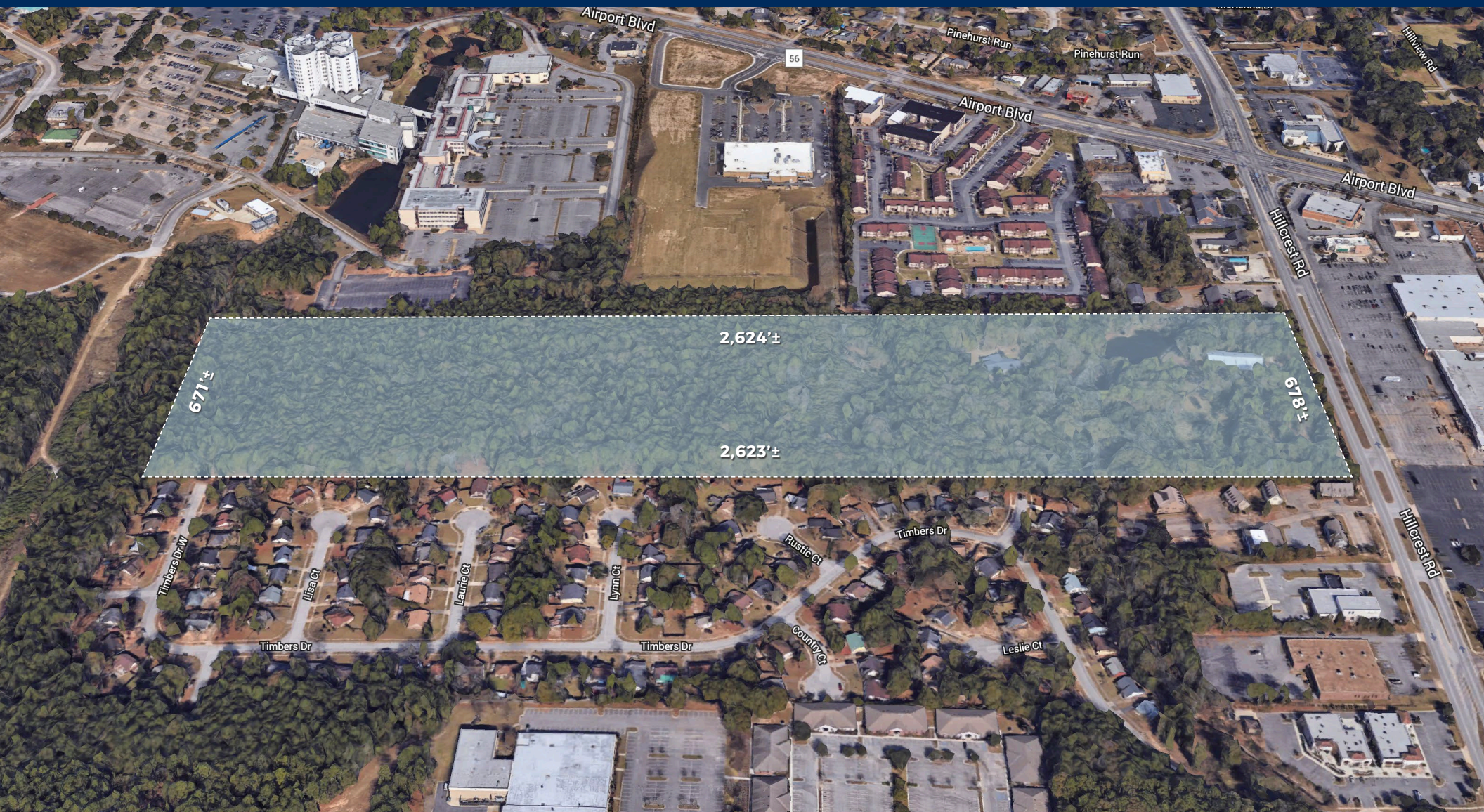


FOR SALE

Vacant Land Along High Traffic Corridor
📍 700 Hillcrest Road, Mobile, AL



PROPERTY OVERVIEW

Well located large tract with excellent visibility in the heart of Mobile's high traffic retail/residential/commercial corridor.

The property lies along the west side of Hillcrest Road just south of its intersection with Airport Boulevard having frontage of 678± feet along Hillcrest. Property is split zoned with 4.6± acres along the front zoned B-2, Neighborhood Business District and the rear 35± acres zoned R-1, Single Family Residential District. Close proximity to grocery stores, Providence Hospital, medical offices, retail, banks, University of South Alabama, etc. Great office, retail, multi-family development opportunity!

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,308	67,944	140,167
Households	5,240	28,714	57,185
Avg. HH Income	\$68,387	\$76,489	\$75,199
Median Age	33.8	36.5	37.2

* Full demographic report available upon request.



LOCATION

700 Hillcrest Road in Mobile, AL



PRICE

\$4,395,000



LOT

40± Acres



ZONING

R-1, Single Family Residential
B-2, Neighborhood Business



TRAFFIC COUNT

Airport Blvd. (East of Hillcrest) 40,200 VPD
Airport Blvd. (West of Hillcrest) 36,800 VPD
Along Hillcrest Road 25,500 VPD



TRAVEL DISTANCE

University of South AL 1.5 miles
MOB Airport 3.7 miles
Providence Hospital 0.8 miles

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

AERIAL

📍 700 Hillcrest Road in Mobile, Alabama



AREA MAP

📍 700 Hillcrest Road in Mobile, Alabama

