



# Divisible Waterfront Alligator Bayou Development Tract

330 +/- Acres (\$15,000/acre) | Mobile County, AL | \$4,950,000



## ADDRESS

0 Dog River Road  
Theodore, AL 36582

## LOCATION

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

## 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.

[nationalland.com/listing/divisible-waterfront-alligator-bayou-development-tract](https://nationalland.com/listing/divisible-waterfront-alligator-bayou-development-tract)



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