

# Property Listing



## Contact info

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Coldwell Banker Charles Hayes  
Real Estate, Inc.

1120 Hillcrest Rd. #1A  
Mobile, AL 36695  
(251) 633-6300

## Mortgage

Estimated Monthly Payments: \$23,118.77

*\*based on 30year fixed APR loan with 20% down and no points*

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<b>Status</b>	Active Listing
<b>Type</b>	Vacant Land (10+ Acres) COMM
<b>Price</b>	\$4,395,000
<b>Location</b>	University Blvd North Mobile, AL 36618
<b>Country</b>	USA
<b>Prop.ID</b>	13881078
<b>MLS#</b>	176957

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Pristine wooded property in Mobile city limits. Seller will consider dividing (currently four separate tax parcels). Eight Mile Creek runs along the northern most parcels where there is some flood zone acreage. No official wetlands delineation has been done; however the overwhelming majority is very buildable. The approx 3900FF on N. University Blvd is planned to be widened to 4 lane. Backs to 35 acre parcel that is zoned R-3, B-1, & B-3 and has road frontage on US Hwy 98. Three miles from I-65, 5 miles from Schillinger Rd, 2 miles from University of South Alabama and 2 miles from entrance to Magnolia Grove Golf Course (LPGA Course). For more information call Don Wilkins 251-406-0720. For more information call Don Wilkins at 251-406-0720.