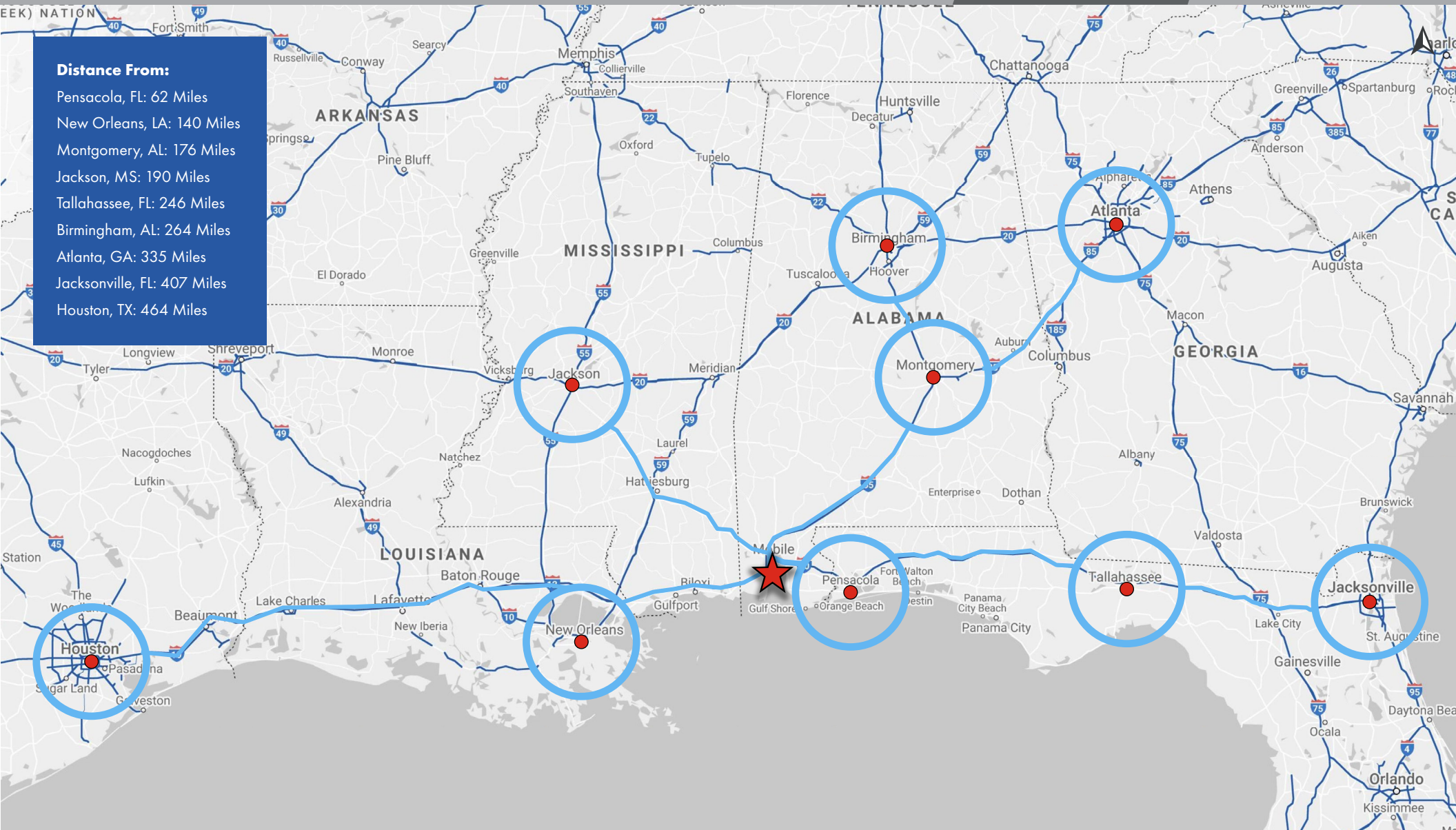
AREA INFO

REGIONAL MAP

DEMOGRAPHICS

Distance From:

- Pensacola, FL: 62 Miles
- New Orleans, LA: 140 Miles
- Montgomery, AL: 176 Miles
- Jackson, MS: 190 Miles
- Tallahassee, FL: 246 Miles
- Birmingham, AL: 264 Miles
- Atlanta, GA: 335 Miles
- Jacksonville, FL: 407 Miles
- Houston, TX: 464 Miles



SUMMARY

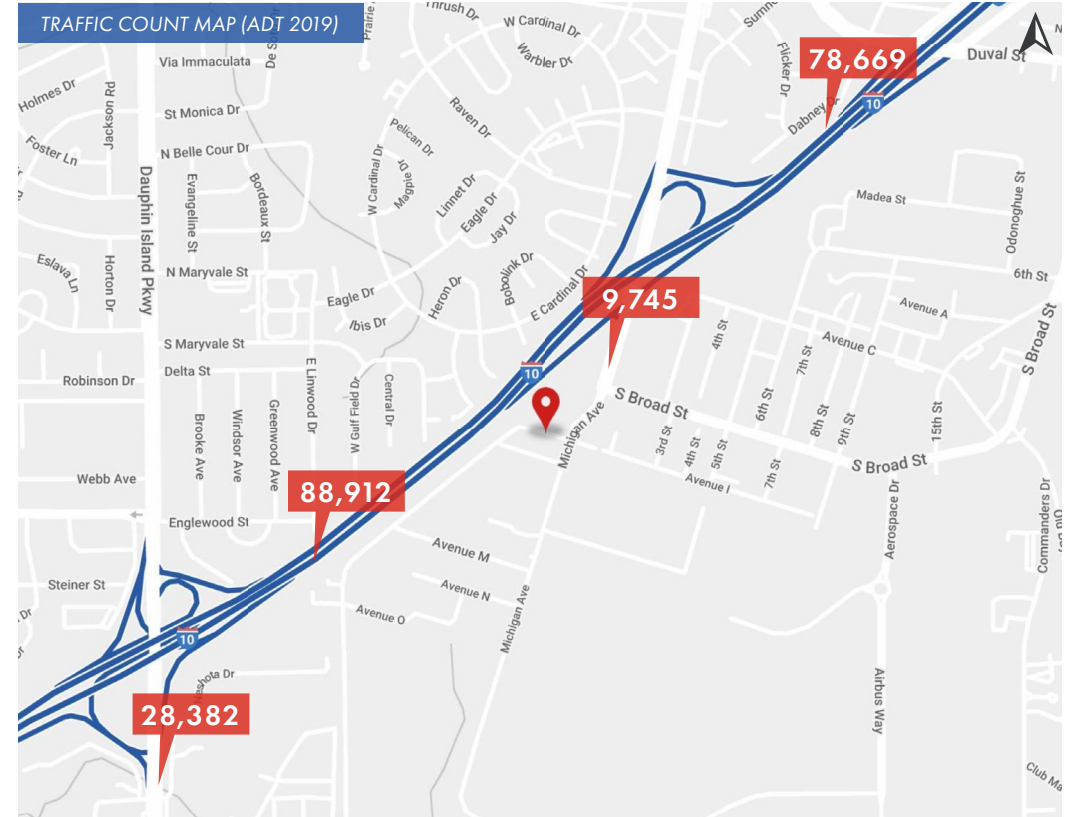
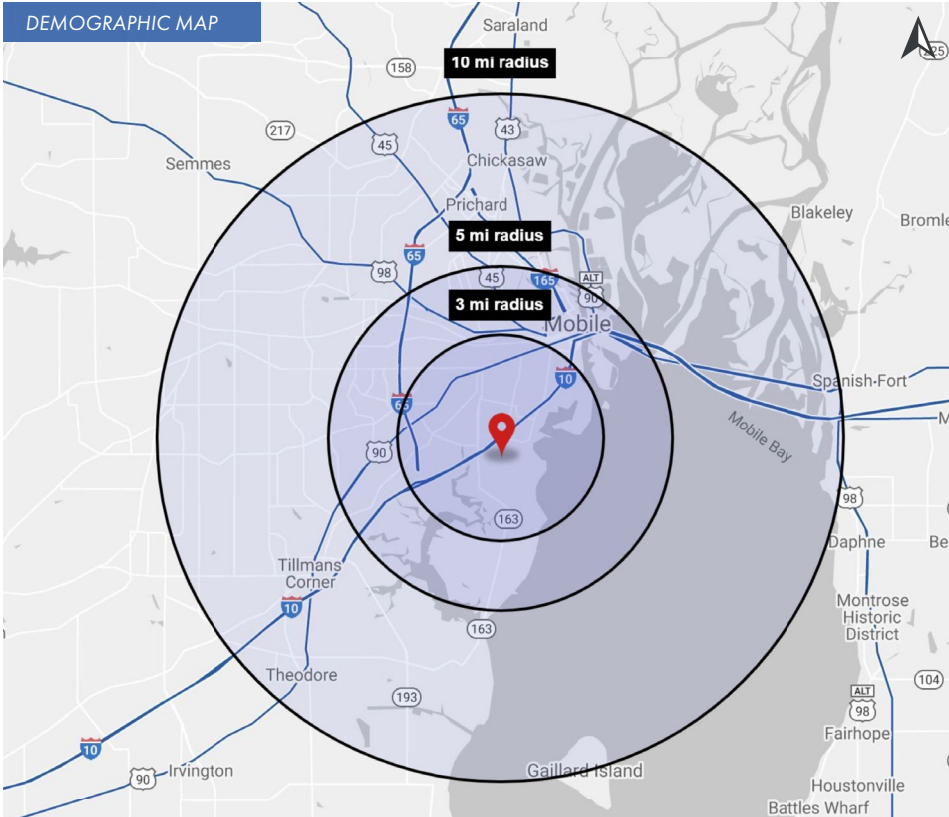
AERIAL

SITE PLAN OPTIONS

AREA INFO

REGIONAL MAP

DEMOGRAPHICS



2020 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

3 MILE

5 MILE

10 MILE

3 MILE

5 MILE

10 MILE



POPULATION

46,648

106,453

253,623



AVG. HH INCOME

\$56,027

\$60,025

\$67,326



HOUSEHOLDS

18,838

44,353

104,458