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<b>Status</b>	Active Listing
<b>Type</b>	Vacant Land (10+ Acres) COMM
<b>Price</b>	\$4,050,000
<b>Location</b>	1 University Blvd. North Mobile, AL 36618
<b>Country</b>	USA
<b>Prop.ID</b>	13881248
<b>MLS#</b>	176961

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Pristine wooded property in Mobile city limits. Seller will consider dividing (currently four separate tax parcels). Eight Mile Creek runs through the northern most parcel about 1200 feet. No official wetlands delineation has been made; however the overwhelming majority is very buildable. The approx 5300 FF on N. University Blvd is planned to be widened to 4 lane. 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.

## Contact info

Donald Wilkins  
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Coldwell Banker Charles Hayes  
Real Estate, Inc.

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Mobile, AL 36695  
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## Mortgage

Estimated Monthly Payments: \$21,303.98

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