

# FOR SALE

## Vacant Land

Location: City of Mobile  
Hamilton Blvd. and Rabbit Creek Dr.

Site:  
Parcels 10 & 11: Approximately 272 acres

Overview: Approximately 272 acres off Interstate 10 across from Theodore Industrial Park. The site is situated approximately 4 miles from Interstate 10 and approximately 9 miles from Interstate 65. The site is conveniently located near Theodore Industrial Canal, Port of Mobile, and Mobile Downtown Airport. The site's unique location offers ease of access to all of Mobile's commercial and industrial infrastructure. Rail, air, interstate, and ship traffic all meet in the Port City making Mobile one of the most sought after commercial and industrial areas in the country. The area thrives with transportation, distribution, manufacturing, and aerospace industries.

Utilities: Available on Hamilton Boulevard

Sewer and Water is available through MAWSS (Mobile Area Water and Sewer System) on Hamilton Blvd.

Electricity: Alabama Power

Gas: Spire



Metcalfe & Company, inc.

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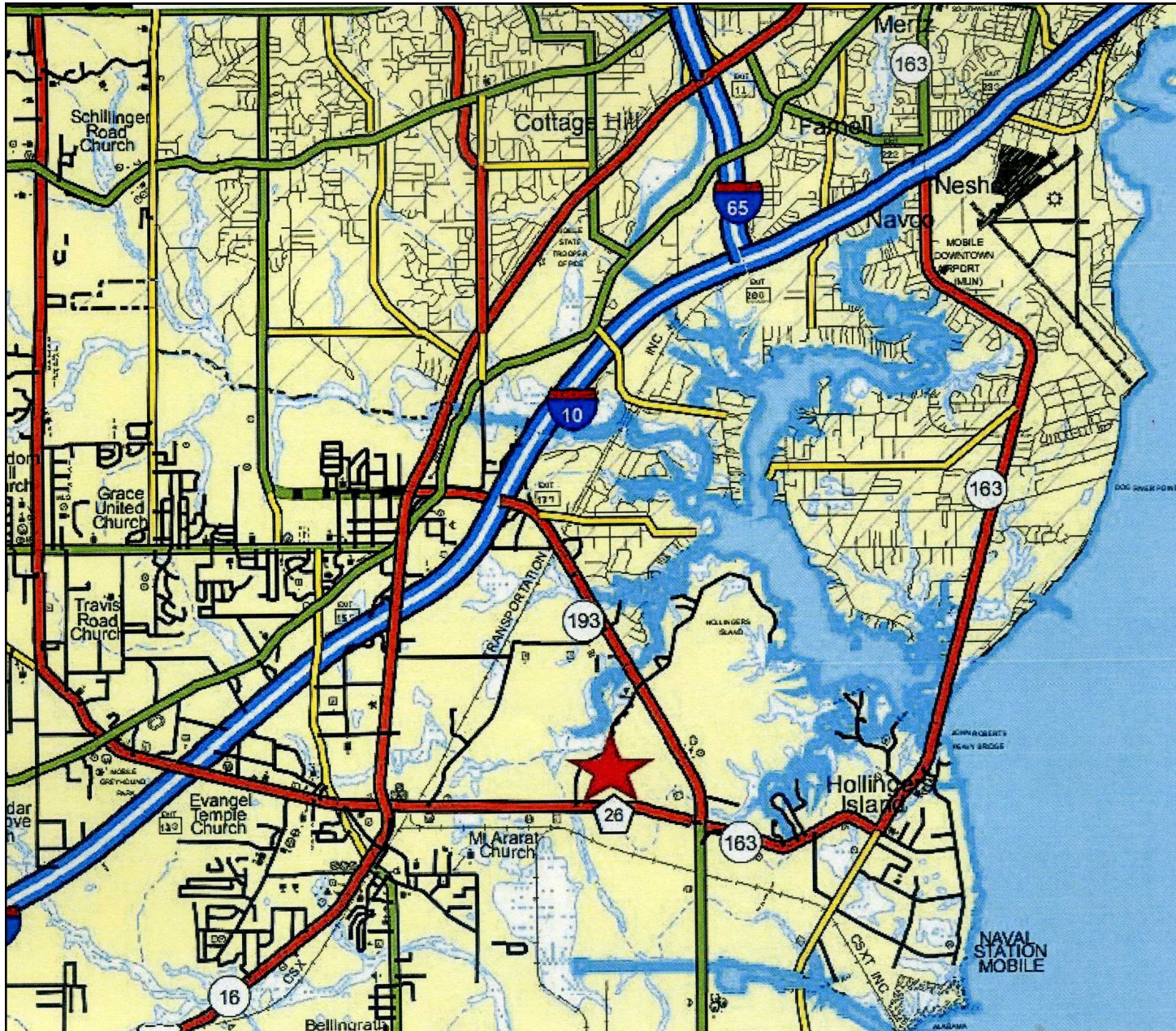
Zoning: R-A, Residential-Agricultural

Wetlands: A portion of the property contains wetlands. Attached you will find a preliminary delineation. This information should be independently verified.

Purchase Price:

Parcels 10 & 11: \$1,400,000

This information is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.



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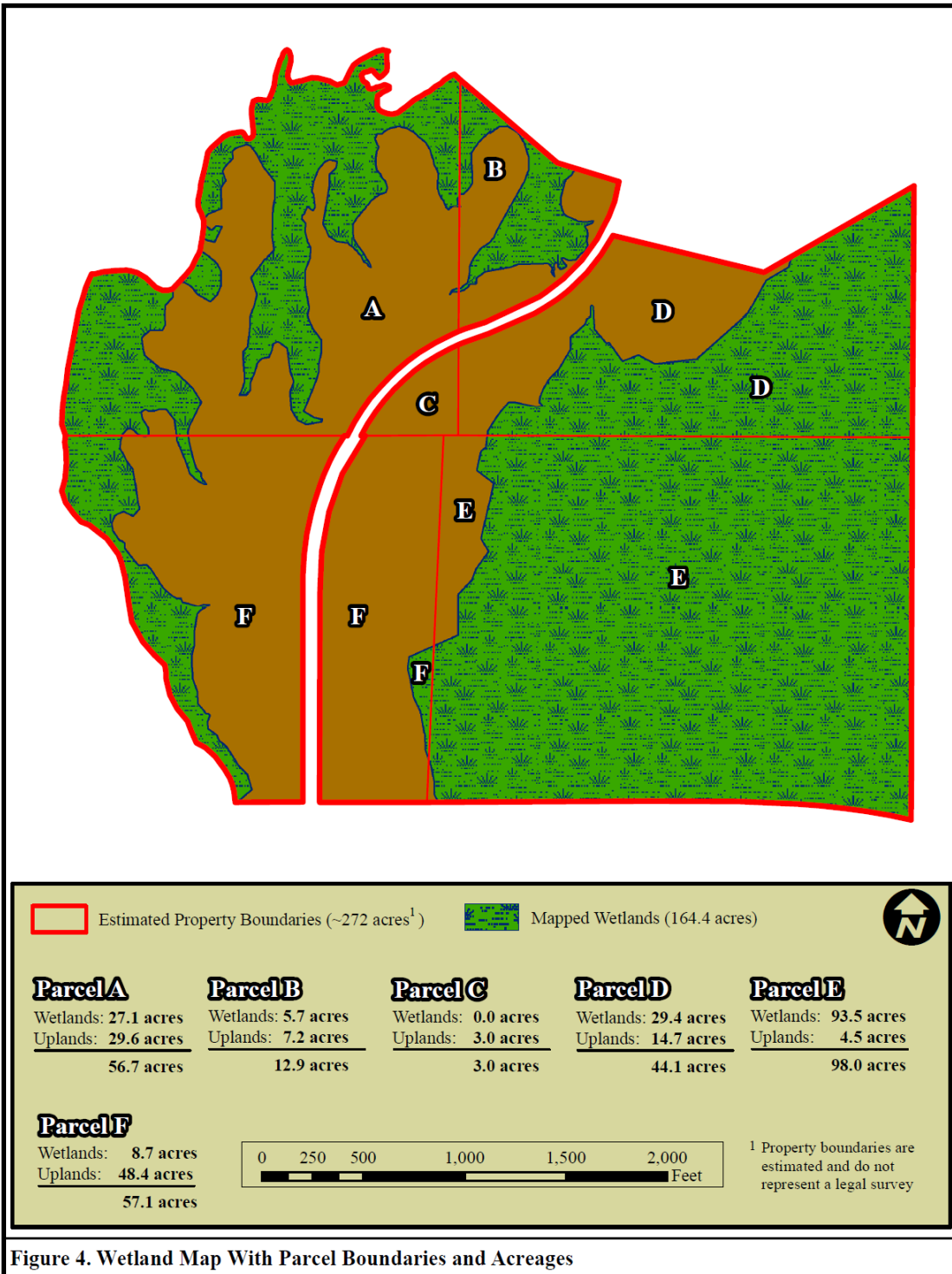


Figure 4. Wetland Map With Parcel Boundaries and Acreages

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