

FOR SALE: 2.44 Acres, Residential

8550 Old Pascagoula Rd. Theodore, AL 36582

PROPERTY SUMMARY



Property Description

This property is located 0.6 miles from busy Interstate 10. It sits adjacent to a Circle K service station, and across the street from a Clark Service Station. This area is soon to be bustling with the additions of a Wal-Mart Distribution Center and an Amazon Fulfillment Center located nearby, within the Mobile, AL. area.

Property Highlights

- 2.44 Acres of vacant land
- Located 0.6 miles from Interstate 10
- Adjacent to Circle K Service Station
- AADT: 9,327

Offering Summary

Sale Price:	\$889,000
Lot Size:	2.44 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	476	13,908	61,710
Total Population	1,270	37,346	162,158
Average HH Income	\$50,481	\$52,774	\$64,647

Bill Ogburn

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AERIAL



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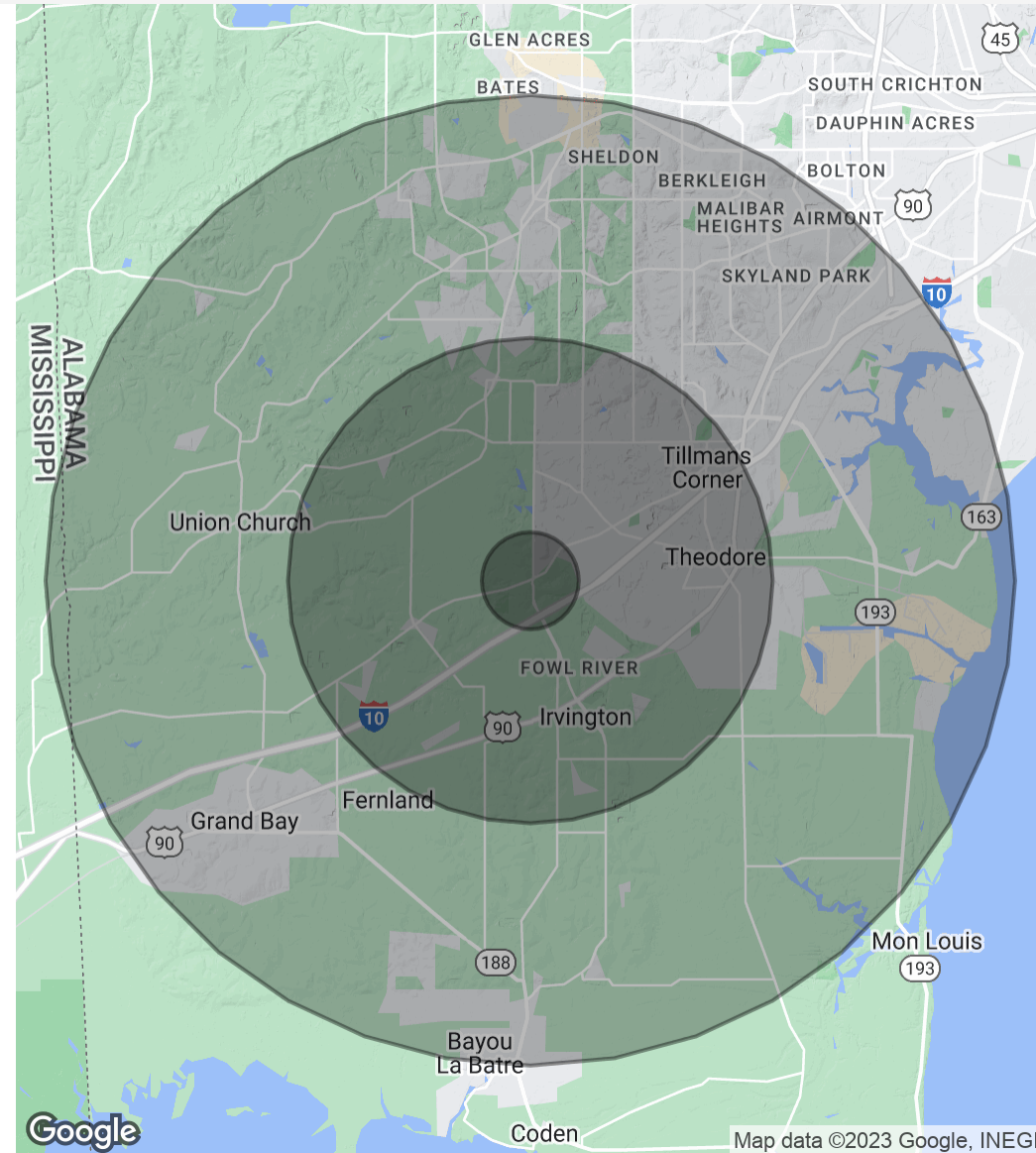
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	1,270	37,346	162,158
Average Age	37.0	36.1	37.6
Average Age (Male)	38.5	36.1	36.4
Average Age (Female)	34.5	36.0	38.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	476	13,908	61,710
# Of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$50,481	\$52,774	\$64,647
Average House Value	\$133,963	\$125,455	\$153,057

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



Bill Ogburn

Managing Partner

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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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