

**WHITE-SPUNNER**  
REALTY

# 1.63 Acres For Lease, Cleared & Highly Visible

3651 GOVERNMENT BLVD, MOBILE, AL 36693



**LAND FOR SALE**

WHITE-SPUNNER REALTY | 3201 DAUPHIN STREET | MOBILE, AL 36606 | 251.471.1000

**MATT WHITE**

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**CRAWFORD STITT**

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## PROPERTY DESCRIPTION

1.63 Acres For Sale or Lease off Government Boulevard and Interstate 65 | 3651 Government Blvd. Mobile, AL 36693



## PROPERTY DESCRIPTION

This 1.63 acre lot is centrally located just off of I-65 and is accessible by the I-65 Service Road off Government Boulevard. This is a highly visible site complimented by traffic counts of 85,000 AATD on I-65 and 24,572 AATD on Government Boulevard. The site is already cleared and all utilities are available. This property would be ideal for any business investment such as a car wash, retail pad, or restaurant.

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## PROPERTY DETAILS

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Sale Price	<b>\$600,000</b>
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Lease Rate	<b>\$45,000.00 PER YEAR</b>
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	B-3: Community Business
Lot Size	1.63 Acres
APN #	2807390004063
Lot Frontage	150 ft
Lot Depth	520 ft
Corner Property	No
Traffic Count	85000
Traffic Count Street	24572
Traffic Count Frontage	150
Waterfront	No
Power	Yes
Rail Access	No

### LOCATION INFORMATION

Building Name	1.63 Acres For Sale off Government Boulevard and Interstate 65
Street Address	3651 Government Blvd
City, State, Zip	Mobile, AL 36693
County	Mobile
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 65 and Government Boulevard
Nearest Airport	Mobile Downtown, Mobile Regional

### UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

# LAND AVAILABLE

## PROPERTY PHOTOS

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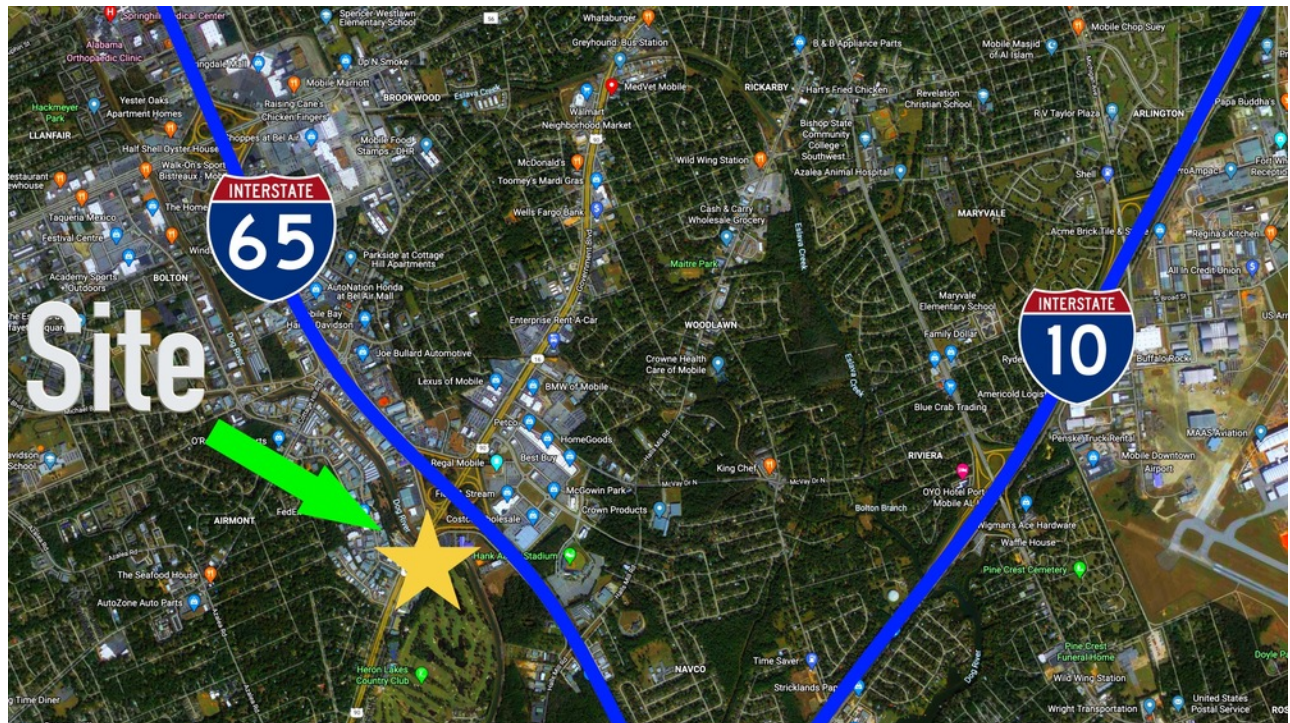
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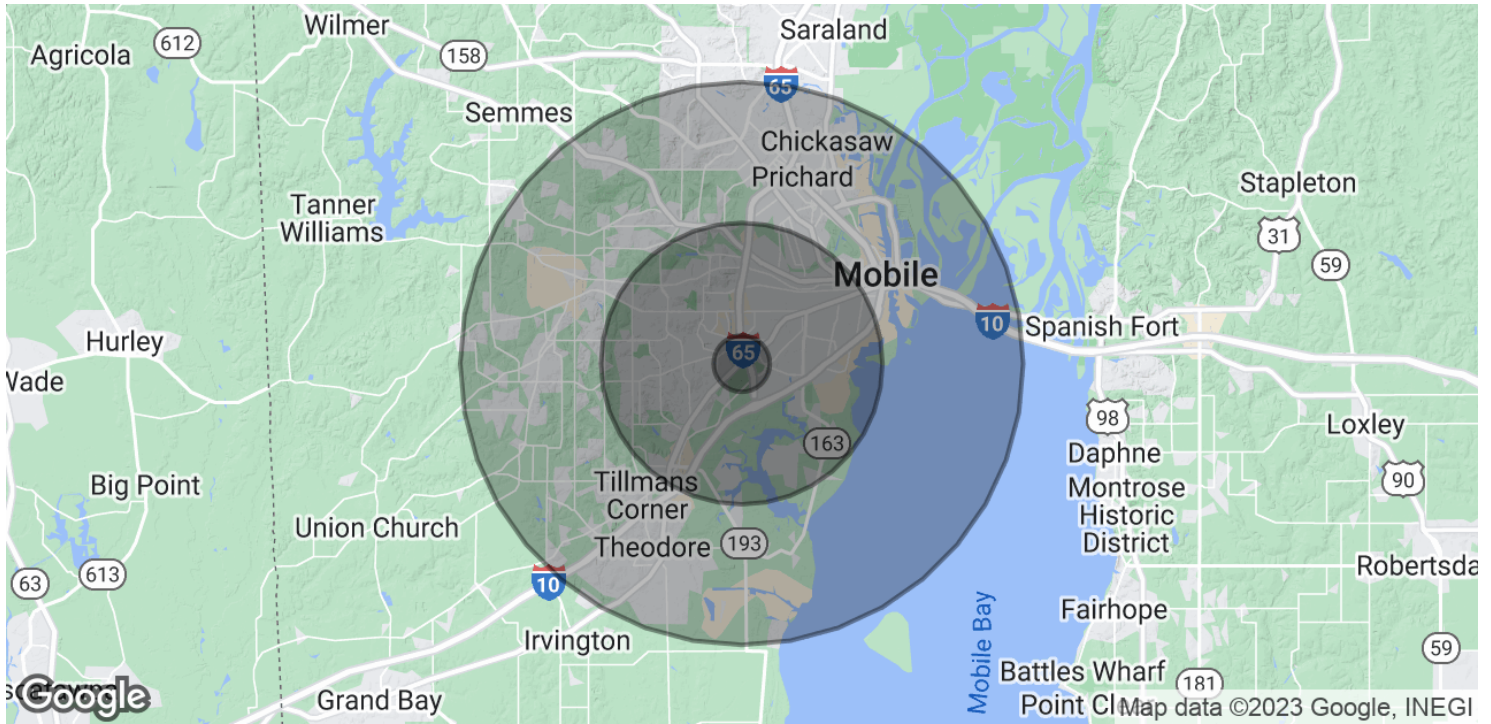
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## DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,723	155,690	324,448
Average age	36.9	36.0	36.4
Average age (Male)	36.1	34.3	34.6
Average age (Female)	37.9	37.5	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,144	61,643	124,970
# of persons per HH	2.7	2.5	2.6
Average HH income	\$59,221	\$58,351	\$54,625
Average house value	\$167,931	\$157,476	\$141,591

\* Demographic data derived from 2020 ACS - US Census

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