



Commercial Report

Mitchell College of Business
Center for Real Estate Studies



Mobile and Baldwin Counties

Land Report

Part I

Summer 2009

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"Education you can use"

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Mobile and Baldwin Counties

Advertised For Sale

Introduction

This report includes advertisements for Land in Baldwin and Mobile County for Summer, 2009.

An advertised price-per-acre was calculated, and sorted by zipcode. The results show trends and activity by location.

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

The report is in two separate parts and both are available electronically on the Center website: <http://cres.southalabama.edu>.
www.commercialpropertydirectory.com

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Land Property Advertised For Sale

Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acreage Number	Price/acre* Dollars*
36507	\$527,250	285.0	\$1,850
36567	\$315,000	41.0	\$7,683
36567	\$770,000	154.0	\$5,000
36507		1,282.0	
36507	\$399,000	10.0	\$39,900
36507	\$999,499	274.0	\$3,648
36507	\$224,100		
36507	\$199,000	1.2	\$161,789
36507	\$450,000	4.1	\$109,756
36507	\$495,000	1.3	\$372,181
36507	\$149,900		
36507	\$699,000	50.0	\$13,980
36507	\$4,477,175	164.3	\$27,250
36507		214.0	
36578	\$8,500,000	651.8	\$13,041
35626	\$235,000		
36526	\$653,000		
36526	\$228,690		
36526		36.0	
36526	\$499,000		
36526	\$600,000		
36526	\$850,000	8.9	\$96,045
36526	\$395,000		
36526	\$349,500		
36526		3.0	
36526	\$326,800	1.5	\$217,867
36526	\$199,000		
36526	\$2,160,000		
36526	\$235,000		
36526	\$210,000		
36526	\$639,900	1.7	\$385,482
36526	\$1,200,000		
36526	\$495,000		
36526	\$225,000	5.4	\$41,360
36526	\$2,500,000		
36532		1.1	
36530	\$2,052,000	80.0	\$25,650
36530	\$675,000	20.0	\$33,750
36528	\$2,950,000	8.1	\$364,198
36532	\$232,395	9.7	\$23,958

Zipcode	Adv. Price Dollars	Acreage Number	Price/acre* Dollars*
36532	\$133,500		
36532	\$579,000	1.7	\$340,588
36532	\$1,100,000	8.9	\$123,457
36532	\$749,500		
36532	\$1,695,000	48.3	\$35,093
36532	\$869,500		
36532	\$98,500		
36532	\$1,244,000	3.6	\$348,459
36532	\$1,150,000		
36532	\$1,750,000		
36532	\$79,900		
36532	\$730,000		
36532	\$1,300,000	2.7	\$481,482
36535		300.0	
36535	\$2,500,000	17.0	\$147,059
36535	\$989,500		
36535		224.0	
36535		120.0	
36535	\$585,000	1.7	\$338,150
36535	\$699,000	1.7	\$418,563
36535	\$594,000	3.9	\$151,145
36535	\$990,000	7.2	\$137,500
36535		19.0	
36535		55.0	
36535	\$1,710,000	30.0	\$57,000
36535	\$2,155,000	2.8	\$783,636
36535	\$599,000		
36535	\$8	3.0	\$3
36535	\$2,079,000	27.7	\$75,000
36535	\$1,325,115	26.8	\$49,500
36536	\$2,400,000		
36536	\$3,490,000		
36536	\$549,000		
36536	\$1,400,000	15.3	\$91,384
36542	\$1,950,000	10.0	\$195,000
36542	\$1,633,500	2.5	\$653,400
36542	\$790,000	1.5	\$526,667
36542	\$650,000	0.1	\$4,642,857
36542	\$6,500,000	46.0	\$141,304
36542	\$395,000	0.7	\$572,464
36542	\$8,320,000	93.7	\$88,841
36528		10.0	
36551	\$749,000	20.0	\$37,450
36551	\$250,000	2.0	\$125,000
36551	\$1,400,000	5.1	\$274,510

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36551	\$5,000,000	219.6	\$22,770
36551	\$280,000	5.0	\$56,000
36551	\$419,250		
36551	\$250,000	1.5	\$166,667
36555	\$265,000	2.0	\$132,500
36561	\$1,800,000	10.0	\$180,000
36561	\$2,850,000		
36562	\$455,000	65.0	\$7,000
36562	\$650,000		
36867		1.0	
36551	\$99,500		
36567	\$670,000		
36567	\$693,922	48.0	\$14,457
36567	\$190,000		
36567	\$24,550,000	9.4	\$2,611,702
36526	\$566,280	2.6	\$217,800
36526	\$325,000		
36527	\$389,000	1.1	\$353,636
36527	\$595,000	7.4	\$80,405
36527			
36527	\$600,000	1.1	\$545,455
36527		0.4	\$0
36577	\$199,000	1.7	\$115,029
36580	\$3,450,000	51.0	\$67,647
36580	\$130,000	0.6	\$224,138
36580	\$395,000	3.2	\$124,214
36580			
36526	\$790,000	1.0	\$782,178
36521	\$489,300	140.0	\$3,495
36521	\$32,250	12.9	\$2,500
36525	\$799,000		
36525		227.0	\$0
36525	\$300,000		
36525	\$515,000	22.0	\$23,409
36528	\$295,000		
36541		10.5	
36541	\$459,000	2.1	\$218,571
36541	\$20,000	1.0	\$19,802
36541	\$2,200,000	230.0	\$9,565
36527	\$605,000	2.4	\$250,000
36582	\$110,000	0.8	\$132,530
36602			
36604		120.0	
36605	\$110,000		
36605	\$304,290		
36605	\$80,000		

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36605	\$82,000		
36605	\$67,500		
36605	\$60,000		
36605	\$52,500		
36605	\$70,000		
36605	\$65,000		
36605	\$195,000	0.7	\$274,648
36606			
36606	\$80,000	1.0	\$80,000
36606	\$210,000		
36606	\$455,568		
36606	\$847,310	5.8	\$146,593
36606			
36607	\$300,000	2.8	\$107,143
36607	\$55,000		
36607	\$75,000	0.2	\$340,909
36607	\$50,000		
36608			
36608	\$2,250,000	32.7	\$68,807
36608	\$887,600		
36608	\$55,000		
36608	\$7,450,000	28.0	\$266,071
36608	\$110,000		
36608	\$100,000	1.9	\$53,192
36608	\$175,000	4.2	\$41,469
36608	\$185,000	0.9	\$205,556
36608	\$500,000	40.0	\$12,500
36608	\$225,000	1.1	\$204,546
36608	\$3,000,000	3.8	\$798,509
36608	\$2,563,941	4.4	\$588,060
36608			
36609	\$410,000	1.6	\$262,821
36609	\$227,500	1.0	\$239,474
36609	\$965,000	8.0	\$120,625
36609	\$1,200,000	8.0	\$150,000
36609	\$295,000	3.5	\$83,807
36609			
36609			
36616		12.0	
36617	\$225,000	2.5	\$90,000
36617	\$99,000		
36618	\$95,000		
36618	\$2,868,000		
36618	\$219,000		
36618	\$2,100,000	35.0	\$60,000
36618	\$139,500	1.5	\$93,000
36618	\$125,000	2.2	\$58,140

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36618	\$289,500	3.2	\$91,325
36618	\$189,900	1.3	\$149,528
36618	\$2,500,000	16.7	\$149,701
36619	\$797,000	1.2	\$653,279
36619	\$895,000	1.4	\$658,088
36619	\$99,900	1.0	\$104,063
36619		20.0	
36619	\$797,000	1.2	\$653,279
36619	\$751,000	1.2	\$653,044
36619		1.2	
36619	\$751,000	1.2	\$653,044
36619	\$745,000	1.1	\$653,509
36619	\$420,000	1.9	\$217,617
36619	\$401,000	1.8	\$217,935
36619		1.9	
36619	\$2,553,000	29.3	\$87,133
36619	\$882,000	1.4	\$653,333
36693	\$345,000	0.8	\$410,714
36693	\$120,000	3.2	\$37,267
36693	\$75,000	0.9	\$83,333
36693	\$150,000	4.5	\$33,333
36693	\$120,000	2.2	\$53,739
36693	\$1,767,500	50.5	\$35,000
36693		1.1	
36693		1.6	
36693		1.2	
36693	\$1,090,000		
36695	\$600,000	1.4	\$428,571
36695	\$325,000		
36695	\$2,201,196		
36695	\$1,000,000	6.0	\$166,667
36695	\$212,000	1.1	\$196,296
36695	\$2,350,000	9.8	\$240,041
36695		1.1	
36695		1.1	
36612		8.0	
36571	\$381,150		
36571	\$2,200,000	38.0	\$57,895
36571	\$274,200		
36571	\$287,330		
36571	\$250,000		
36571	\$272,840		
36572	\$1,000,000	3.0	\$330,033
36572	\$700,000	20.0	\$35,000
36575	\$159,900	1.7	\$95,749
36575	\$575,000	26.0	\$22,115
36575	\$371,250	13.6	\$27,399

Zipcode	Adv. Price Dollars	Acreage Number	Price/acre* Dollars*
36575	\$1,637,000	59.6	\$27,490
36575	\$1,100,000	44.0	\$25,000
36575	\$174,500	12.0	\$14,542
36675	\$1,048,000	60.0	\$17,467
36582	\$110,000	0.7	\$157,143
36582	\$549,000		
36582	\$5,563,915	34.2	\$162,640
36582	\$750,000	1.8	\$428,571
36582	\$200,000	1.1	\$181,818
36582	\$105,000	1.2	\$84,677
36582	\$115,000	0.8	\$138,554
36582	\$110,000	0.9	\$119,565
36582	\$708,000	23.6	\$30,000
36582	\$557,000		
36582	\$399,000		
36582	\$135,000	0.9	\$145,161
36582	\$590,000	2.6	\$226,923
36619	\$2,000,000	5.0	\$400,000
36619	\$540,000	12.4	\$43,689
Median	\$515,000	3.93	\$124,214
Frequency	209	165	141

* Figures represent price-per-acre. For example, \$125,000 price divided by .39 acre is entered as \$320,512.00

Mobile Zip Codes

Zip Code	City	Zip Code	Zip Code	City	Zip Code
36505	Axis	36613	Eight Mile	36663	Mobile
36509	Bayou La Batre	36601 - 36612	Mobile	36670	Mobile
36512	Bucks	36615	Mobile	36671	Mobile
36521	Chunchula	36616	Mobile	36675	Mobile
36522	Citronelle	36617	Mobile	36685	Mobile
36523	Coden	36618	Mobile	36688	Mobile
36525	Creola	36619	Mobile	36689	Mobile
36528	Dauphin Island	36621	Mobile	36690	Mobile
36541	Grand Bay	36622	Mobile	36691	Mobile
36544	Irvington	36625	Mobile	36693	Mobile
36560	Mount Vernon	36628	Mobile	36695	Mobile
36568	Saint Elmo	36630	Mobile		
36571	Saraland	36633	Mobile		
36572	Satsuma	36640	Mobile		
36575	Semmes	36641	Mobile		
36582	Theodore	36644	Mobile		
36587	Wilmer	36652	Mobile		
36590	Theodore	36660	Mobile		

Baldwin County Zip Codes

Zip Code	City
36502	Atmore
36507	Bay Minette
36511	Bon Secour
36526	Daphne
36527	Spanish Fort
36530	Elberta
36532	Fairhope
36533	Fairhope
36535	Foley
36536	Foley
36542	Gulf Shores
36547	Gulf Shores
36549	Lillian
36550	Little River
36551	Loxley
36555	Magnolia Springs
36559	Montrose
36561	Orange Beach
36562	Perdido
36564	Point Clear
36567	Robertsdale
36574	Seminole
36576	Silverhill
36577	Spanish Fort
36578	Stapleton
36579	Stockton
36580	Summerdale