

Vacant Medical For Sale/Lease

9971 Airport Blvd, Mobile, AL 36608

Healthcare
Investment Opportunity

Offering Memorandum



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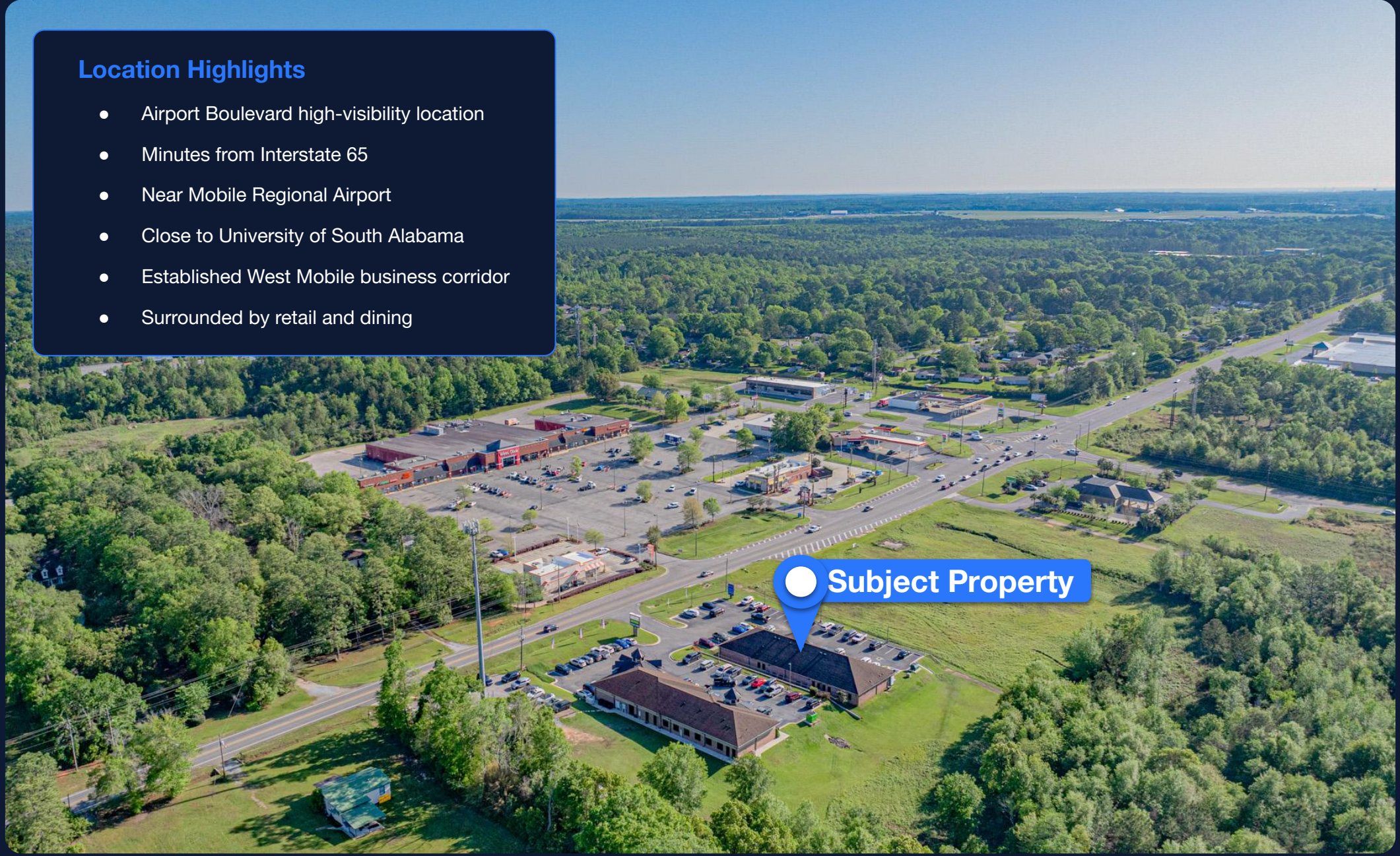
Property Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608

Location Highlights

- Airport Boulevard high-visibility location
- Minutes from Interstate 65
- Near Mobile Regional Airport
- Close to University of South Alabama
- Established West Mobile business corridor
- Surrounded by retail and dining

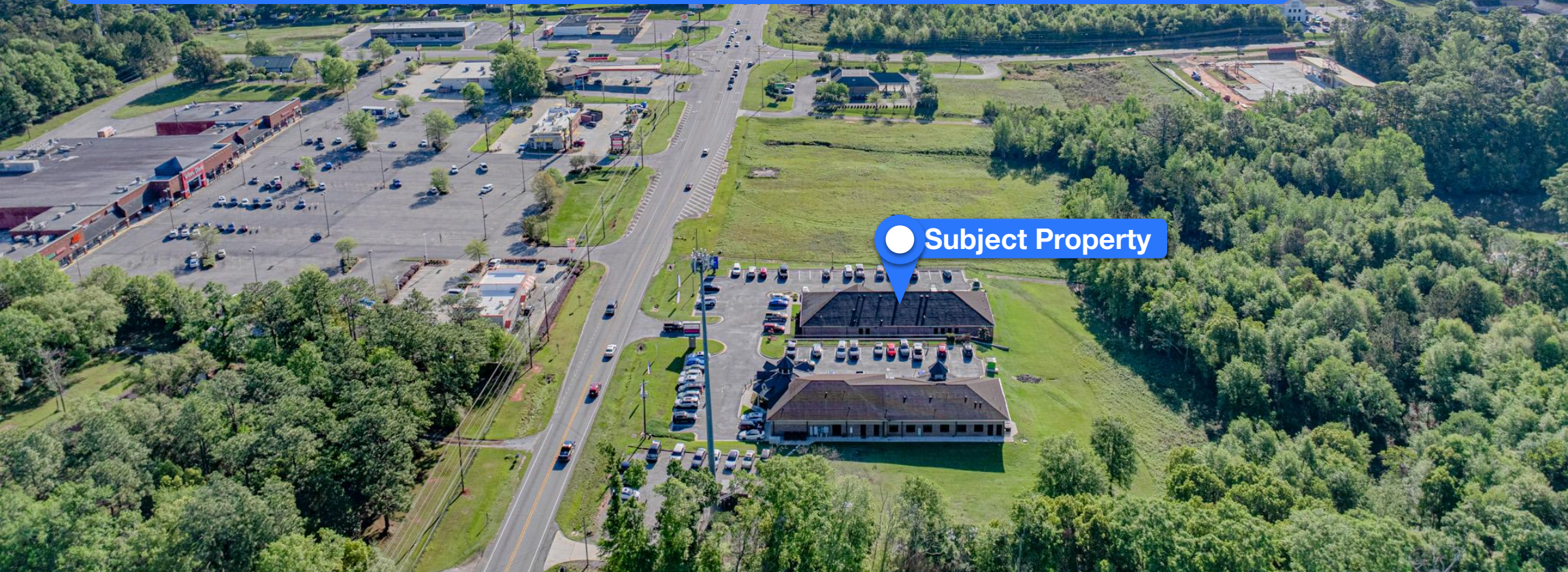
An aerial photograph of a commercial area in West Mobile, Alabama. The image shows a large parking lot with several commercial buildings, including a red-roofed structure and a white building. A blue callout with a white circle and a blue pin points to a specific building in the foreground, labeled 'Subject Property'. The surrounding area is lush with green trees and grass. In the background, a highway and more commercial buildings are visible under a clear blue sky.

Subject Property

Location Highlights

Excellent Retail Synergy

- **Established Commercial Corridor:** Positioned along Airport Boulevard, one of West Mobile's primary commercial and professional corridors.
- **Strong Healthcare Presence:** Surrounded by medical offices, Providence Hospital, and regional healthcare providers.
- **Growing West Mobile Demographics:** Serving one of Mobile's most established and expanding residential trade areas.
- **Excellent Regional Accessibility:** Convenient access to Interstate 65, Interstate 10, and Mobile Regional Airport.
- **Purpose-Built Medical Facility:** Well-suited for healthcare, professional office, or institutional users.
- **Long-Term Market Fundamentals:** Supported by stable population, healthcare demand, and sustained economic growth.



Investment Highlights

- **Owner-User Opportunity** – Ideal for medical practices, healthcare providers, or professional office users seeking to control occupancy costs and build equity.
- **Immediate Occupancy** – Available for immediate use without waiting for existing leases to expire.
- **Purpose-Built Medical Improvements** – Existing exam rooms, reception area, procedure rooms, nurses' stations, and medical infrastructure reduce build-out costs and time to occupancy.
- **Strong Medical Location** – Situated near hospitals, outpatient centers, physician offices, or other healthcare providers that drive patient referrals and complementary demand. Previous tenant benefited from a significant volume of patient referrals generated by the adjacent urgent care due to excess patient demand.
- **Limited Capital Expenditure Requirements** – Existing medical improvements may substantially reduce tenant improvement costs compared to second-generation office space.
- **Scarce Medical Inventory** – Limited supply of comparable medical buildings within the market supports long-term leasing fundamentals.





 **Mobile Regional Airport**
±2.3 Miles Away

 **Maxwell Place**
Neighborhood

 **Trailwoods**
Neighborhood



SUBWAY

Great Oaks
Veterinarian



AIRPORT 1
SELF STORAGE

Winn-Dixie



New Development

 **Heritage Lake**
±0.8 Miles Away



Snow Rd S ±11,950 VPD



Subject Property

THOMAS MOORE &
PEDIATRIC DENTISTRY

Airport Blvd ±13,210 VPD

 **COMPASS URGENT CARE**
Your Path to Better Health

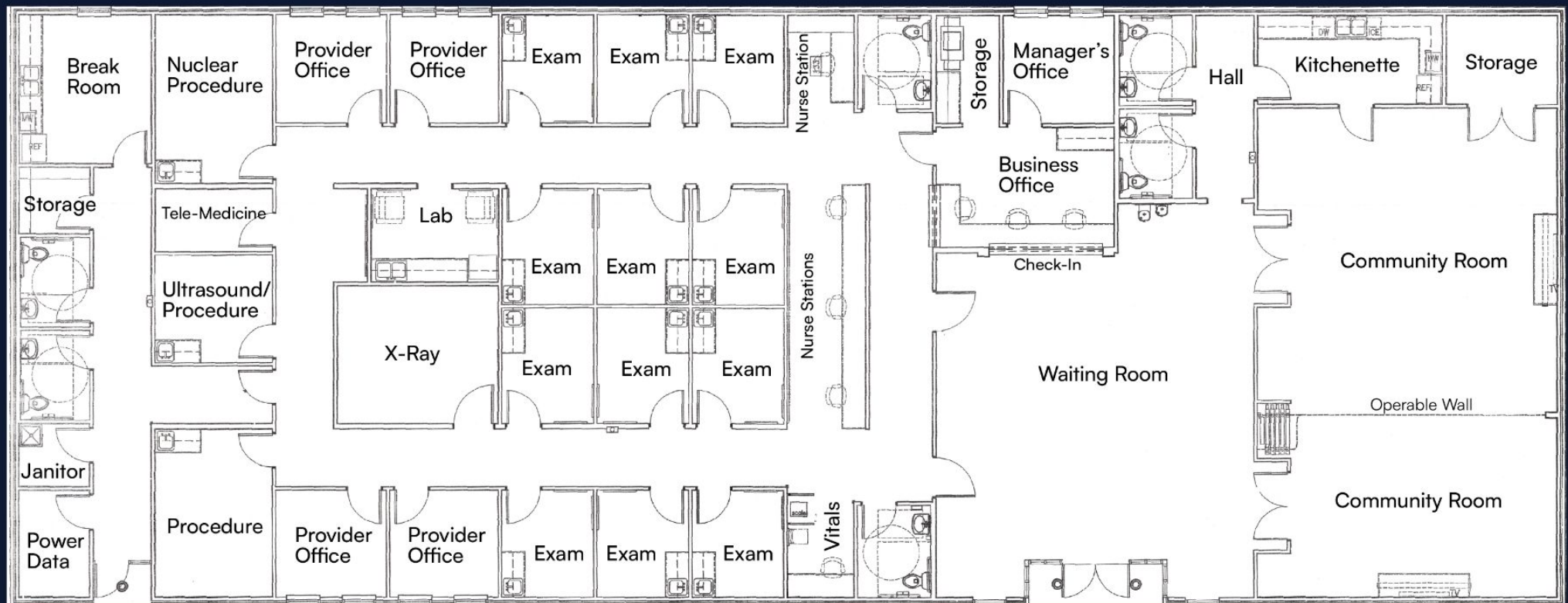
 **Parker Dental**
& Orthodontics

Airport Blvd $\pm 13,210$ VPD



$\pm 7,438$ SF

Floor Plan



Interior Photos



Interior Photos



Financial Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608



Financial Summary

\$2,000,000

List Price

\$24.00/SF

Lease Rate

2016

Year Built

7,438

SF

RBA

0.73 AC

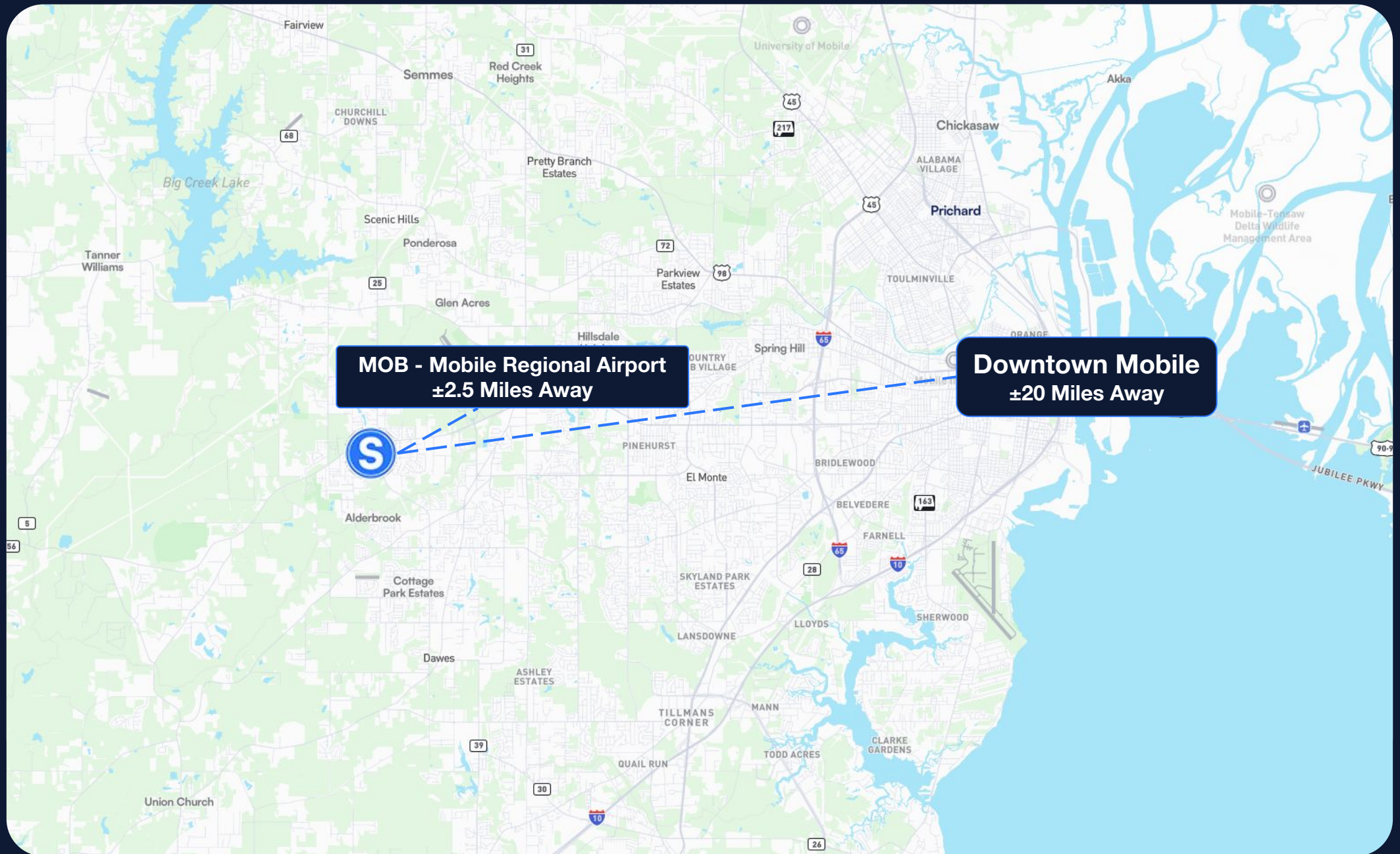
Lot Size



Market Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608



Mobile, AL

Market Demographics

203,416

Total Population

\$78,270

Average HH Income

91,550

Employed Population

37.3

Median Age



Local Market Overview

Mobile, Alabama is the economic and cultural center of the central Gulf Coast, supported by a diverse employment base that includes aerospace, maritime, healthcare, manufacturing, logistics, and higher education. Its strategic location along Interstate 10, Interstate 65, the Port of Mobile, and Mobile Regional Airport provides efficient regional and national connectivity for businesses, residents, and visitors. Major institutions such as Airbus, Austal USA, Infirmity Health, and the University of South Alabama contribute to a stable economy and support continued commercial and residential growth throughout the region.

West Mobile is one of the city's primary commercial districts, offering a mix of established neighborhoods, medical campuses, shopping centers, restaurants, and professional office developments. The area provides convenient access to healthcare services, educational institutions, and everyday amenities while maintaining excellent connectivity to downtown Mobile and the greater Gulf Coast region. Combined with a diverse economic base and a strong quality of life, these characteristics make Mobile an important destination for businesses, healthcare providers, and the surrounding community.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,002	54,154	202,848
Current Year Estimate	20,405	55,134	206,153
2020 Census	21,989	58,929	218,767
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,209	20,708	79,460
Current Year Estimate	7,361	21,096	80,838
2020 Census	7,954	22,599	86,170
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$101,858	\$93,447	\$84,306

Economy

Mobile, Alabama has one of the most diverse economies along the Gulf Coast, supported by industries including aerospace, shipbuilding, advanced manufacturing, healthcare, logistics, and maritime commerce. The Port of Mobile serves as one of the nation's largest and fastest-growing deep-water ports, handling a wide range of domestic and international cargo that supports regional supply chains and industrial development. Major employers such as Airbus, Austal USA, Alabama State Port Authority, Infirmary Health, and the University of South Alabama provide a stable employment base while attracting continued public and private investment.

The city's transportation infrastructure strengthens its role as a regional business center, with direct access to Interstate 10, Interstate 65, five Class I railroads, and Mobile Regional Airport. Continued expansion at the Port of Mobile, manufacturing facilities, and logistics operations has generated new employment opportunities and reinforced Mobile's position as a gateway to the Gulf Coast. Combined with a skilled workforce, competitive operating costs, and access to national and global markets, these advantages continue to support business growth across a broad range of industries.

**#33 Lowest Cost of
Living City**
(U.S. NEWS & WORLD REPORT)

5 Class I Railroads
(NICHE)

Employers	Employees
University of South Alabama	11,500
Mobile County Public School System	7,463
Infirmary Health System	6,500
USA Health	6,400
Airbus U.S. Manufacturing Facility	2,600
Austal USA	2,500
City of Mobile	2,230
Mobile County Commission	1,930
Alabama State Port Authority	1,750
Walmart	1,650

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9971 Airport Blvd, Mobile AL 36608** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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