

SITE AVAILABLE ACROSS FROM PUBLIX

I-65 at AL-158 (Industrial Pkwy) | Saraland, Alabama



- Pad sites available at ±8.3 AC site located at signalized intersection very near I-65
- Utilities and master stormwater provided
- Fantastic exposure to I-65 and AL-158
- Ideal for variety of uses, such as retail, restaurant, hospitality, and service users
- Saraland is in the top 25% of fastest-growing cities in Alabama

Rare pad site availability at the dynamic I-65 / Industrial Parkway (AL-158) interchange in Saraland, Alabama with access to signalized intersection at Shell Street. Pad sizes are currently customizable to meet specific user needs. Sites will be delivered graded, with utilities stubbed, master stormwater, and shared access drive in place. Site is directly adjacent to a new QuikTrip travel center (under construction) as well as numerous new users to the Saraland market including Publix, Infirmiry Health, Alabama Orthopaedic Clinic, Zaxby's, Freddy's, Jiffy Lube, Five Guys, Starbucks, Cracker Barrel, and Jersey Mikes, among many others. Site is also within minutes of Saraland High School (1,100 students) and the Walmart Supercenter which ranks in the 96th percentile nationally and 98th percentile statewide for visits with over 215,000 monthly visits (per placer.ai).

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SUMMARY INFORMATION

Land Size:	±8.3 AC
Traffic Counts:	30,499 AADT as of 2021 on AL-158
	71,028 AADT as of 2021 on I-65
Zoning:	B2 - City of Saraland
Surrounding Retail:	Publix, Walmart, Infirmary Health, Alabama Orthopaedic, Zaxby's, Freddy's, Jiffy Lube, Five Guys, Starbucks, Cracker Barrel, and Jersey Mikes (all new since 2017)
Surrounding Hotels:	Baymont by Wyndham, Hampton Inn & Suites, TownePlace Suites by Marriott, Fairfield Inn & Suites, Holiday Inn Express & Suites
Pricing:	Inquire with Brokers

SARALAND MARKET OVERVIEW

The City of Saraland is located in Mobile County, just north of the City of Mobile. Saraland is the third largest city in the Mobile metropolitan area, and is in the Top 25% of the fastest growing cities in the State of Alabama, growing at a rate over 21% since the 2010 census. The City of Saraland was recently designated as an Alabama Community of Excellence. Saraland was the first and, to date, the only municipality in Mobile County to receive this honor.

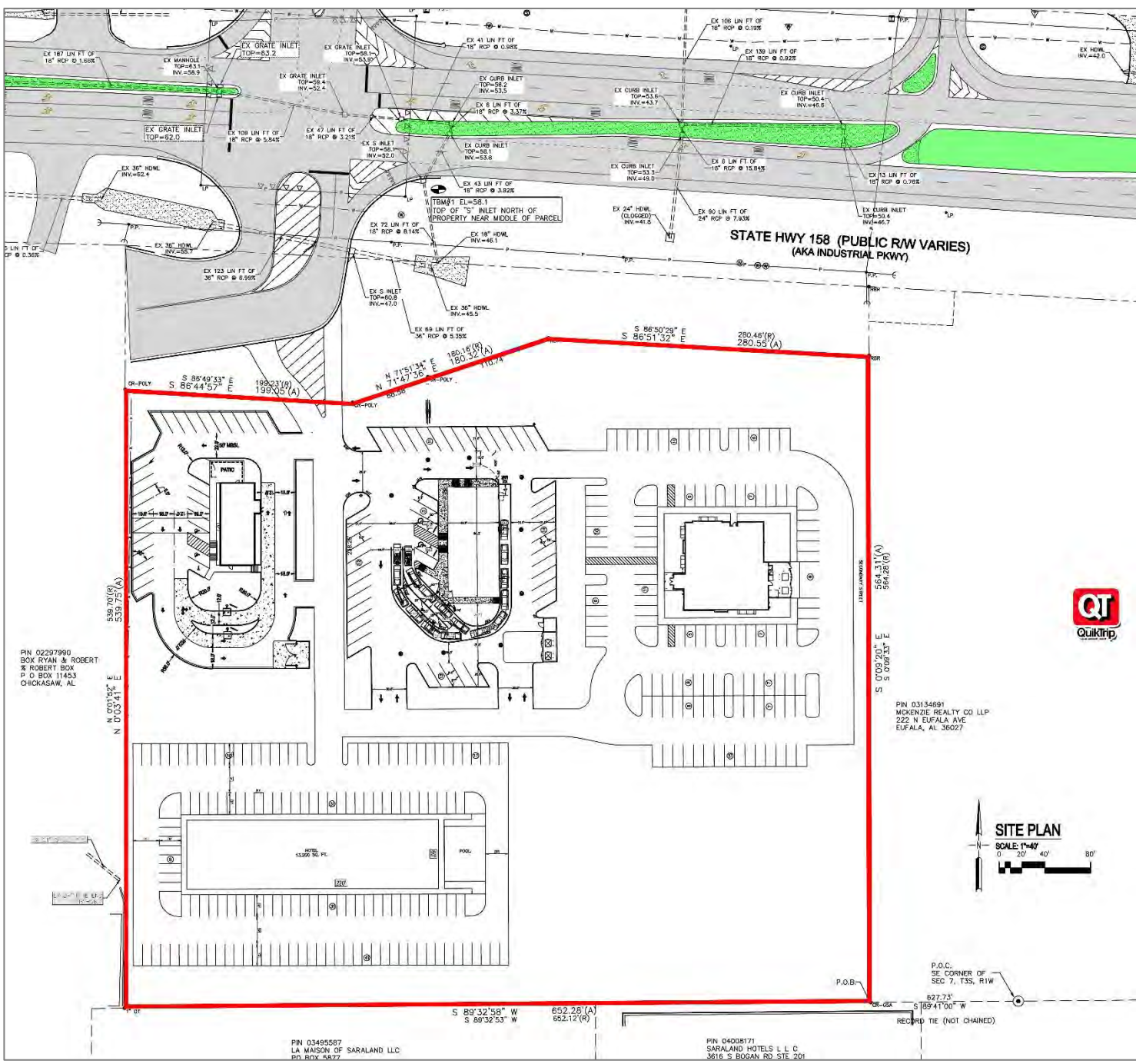
Saraland formed its own city school system in 2006. The Saraland City School System now includes four public schools, and is ranked among the best school systems in the State of Alabama. Since its inception, the school system has more than doubled in size, from 1,500 students in 2009 to over 3,100 students in 2022, and recently ranked as the second highest performing school system in the state of Alabama.

In late 2017, Infirmary Health opened a 70,000 SF, \$25 million healthcare facility, designed to meet a growing need in Saraland and the northern part of Mobile County. In April of 2018, Cracker Barrel opened adjacent to the medical center, and hired 181 area residents for full and part-time jobs. In the fourth quarter of 2018, a neighboring retail center anchored by a 45,600 SF Publix was completed. The development also includes an additional 16,800 SF of retail space housing a variety of national retail and restaurant tenants.

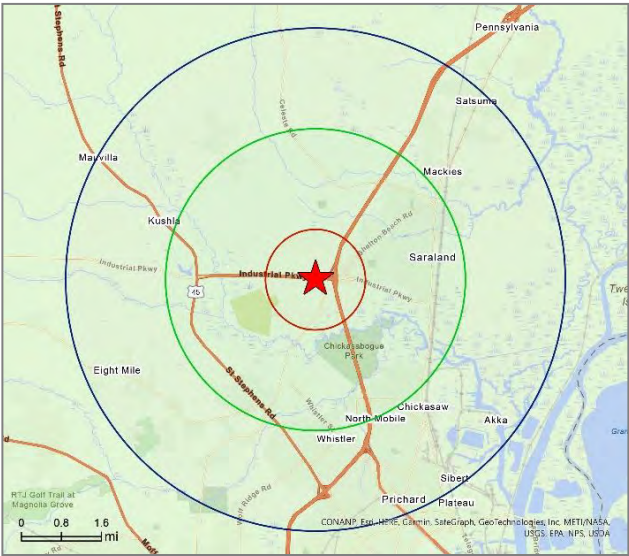
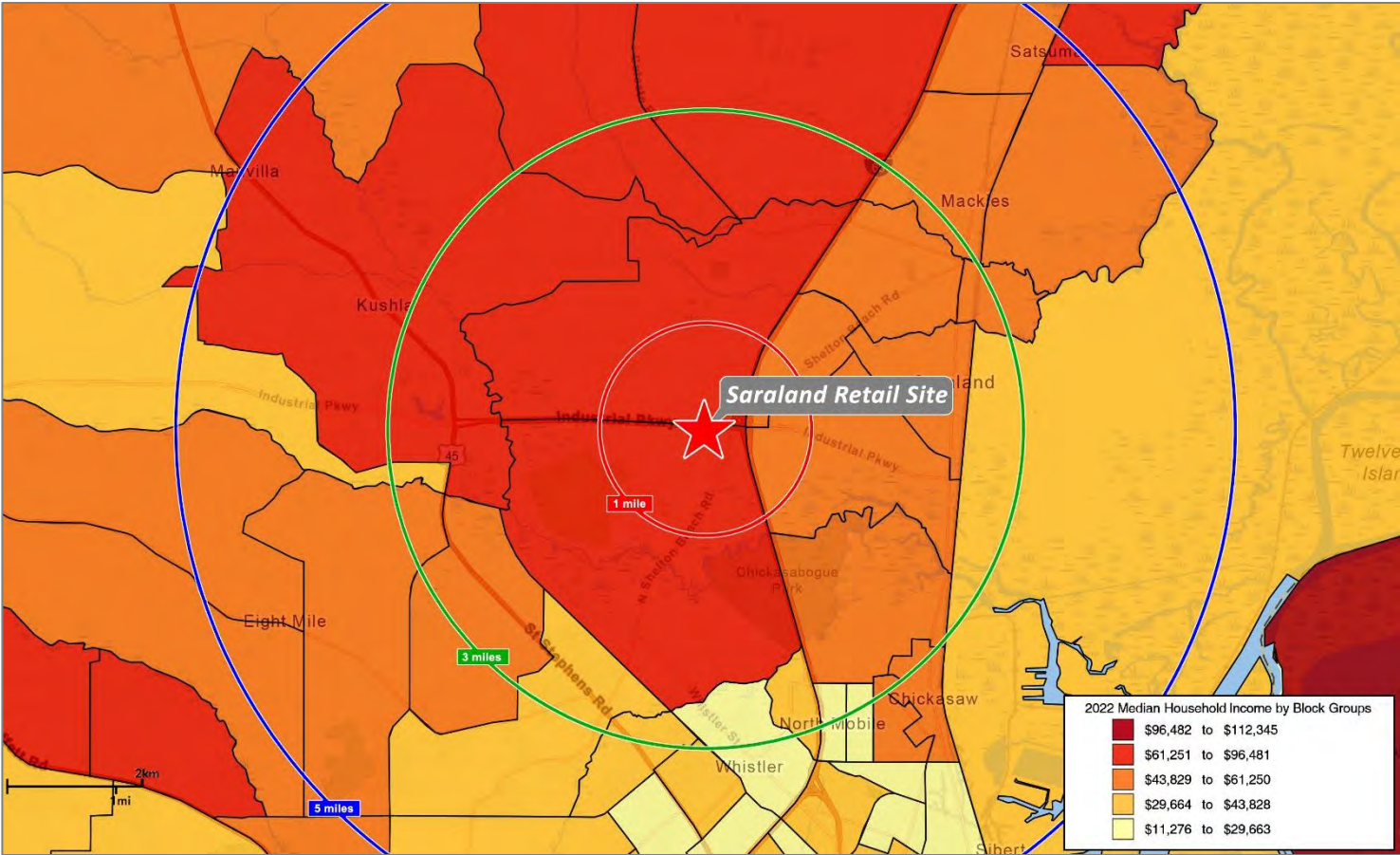
The city of Saraland has begun construction on a \$54 million sprawling new sportsplex on the edge of Bayou Sara. The facility will have five fields to accommodate football, soccer, and/or other field sports, eight baseball/softball fields, six tennis/pickleball courts, three beach volleyball courts, and an indoor recreation center and conference facility. Site work began in April 2023, with construction of some structures going vertical in July 2023. The facility will be open to the public sometime during March or April of 2025.



SITE AVAILABLE ACROSS FROM PUBLIX | HIGHWAY 158 @ I-65 | SARALAND, ALABAMA



Household Income Heat Map and Demographics



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2022 Demographics	1 mi	3 mi	5 mi
Total Population	1,073	16,445	44,998
Median Age	44.6	41.9	40.5
Largest Median Age Group	55-64	55-64	55-64
Projected Annual Population Growth for 2022 - 2027	0.11%	-0.23%	-0.28%
Daytime Population	2,829	17,513	42,805

Households & Income	1 mi	3 mi	5 mi
Total Households	454	6,539	17,304
Average Household Size	2.27	2.48	2.53
Median Household Income	\$67,667	\$54,298	\$46,238

Housing & Value	1 mi	3 mi	5 mi
Owner Occupied Houses	60.6%	58.1%	57.0%
Renter Occupied Houses	27.9%	33.1%	31.4%
Median House Value	\$175,217	\$182,107	\$175,025



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