



# Waterfront Alligator Bayou Development Tract South

217 +/- Acres (\$15,000/acre) | Mobile County, AL | \$3,255,000



## 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 4,000± ft of navigable frontage on Alligator Bayou with quick access to Dog River and Mobile Bay. Ideal for residential, commercial, light industrial, campground, equestrian, or marine use, it's minutes from I-10, downtown Mobile, the port, and Brookley Field airport. The property includes 600± ft on Dog River Road, 6,100± ft on Old Rangeline Road, and frontage on Riverview Point Drive and Riverview Oaks Drive. Abundant utilities are available, and merchantable timber could help fund development. Located in an area of mixed-use and luxury homes, this unincorporated, unzoned tract offers rare flexibility for development. Enjoy boating access to Mobile Bay, Fairhope, Dauphin Island, Orange Beach, and the Mobile Delta. Divisions allowed based on feasibility and county regulations. Showings by appointment only.

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



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