

LAND AVAILABLE IN TILLMAN'S CORNER

Rangeline Crossing | Adjacent to Future Aldi | Mobile, Alabama 36619



- Retail development across from Walmart and adjacent to Lowe's in Tillman's Corner suburb of Mobile, AL
- Commercial acreage and retail out parcels available for sale
- Future Aldi will be first site in Mobile
- Located near Highway 90 & I-10 with visibility and easy access to both
- Traffic Counts on Rangeline in front of site are 24,207 VPD as of 2019

Rangeline Crossing is an exciting new development located in the heart of the Tillman's Corner area, in the southern portion of the City of Mobile, with pending deals for a grocery anchor, and a newly completed ±65,000 square foot VA rehabilitation facility. Rangeline Crossing currently has availability for an anchor retailer, small shop space, and several out parcels. Future Development north of Phase I and Phase II has the potential for multi-family, hotel, or further office development. Both the location of Rangeline Crossing - between Interstate 10 and Highway 90 - and the surrounding national and regional retailers which include Walmart, Lowe's, and Big Lots, make this site ideal for large and small retailers and restaurants alike.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



SUMMARY INFORMATION

Parcels:	±30.68 AC - AVAILABLE ±13 AC - AVAILABLE ±3.6 AC - SOLD (Aldi) ±1 AC - SOLD (Jiffy Lube) ±1.65 AC - SOLD (Retail)
Zoning:	B3 – General Business
Traffic Counts:	Rangeline Road: 22,187 AADT in 2020 I-10: 88,617 AADT 2020
Surrounding Tenants:	Walmart, Lowe’s, AT&T, Office Depot, IHOP, T-Mobile, Jimmy John’s, Rock N Roll Sushi, Moe’s, Beef O’Brady’s, Panda Express, Game Stop, Ruby Tuesday
Pricing:	Inquire with Broker

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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Nestled in the heart of the retail district of Tillman's Corner, in the City of Mobile, Alabama, Rangeline Crossing is ideally positioned to capture the area's recent exponential apartment growth, the currently under-served hotel market, as well as the growing restaurant, retail and entertainment industries. Adjacent to a Lowe's Home Improvement, and across the street from Walmart Supercenter, with visibility from and access to both Highway 90 and I-10.



Several new developments have been established in immediate proximity to Rangeline Crossing. The adjacent property to the east is a recently constructed ±65,000 square foot Veterans Affairs Clinic that opened in March 2019 and serves approximately 1,000 patients daily. The clinic offers primary care, women’s health, audiology, home based primary care, neurology, podiatry, optometry, orthopedics, and telehealth. Other recent developments include the adjoining Sherwin Williams, T-Mobile, Rock N Roll Sushi, Jimmy Johns, Foosackly’s and a recently approved Starbucks. Other notable new developments include Panda Express, Moe’s Southwest Grill, Sprint and a Whataburger coming soon. These existing businesses, in conjunction with the proposed shopping center outparcels, will aid in creating a notable attraction to the area. In addition, a newly proposed Mobile County Soccer Complex situated just a few miles north of the site on Halls Mill Road would create additional traffic to this location.



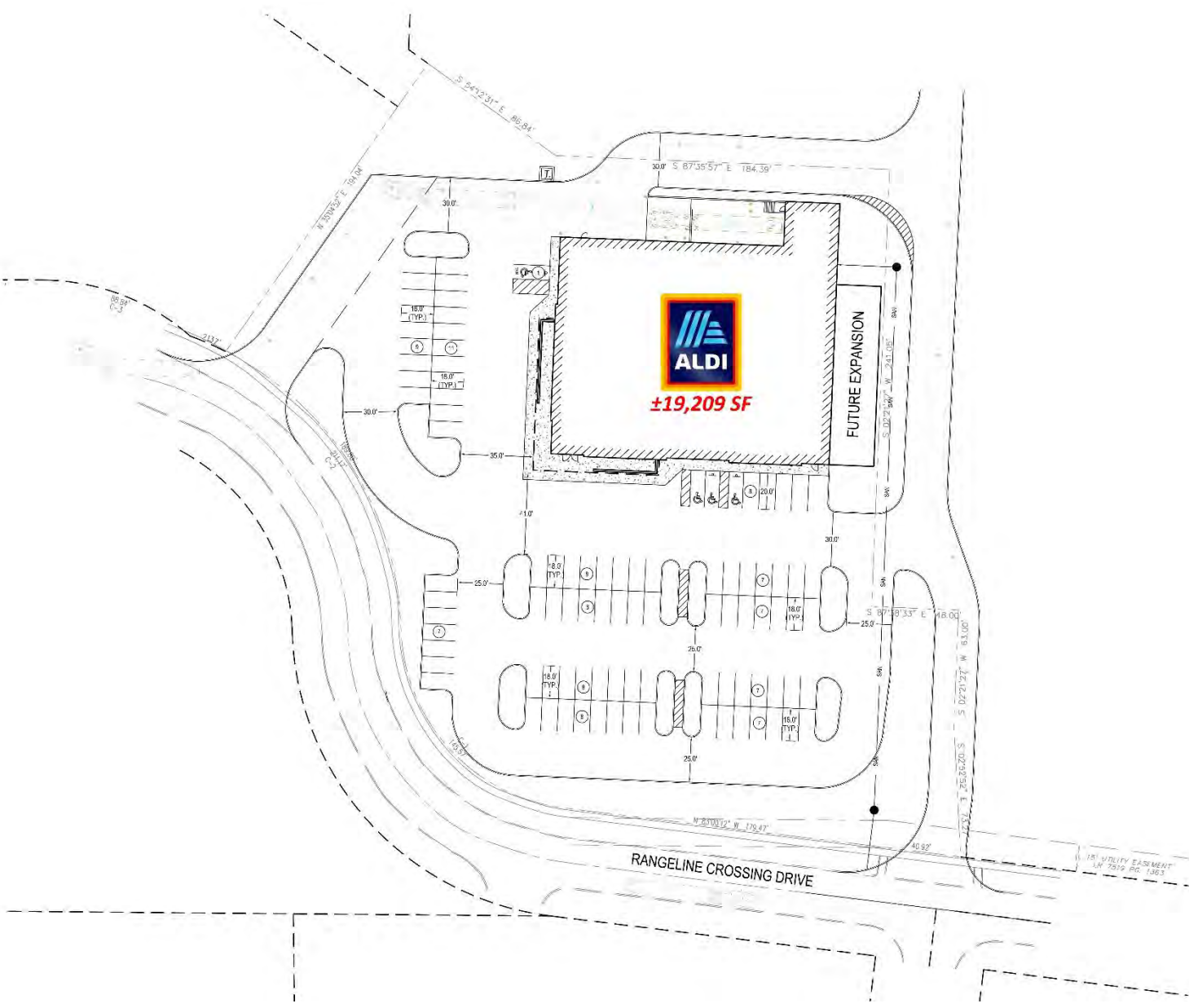
In early 2021, Aldi purchased ±2.60 AC to construct the first Aldi location in the City of Mobile.

Also in 2021, Jiffy Lube purchased the adjoining ±1.15 AC fronting Halls Mill Road.

The remaining ±13 AC south of Yogger Pass is available to purchase, all or part.

The back acreage, north of Yogger Pass, is approximately 30.68 AC is also available to purchase, all or part.

Contact John Vallas for pricing and availability.

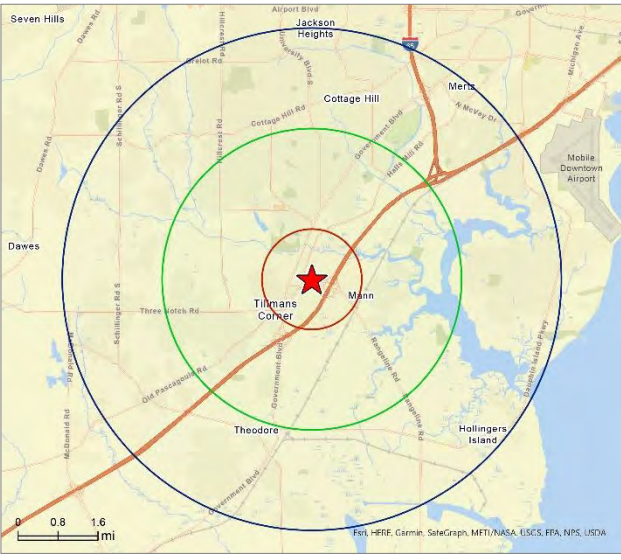
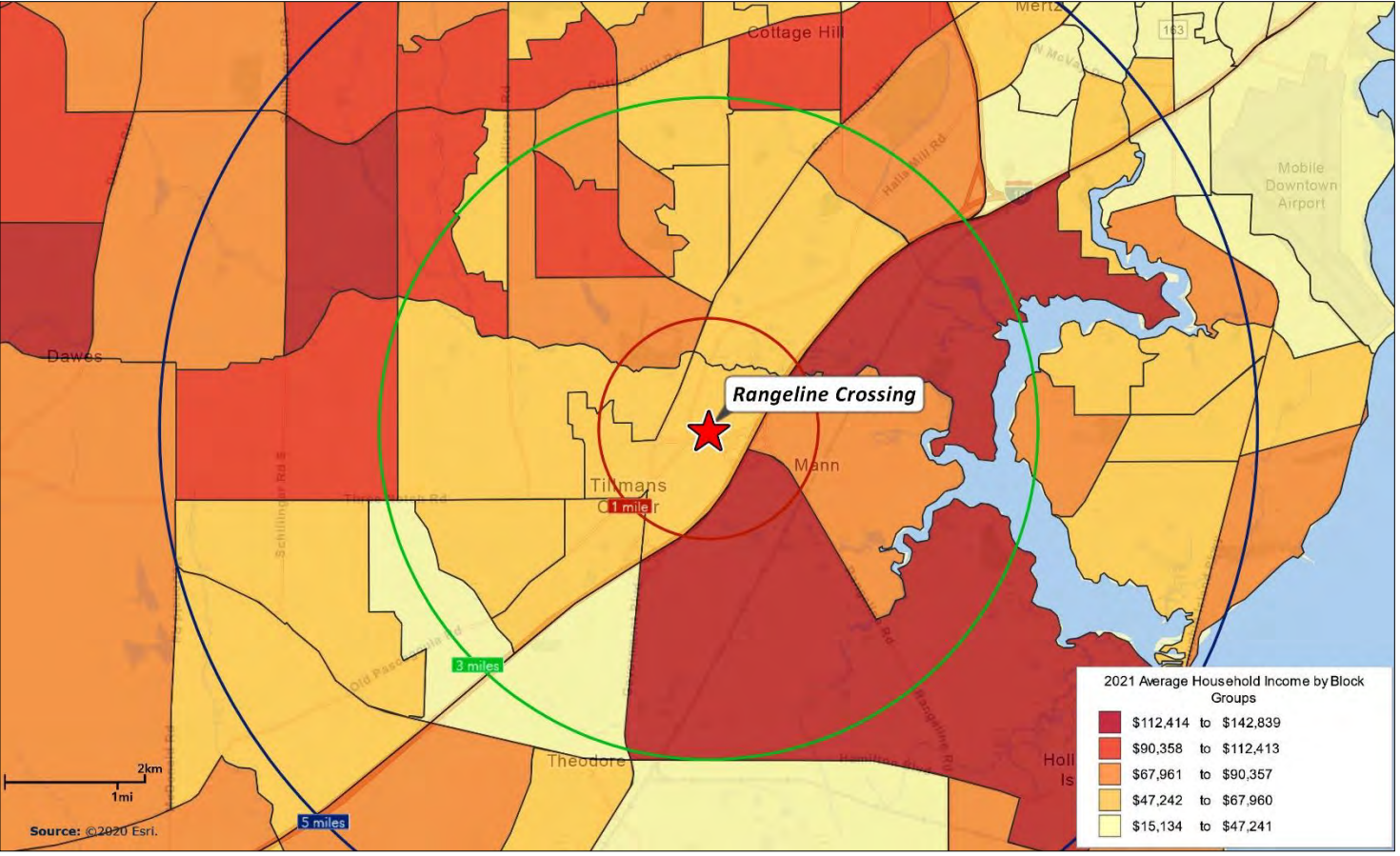


ALDI is the common brand of two German family-owned discount supermarket chains with over 10,000 stores in 20 countries, and an estimated combined turnover of more than \$58.7 billion. ALDI currently operates 30 stores across Alabama, with a mission to provide a faster, easier and smarter way to save money on high-quality groceries and more. ALDI is known for its value-driven approach to grocery shopping, mostly selling items under its own brands direct from the pallet.

ALDI U.S. has announced plans to construct a new regional headquarters and distribution center in Loxley to support the company's growing footprint along the Gulf Coast. The retailer purchased 160 acres in Loxley's industrial and warehousing district, north of I-10 exit 44, according to a news release from the Baldwin County Economic Development Alliance. The news release provides the following information. The upcoming 564,000-square-foot facility will bring approximately \$100 million in capital investment and create 200 jobs for Loxley and Baldwin County. Construction is scheduled to begin in early 2021.

In the United States, due to the relatively low staffing of Aldi locations compared to other supermarket chains, Aldi has a reputation of starting employees out at significantly higher than minimum wage, unusual among American supermarkets.

Aldi was named 2018 "Retailer of the Year" by Supermarket News.



2021 Demographics	1 Mile	3 Miles	5 Miles
Population	1,716	28,403	96,001
Median Age	43.7	43.3	39.5
Largest Median Age Group	55-64	55-64	25-34
Annual Population Growth Projection for 2021-2026	0.47%	0.51%	0.29%
Daytime Population	5,015	59,993	94,735

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	584	11,532	38,769
Average Household Size	2.86	2.44	2.47
Average Household Income	\$68,337	\$74,101	\$72,013

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	48.7%	60.3%	54.6%
Renter Occupied Houses	37.9%	31.4%	35.1%
Median House Value	\$127,559	\$148,395	\$160,214

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