An aerial photograph of a property, outlined in orange. The property is a large, irregularly shaped lot. To the left of the property is a road labeled 'Island Parkway' and 'AADT: 7,960'. To the right is a parking lot. The text 'FOR SALE: 0.81 Acres, B-3' is overlaid in white on a dark grey background in the upper left. The text 'LAND FOR SALE' is overlaid in white on a dark grey background in the upper left. The text '.81 Acres' is overlaid in blue on the property itself.

FOR SALE: 0.81 Acres, B-3

LAND FOR SALE

.81
Acres

2611 Dauphin Island Pkwy Mobile, AL 36605

Bill Ogburn | 850.261.8080 | bogburn@beaubox.com



FOR SALE: 0.81 Acres, B-3 2611 Dauphin Island Pkwy Mobile, AL 36605

PROPERTY SUMMARY



Property Description

0.81 Acre parcel, Zoned B-3, City of Mobile, Water & Sewer available via Mobile Water & Sewer, Traffic Count of 7,960, 64.8' on Dauphin Island Parkway x 137.2' x 171.3' x 245.6' x 34.7' x 106.6' x 187.7' x 27.6'.

Property Highlights

- 0.81 Acres
- Zoned B-3, City of Mobile
- Water & Sewer available
- 64.8' on Dauphin Island Parkway x 137.2' x 171.3' x 245.6' x 34.7' x 106.6' x 187.7' x 27.6'

Offering Summary

Sale Price:	\$150,000
Lot Size:	0.81 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	872	27,246	98,103
Total Population	2,162	72,635	251,094
Average HH Income	\$41,027	\$45,974	\$53,934

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ADDITIONAL PHOTOS



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LOCATION MAP



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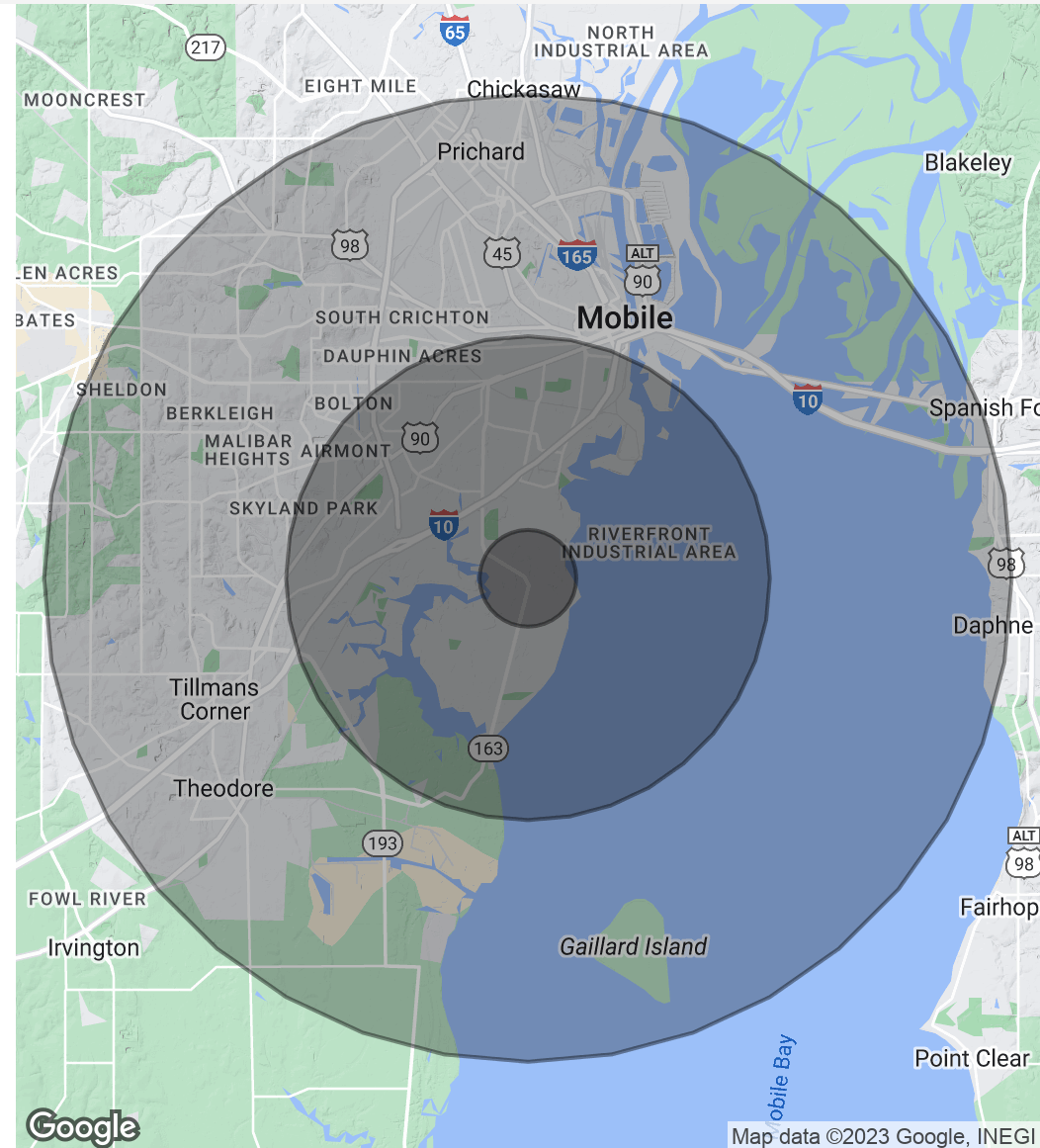


FOR SALE: 0.81 Acres, B-3 2611 Dauphin Island Pkwy Mobile, AL 36605

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,162	72,635	251,094
Average Age	38.7	34.9	36.8
Average Age (Male)	43.5	33.9	34.9
Average Age (Female)	35.6	35.5	38.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	872	27,246	98,103
# Of Persons Per HH	2.5	2.7	2.6
Average HH Income	\$41,027	\$45,974	\$53,934
Average House Value	\$102,766	\$139,145	\$146,574

* 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)

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