

Mobile Aeroplex at Brookley

1976 Michigan Avenue | Mobile, AL

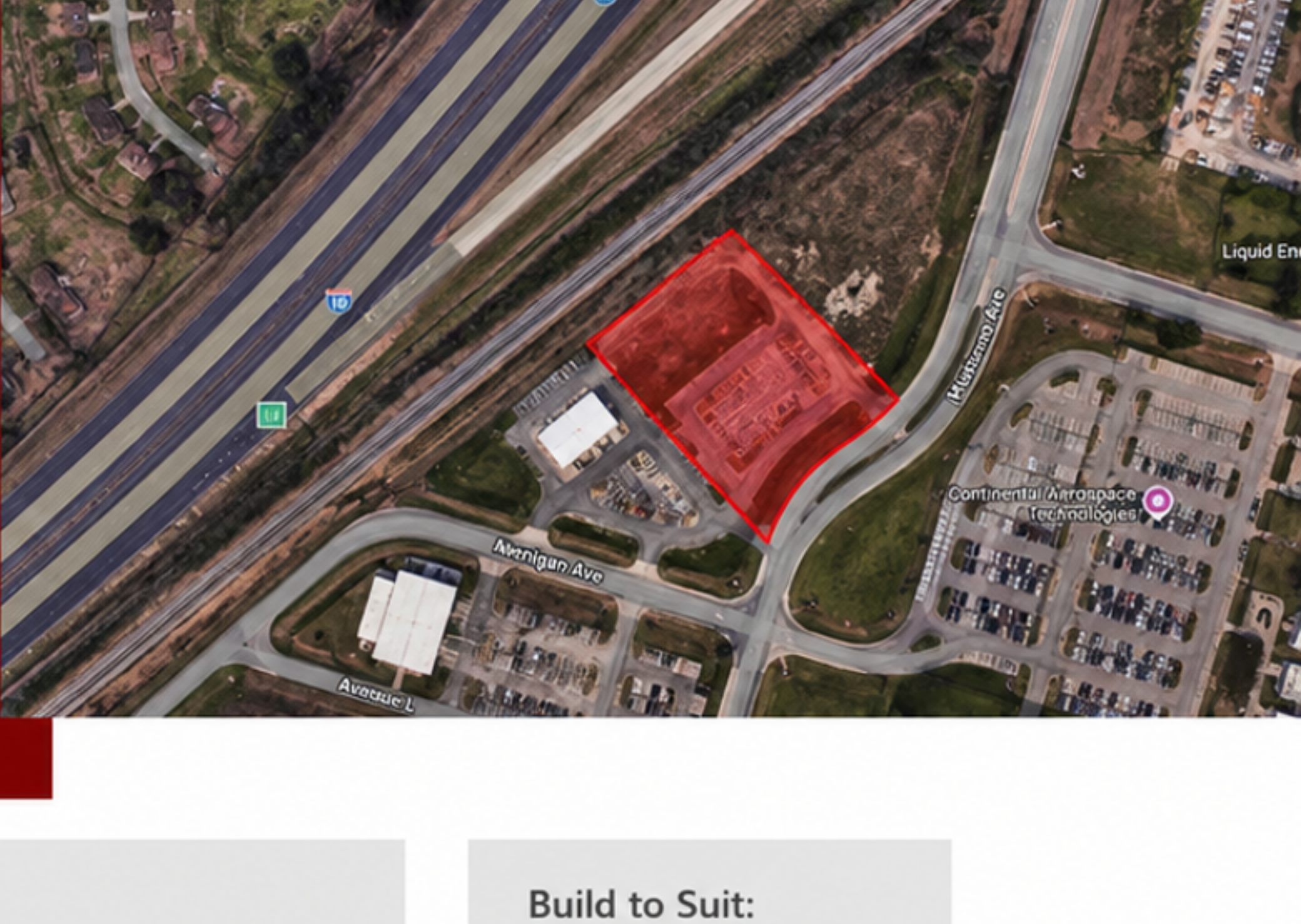
Nathan Handmacher
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Property Summary

±2.0 acres of land available at the entrance to the Mobile Aeroplex at Brookley in Mobile, AL. The Aeroplex is the transportation and industrial epicenter of the Gulf Coast. It is home to many companies that employ thousands of people and is the future home for Mobile International Airport, slated to open in Fall 2026. This well positioned property at the intersection of I-10 and Michigan Avenue has unlimited possibilities and is ready for development.

The synergies created at the Aeroplex make this property ideal for many uses including but not limited to flex space, warehouse/office, hospitality, office or retail, particularly food and beverage. Build to suit options in addition to an all or part ground lease are available. Situated on either side of this parcel are a medical building and a gas station / c-store that is slated to be completed late in 2026. Please call agent for further details.



Available:
± 2.0 Acres

Ground Lease:
\$3.00 PSF

Build to Suit:
TBD

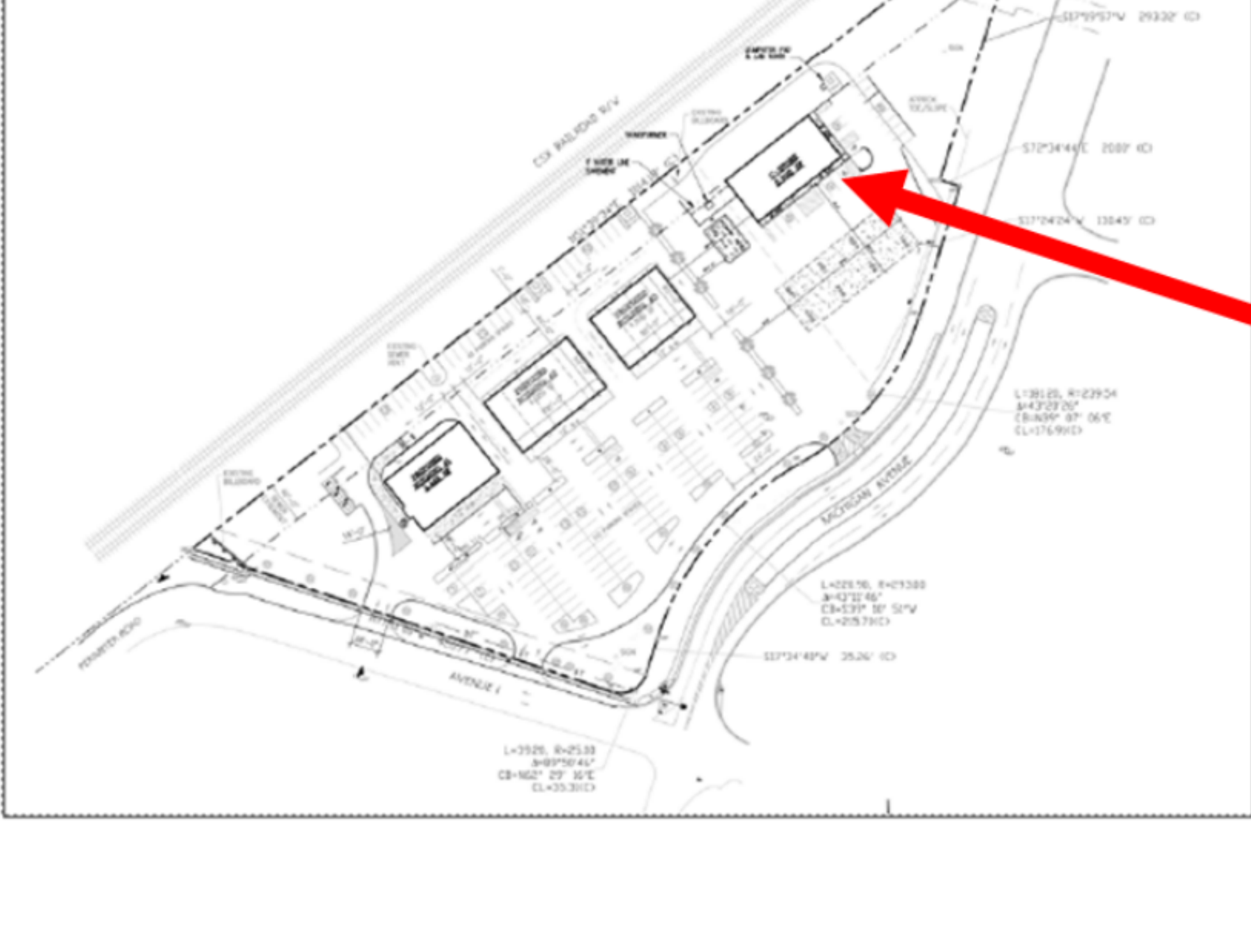
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Nearby Businesses

1. U.S. Coast Guard
2. MAAS Aviation Point
3. FedEx Shipping Center
4. Hutchinson Aerospace
5. Airbus US Manufacturing Final Assembly Line
6. Airbus North America Engineering
7. Continental Motors
8. U.S. Army National Guard
9. Hood Wholesale Lumber Distribution
10. AMPAC Packaging
11. Zodiac Aerospace
12. AmeriCold



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Mobile, Alabama

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future. With a population of 639,966, the Mobile Bay region is Alabama's second-largest metro area. Mobile County, the second-largest county in the state, has 412,604 residents. The population for the city of Mobile is 188,418.

Situated in south Alabama at the junction of I-10 & I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports; more than 15,000 miles of inland waterways; 5 Class-1 railroads and the Port of Mobile (the 9th largest port by volume in the U.S.), Mobile keeps business on the move.

Over the last decade, Mobile's economic development efforts garnered \$8.1 billion in capital investment and 14,341 jobs for new and existing area companies. The Mobile Aeroplex at Brookley alone tenants over 70 companies with more than 3,600 employees.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.



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Distance From:

- Pensacola, FL: 62 Miles
New Orleans, LA: 140 Miles
Montgomery, AL: 176 Miles
Jackson, MS: 190 Miles
Tallahassee, FL: 246 Miles
Birmingham, AL: 264 Miles
Atlanta, GA: 335 Miles
Jacksonville, FL: 407 Miles
Houston, TX: 464 Miles



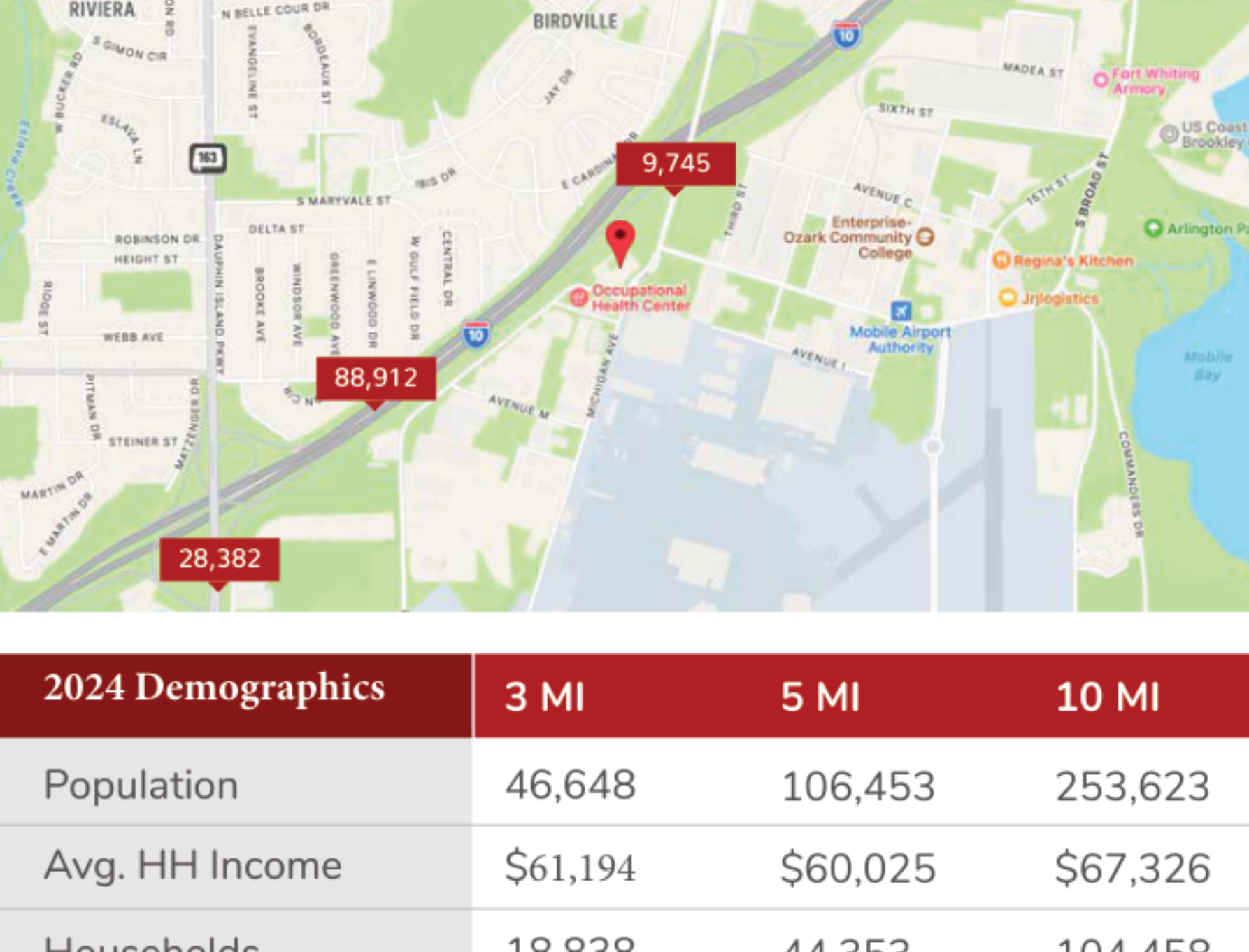
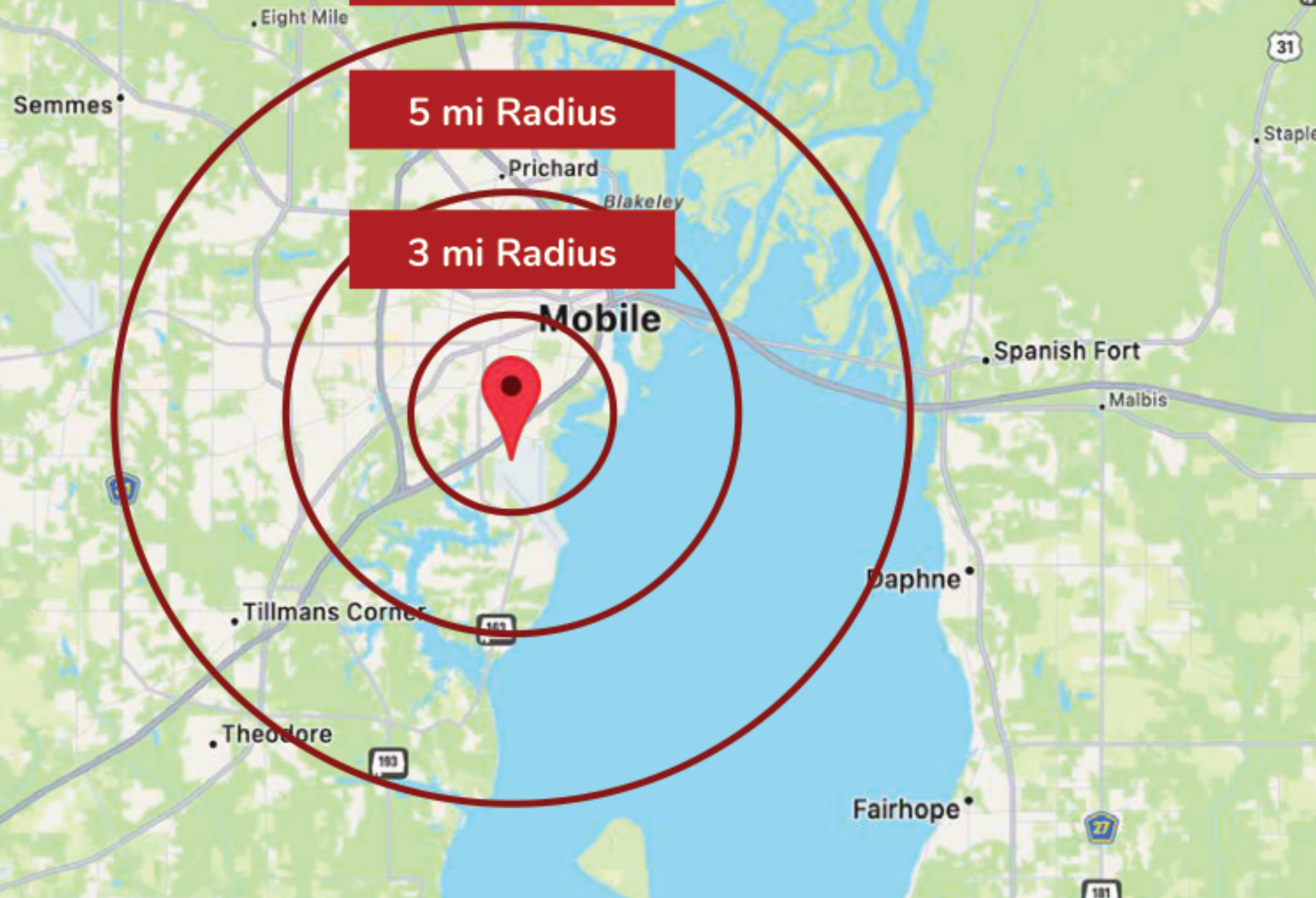
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2024 Demographics	3 MI	5 MI	10 MI
Population	46,648	106,453	253,623
Avg. HH Income	\$61,194	\$60,025	\$67,326
Households	18,838	44,353	104,458

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