

FOR SALE: 28.48 Acres, B-5

LAND FOR SALE

Highway 90 At Kooiman Rd. Theodore, AL 36582

Bill Ogburn | 850.261.8080 | bogburn@beaubox.com



FOR SALE: 28.48 Acres, B-5 Highway 90 at Kooiman Rd. Theodore, AL 36582

PROPERTY SUMMARY



Property Description

28.48 +/- Acres surrounding the NE corner of Hwy 90/Linwood Steiner Rd) and Kooiman Rd (Waffle House and Chevron are on the corner). Approximately 1,000,000 square feet available . Adjacent to new QUICK TRIP Convenience Store under construction. Zoned B-5, City of Mobile) Water and Sewer available via Mobile Water & Sewer (Sewer is low-pressure force main, and will require a grinder pump). Traffic Count on Hwy 90 is 29,930 AADT. 436.9' along Linwood Steiner and 1, 154.9' on Kooiman Rd (see measured plat for rest of measurements - all are approximate and subject to survey.

Property Highlights

- 34.225 Acres, total - 3 Parcels
- Zoned B-5, City of Mobile (Water and Sewer available)
- Traffic Count: 29,930 (Highway 90)
- Frontage:: 436.9' along Linwood Steiner Rd and 1,154.0' on Kooiman (see measured plat for other dimensions)x 657.2' x 657.2' x 619.7' on Kooiman Rd x 285.1' along the back sides of Waffle House and Chevron Station.

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Offering Summary

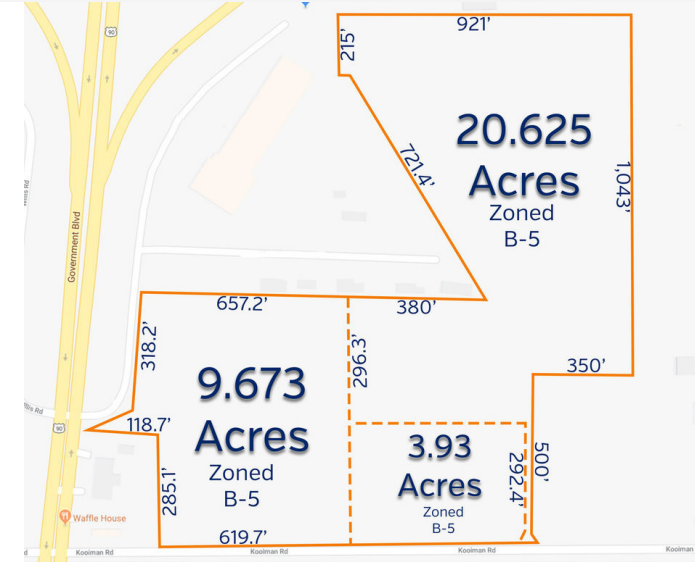
Sale Price:	\$25,000,000
Lot Size:	28.48 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,053	23,732	98,016
Total Population	2,651	61,054	254,781
Average HH Income	\$49,186	\$61,081	\$60,015



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ADDITIONAL PHOTOS



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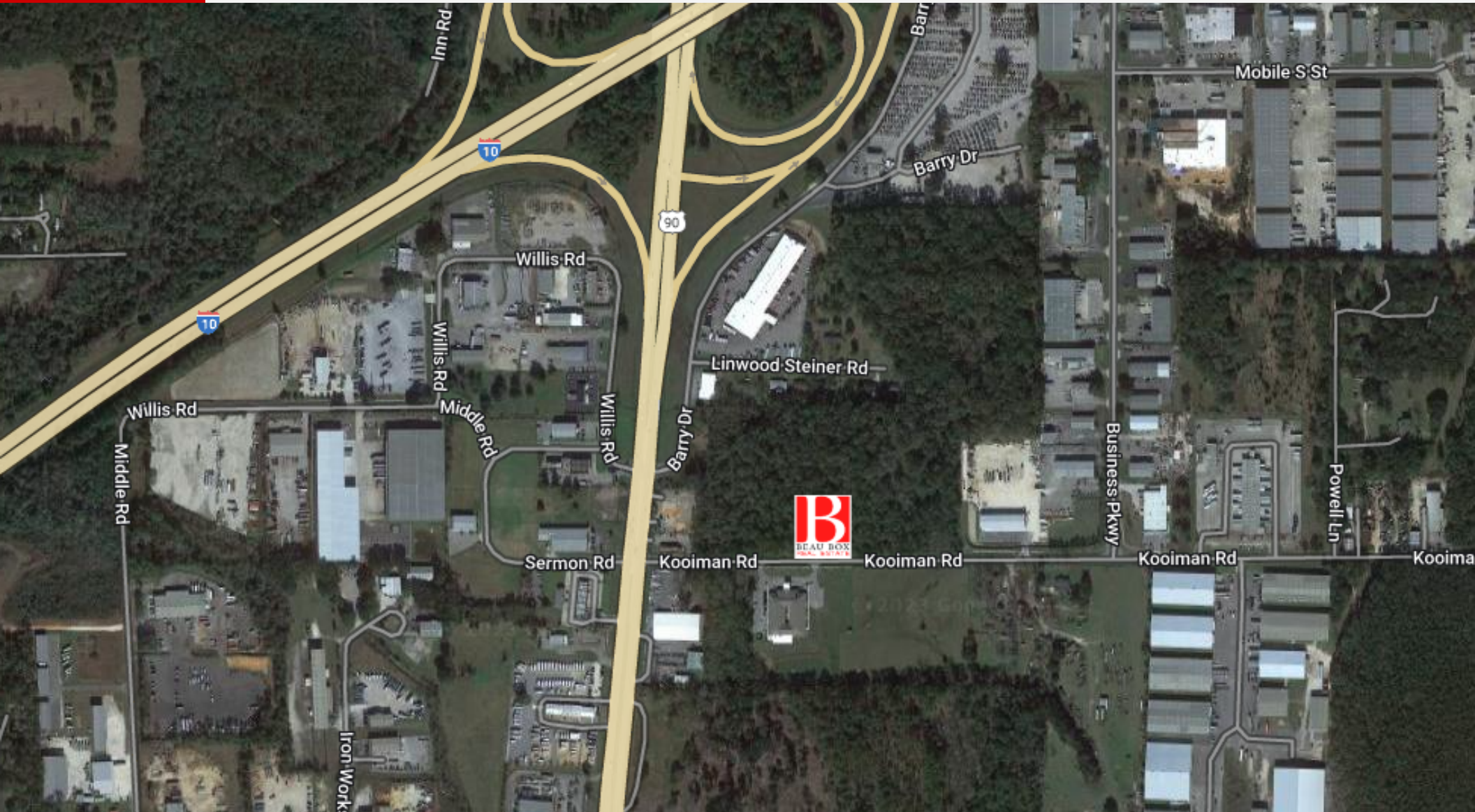
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LOCATION MAP



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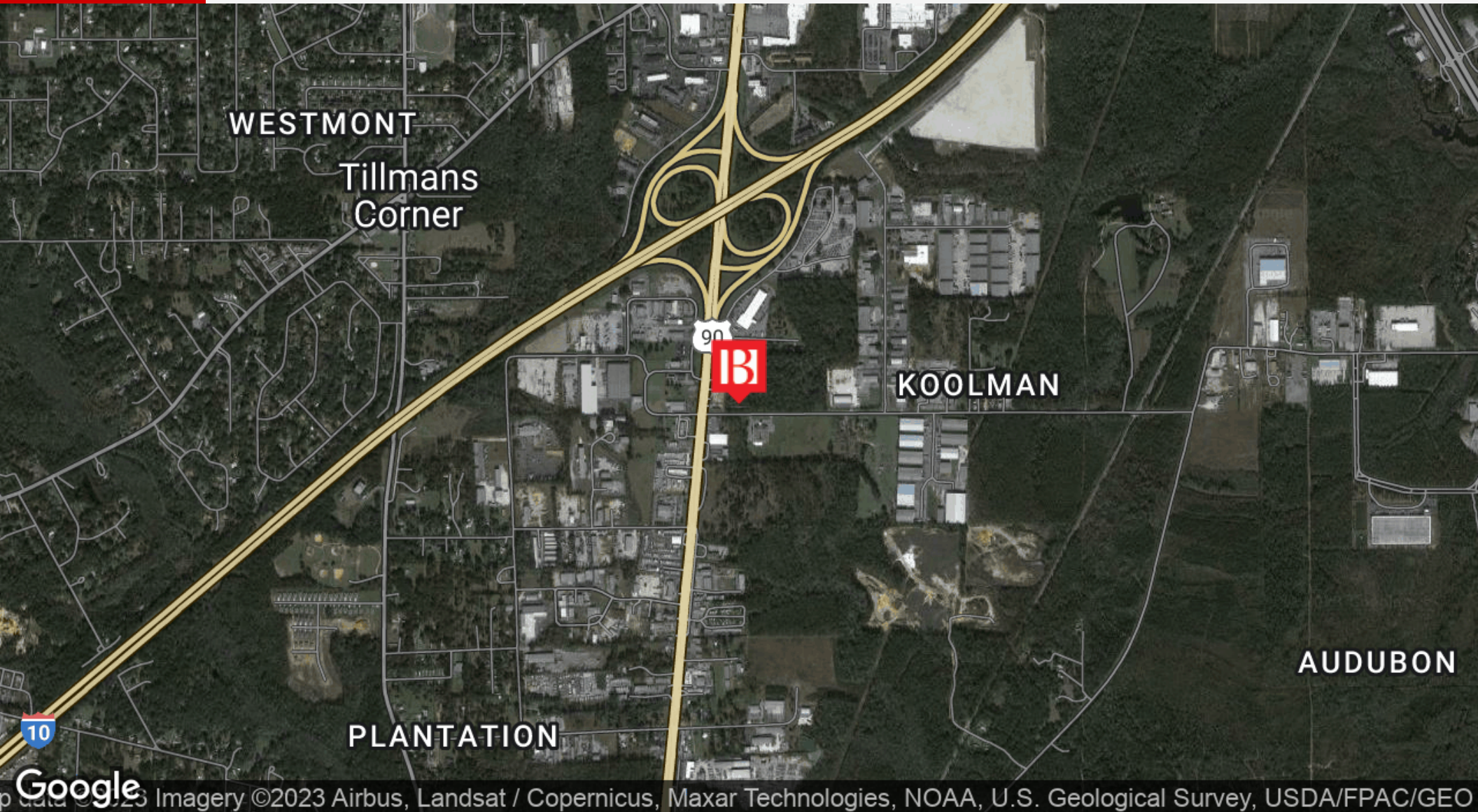
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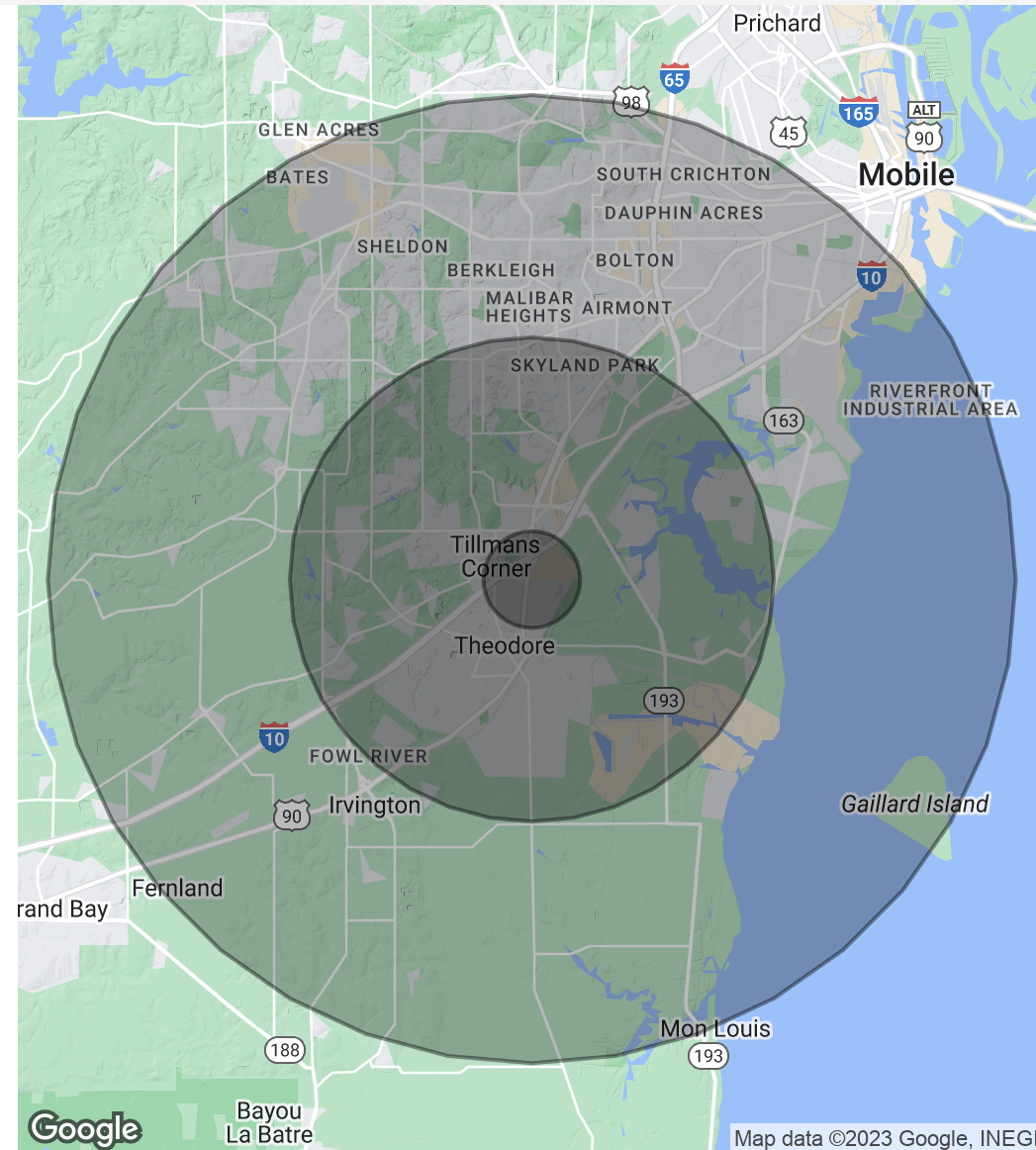
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,651	61,054	254,781
Average Age	36.0	38.6	35.9
Average Age (Male)	35.5	37.7	34.5
Average Age (Female)	37.6	39.7	37.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,053	23,732	98,016
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$49,186	\$61,081	\$60,015
Average House Value	\$111,332	\$139,962	\$149,205

* 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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