

# Commercial Report



*Mitchell College of Business*  
*Center for Real Estate Studies*



## Mobile and Baldwin Counties

### Land Properties Advertised for Sale Part I

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**"Education you can use"**

**Mitchell College of Business**  
**Center for Real Estate Studies**

**Fall, 2008**

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# Commercial Report

## Land Properties Advertised for Sale

### 2008 Land Report Part I

#### Mobile and Baldwin Counties

##### Introduction

This report includes 242 advertisements for Land in Baldwin and Mobile Counties in the Fall, 2008.

Readers should remember that all types of uses are grouped together. An advertised price-per-acre was calculated, and sorted by zipcode. The results show trends and activity by location.

The report is in two separate parts and both are available on the Center for Real Estate Studies (CRES) website: <http://cres.southalabama.edu>

Special thanks to the **Commercial Property Directory, Birmingham** for their cooperation in providing the data in this report.

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# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Note: All potential uses are grouped together.

Zipcode	Adv. Price Dollars	Acres	Price/acre* Dollars*
36505	469,000	2	234,500
36507	699,000	50	13,980
36507	4,477,175	164.3	27,250
36507	250,000	7	35,714
36521	3,900,000	156	25,000
36521	6,660,000	333	20,000
36521		260	
36525		250	
36526	495,000		
36526	653,000		
36526	2,500,000		
36526	228,690		
36526		48	
36526	850,000	8.85	96,045
36526	600,000		
36526	1,650,000	8.65	190,751
36526	495,000		
36526	549,500		
36526	239,900	0.42	571,190
36526	285,000	2.88	98,958
36526	490,000	0.666	735,736
36526	690,000	1.25	552,000
36526	77,500		
36526	325,000		
36526	690,000	0.666	1,036,036
36526	7,200,000	160	45,000
36526	299,000	2	149,500
36526	250,530		
36526	370,040		
36527	881,000		
36527	605,000	2.42	250,000
36527	190,000	0.5	380,000
36527	600,000	1.1	545,455
36527	3,525,000	47	75,000
36527		1.56	
36527	485,000	1.71	283,626
36528	2,950,000	8.1	364,198
36528		10	
36530	575,000	4.24	135,613
36530	60,000		
36530	875,000	9	97,222
36532	75,000		
36532	232,395	9.7	23,958
36532	133,500		

# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acres	Price/acre* Dollars*
36532	126,000		
36532	1,300,000	2.7	481,481
36532	2,200,000	2.09	1,052,632
36532	328,000		
36532	749,500		
36532	1,750,000	22.22	78,758
36532	174,900		
36532	869,500		
36532	114,500		
36532		1.12	
36532	1,244,000	3.57	348,459
36532	964,000	8	120,500
36532	1,652,000	4.3	384,186
36532	7,995,000	123	65,000
36532	359,000	1	359,000
36532	289,000	0.75	385,333
36532	199,000	1	199,000
36535		300	
36535	2,500,000	17	147,059
36535	989,500		
36535		55	
36535		19	
36535	2,250,000	30	75,000
36535	2,155,000	2.75	783,636
36535	1,800,000	19	94,737
36535	449,000	4	112,250
36535	989,500	33	29,984
36535	16,500,000	113	146,018
36535	495,000	1.11	445,946
36535		4.86	
36535		4	
36535	281,350	3.31	85,000
36535	588,200	6.92	85,000
36535	3,780,000	108.5	34,839
36536	695,000		
36536	2,800,000		
36536	1,400,000	15.32	91,384
36541	169,500	0.05	3,390,000
36541	459,000	2.1	218,571
36541	540,000	1.56	346,154
36542	899,000		
36542	1,895,000		
36542		1.4	
36542	525,000	1.11	472,973
36542		30	
36542	6,500,000		

# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acres	Price/acre* Dollars*
36549	539,000	21.56	25,000
36551	145,000	1.6	90,625
36551	871,200	20	43,560
36551	250,000	2	125,000
36551	5,000,000	219.59	22,770
36551	1,400,000	5.1	274,510
36551	280,000	5	56,000
36551	200,000	1	200,000
36551	785,000	2.2	356,818
36551		3900	
36551	1,950,000	78	25,000
36551	3,750,000	29	129,310
36559	198,500		
36561	1,800,000	3	600,000
36561	12,000,000	22.5	533,333
36561	5,500,000	18.6	295,699
36567	24,850,000	9.4	2,643,617
36567	999,900		
36567	1,596,800	32	49,900
36567	693,922	48	14,457
36567	160,000	0	
36567	125,000	0.39	320,513
36567	870,000	15	58,000
36571	1,250,000	7.71	162,127
36571	381,150		
36571	2,200,000	38	57,895
36571	272,840		
36571	250,000		
36571		183	
36571	1,479,300	2.83	522,721
36571	3,500,000	23.81	146,997
36571	750,000	8.5	88,235
36571	4,500,000	8.04	559,701
36571		660	
36571	555,000	1.6	346,875
36571	1,140,000	2.19	520,548
36571	495,000	5	99,000
36572	700,000	20	35,000
36575	595,000	0.9	661,111
36575	159,900	1.67	957,489
36575	285,000	1.97	144,670
36575	285,000	1.3	219,231
36575	575,000	26	22,115
36575	620,737	1.14	544,506
36575	686,062	1.26	544,494

# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acres	Price/Acre* Dollars*
36575	490,050	0.9	544,500
36575	399,000	3.78	105,556
36575	750,000	38.5	19,481
36577	299,000	1.73	172,832
36579	1,298,375	325	3,995
36580	300,000	2.12	141,509
36582	845,000	65	13,000
36582		62.94	
36582	189,000	2.5	75,600
36582	557,000	3.17	175,710
36582	115,000	0.84	136,905
36582	115,000	0.84	136,905
36582	110,000	0.91	120,879
36582	110,000	0.7	157,143
36582	164,900	0.95	173,579
36582	200,000	1.1	181,818
36582	708,000	23.6	30,000
36582	225,000	3	75,000
36582	845,000	65	13,000
36604		0.65	
36605	70,000	1.83	38,251
36605	110,000		
36606		7	
36606	249,900		
36606	80,000	1	80,000
36606	210,000		
36606	847,310		
36607	300,000	2.8	107,143
36607	75,000	0.22	340,909
36608	110,000		
36608	3,000,000	3.757	798,509
36608	7,450,000	28	266,071
36608	139,000	0.69	201,449
36608	649,900	5.8	112,052
36608	315,000	9	35,000
36608	1,485,000	27	55,000
36608		12	
36609	1,050,000		
36609	900,662		
36609		2.33	
36609		1.2	
36609	350,000	0.5	700,000
36609	1,200,000	8	150,000
36609	410,000	1.56	262,821
36609	325,000	0.75	433,333
36609	295,000	3.52	83,807

# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acres	Price/acre* Dollars*
36610	299,000	5	59,800
36612		8	
36612	225,000		
36612	750,000	43	17,442
36613	212,500	17	12,500
36613	1,575,000		
36613	40,000	7	5,717
36613	948,000	85.5	11,088
36613	1,575,000	105	15,000
36616		12	
36617	225,000		
36618	95,000		
36618	2,100,000	35	60,000
36618	219,000		
36618	395,000		
36618	550,000	3.5	157,143
36618	175,000	6	29,167
36619	85,000		
36619	540,000		
36619	840,000		
36619		7	
36619	450,000	27	16,667
36619	135,000	3.9	34,615
36619	626,450		
36619	2,000,000	5	400,000
36619	99,900	0.96	104,063
36693	120,000	3.22	37,267
36693	345,000	0.84	410,714
36693	75,000	0.9	83,333
36693	150,000	4.5	33,333
36693		0.33	
36693	120,000	2.233	53,739
36693		33	
36693	1,767,500	50.5	35,000
36693	35,000		
36695		1.05	
36695	325,000		
36695	196,000	1	196,000
36695	212,000	1.08	196,296
36695	1,000,000	6	166,667
36695	145,000	0.94	154,255
36695		0.94	
36695	300,000	1.2	250,000
36695	325,000		
36695	225,000	0.89	252,809
36695		1.05	

# Land Property Advertised For Sale

## Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acres	Price/ acre* Dollars*
36695	395,000	0.5	790,000
36695	922,600	3.53	261,360
36695	2,350,000	9.79	240,041
<b>median</b>	<b>539,000</b>	<b>4.12</b>	<b>141,509</b>
<b>number</b>	<b>201</b>	<b>178</b>	<b>147</b>

\* Figures represent price-per-acre.

For example, \$125,000 price divided by .39 acre is entered as \$320,513.00

## Properties Lacking Zipcodes Not Included Above

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
NO ZIP		8.5	
NO ZIP	135000	1.69	79882
NO ZIP		214	
NO ZIP		100	

# Zip Code, City and Area Code

Zip	City	Area Code
36505	Axis	251
36509	Bayou La Batre	251
36512	Bucks	251
36521	Chunchula	251
36522	Citronelle	251
36523	Coden	251
36525	Creola	251
36528	Dauphin Island	251
36541	Grand Bay	251
36544	Irvington	251
36560	Mount Vernon	251
36568	Saint Elmo	251
36571	Saraland	251
36572	Satsuma	251
36575	Semmes	251
36582	Theodore	251
36587	Wilmer	251
36590	Theodore	251
36601	Mobile	251
36602	Mobile	251
36603	Mobile	251
36604	Mobile	251
36605	Mobile	251
36606	Mobile	251
36607	Mobile	251
36608	Mobile	251
36609	Mobile	251
36610	Mobile	251
36611	Mobile	251
36612	Mobile	251
36613	Eight Mile	251
36615	Mobile	251
36616	Mobile	251
36617	Mobile	251
36618	Mobile	251
36619	Mobile	251
36621	Mobile	251
36622	Mobile	251
36625	Mobile	251
36628	Mobile	251
36630	Mobile	251
36633	Mobile	251
36640	Mobile	251
36641	Mobile	251
36644	Mobile	251
36652	Mobile	251
36660	Mobile	251
36663	Mobile	251

## Mobile County

Zip	City	Area Code
36670	Mobile	251
36671	Mobile	251
36675	Mobile	251
36685	Mobile	251
36688	Mobile	251
36689	Mobile	251
36690	Mobile	251
36691	Mobile	251
36693	Mobile	251
36695	Mobile	251

## Baldwin County

Zip	City	Area Code
36507	Bay Minette	251
36511	Bon Secour	251
36526	Daphne	251
36527	Spanish Fort	251
36530	Elberta	251
36532	Fairhope	251
36533	Fairhope	251
36535	Foley	251
36536	Foley	251
36542	Gulf Shores	251
36547	Gulf Shores	251
36549	Lillian	251
36550	Little River	251
36551	Loxley	251
36555	Magnolia Spring	251
36559	Montrose	251
36561	Orange Beach	251
36562	Perdido	251
36564	Point Clear	251
36567	Robertsdale	251
36574	Seminole	251
36576	Silverhill	251
36577	Spanish Fort	251
36578	Stapleton	251
36579	Stockton	251
36580	Summerdale	251

26 Total Baldwin County

58 Total Mobile