



Divisible Waterfront Alligator Bayou Development Tract

310.5 +/- Acres (\$15,000/acre) | Mobile County, AL | \$4,657,500



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This versatile waterfront tract offers endless development potential with quick access to Dog River and Mobile Bay. Ideal for residential, commercial, light industrial, campground, equestrian, or marine uses, it's located minutes from I-10, downtown Mobile, the port, and Brookley Field airport. The property features 4,000± feet of navigable frontage on Alligator Bayou, 600± feet on Dog River Road, 6,100± feet on Old Rangeline Road, and 1,780± feet on Riverview Point Drive, plus frontage within Riverview Oaks subdivision. Utilities are available at multiple points, and merchantable timber could help fund development. Enjoy boating access to Fairhope, Orange Beach, Dauphin Island, and the Mobile Delta. Located in an area of mixed-use and million-dollar homes, this unincorporated, unzoned tract offers rare flexibility. Divisions considered based on feasibility and county regulations. Showings by appointment only.



ACREAGE BREAKDOWN

310.50 +/- acres

PARCEL #/ID

Multiple

ADDRESS

0 Dog River Road
Theodore, AL 36582

LOCATION

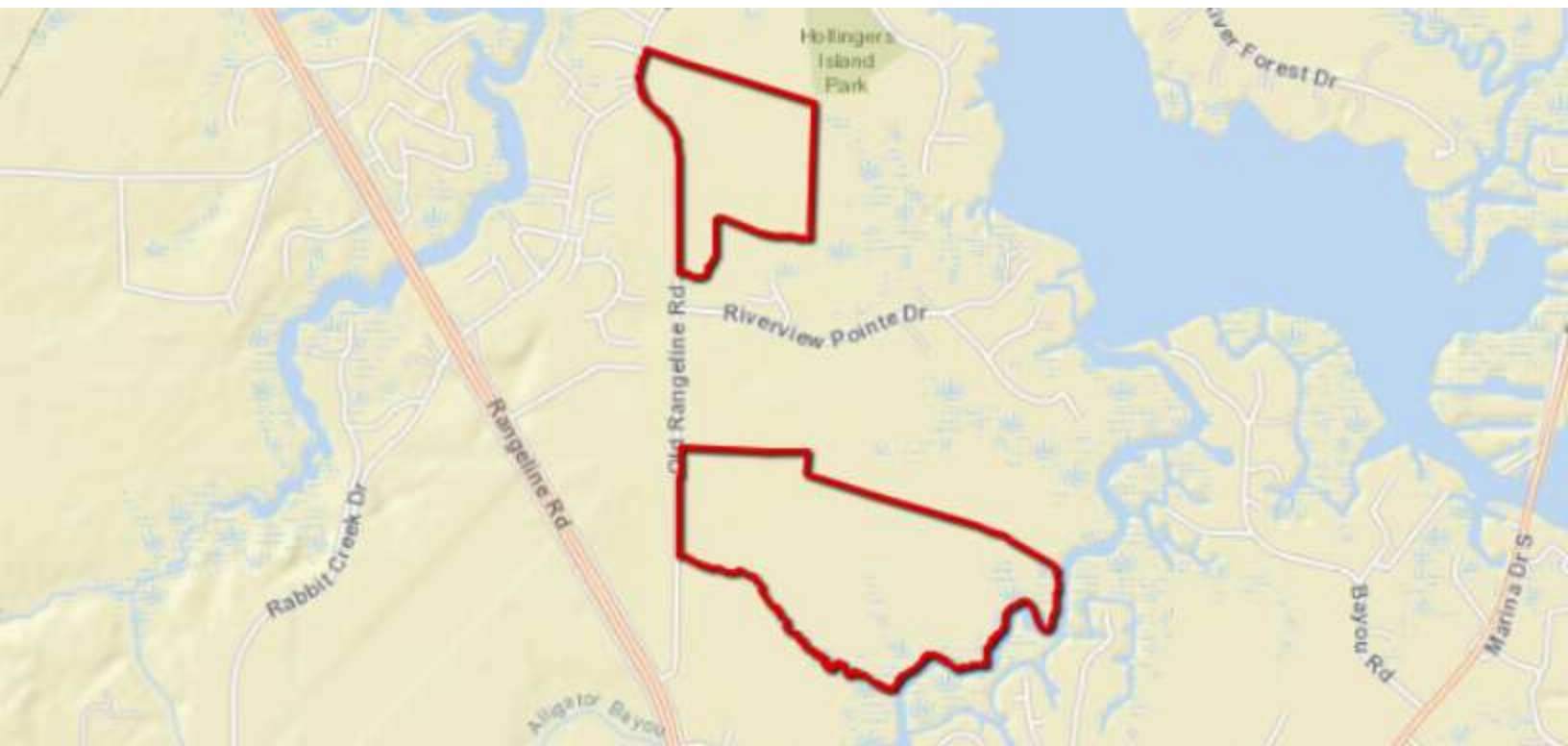
Contact us for property location
and access. Showings by
appointment only.

PROPERTY HIGHLIGHTS

- Versatile & divisible waterfront tract
- Abundant opportunities for residential, commercial, light industrial, campground, equestrian, or marine uses
- Minutes from I-10, downtown Mobile, the Mobile port access points, and Blakely Field
- 4,000+/- feet frontage on Alligator Bayou
- Frontage on Dog River Road, Old Rangeline Road, Riverview Road and Riverview Oaks Drive
- Abundant access to utilities at multiple locations
- Merchantable timber whose harvest could fund infrastructure for development
- Allowed divisions will be based on feasibility and any applicable county regulations
- **Showings are by appointment only**



nationalland.com/listing/divisible-waterfront-alligator-bayou-development-tract





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Unincorporated

Listing ID#
2188937

Future Land Use
Unincorporated





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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**