



For Sale/Lease

4600 Moffett Rd.
Mobile, AL 36618

Former Pizza Hut

- Freestanding building with pylon signage
- Excellent visibility and accessibility
- High traffic count on Moffett
- Zoned B2, Neighborhood Business
- Listing in cooperation with Jay O'Brien, AL Licensee
- Includes drive-thru
- **Building Size:** 2,636 SF
- **Lot Size:** 1.17 Acres

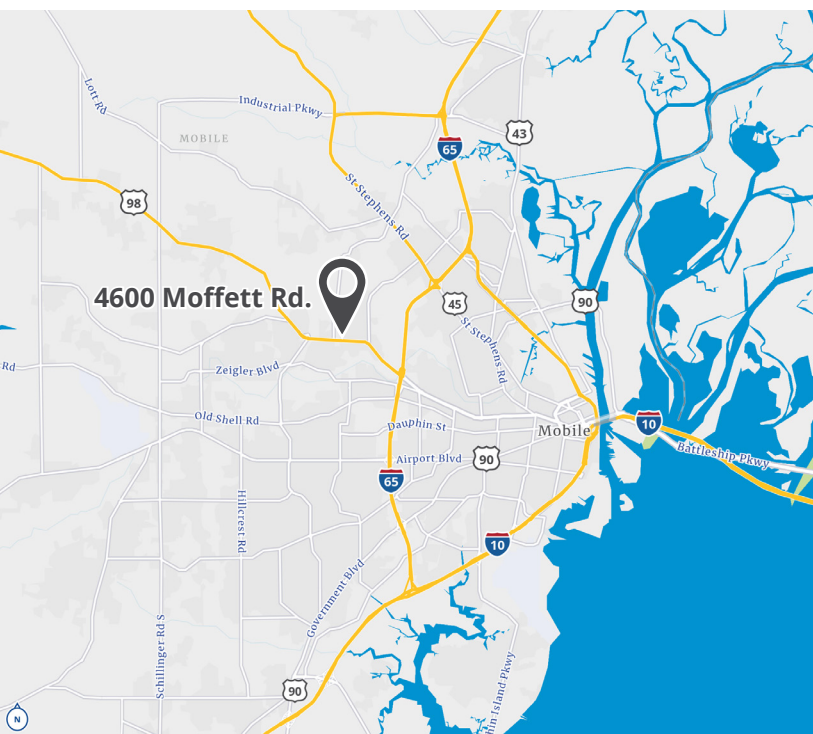
Price: \$220,000

Cody Persyn

Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com



1233 West Loop South
Suite 900
Houston, TX 77207
P: +1 713 222 2111
colliers.com



	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	4,863	45,510	146,328
2010 Total Population	5,045	43,466	141,088
2021 Total Population	5,069	42,905	138,746
2021 Group Quarters	37	2,165	3,648
2026 Total Population	5,104	42,949	139,131
2021-2026 Annual Rate (CAGR)	0.14%	0.02%	0.06%
2000 to 2010 Population Change	3.7%	-4.5%	-3.6%
2000 to 2021 Population Change	4.2%	-5.7%	-5.2%
2010 to 2026 Population Change	1.2%	-1.2%	-1.4%
2021 to 2026 Population Change	0.7%	0.1%	0.3%
2021 Total Daytime Population	4,572	48,800	162,415
Workers	1,633	23,053	80,599
Residents	2,939	25,747	81,816
2021 Workers % of Daytime Population	35.7%	47.2%	49.6%
2021 Residents % of Daytime Population	64.3%	52.8%	50.4%
Household Summary			
2000 Households	1,910	17,095	57,794
2010 Households	1,946	16,847	57,263
2021 Households	1,961	16,677	56,651
2021 Average Household Size	2.57	2.44	2.38
2026 Households	1,978	16,749	56,983
2021-2026 Annual Rate	0.17%	0.09%	0.12%
2000 to 2010 Household Change	1.9%	-1.5%	-0.9%
2000 to 2021 Household Change	2.7%	-2.4%	-2.0%
2010 to 2026 Household Change	1.6%	-0.6%	-0.5%
2021 to 2026 Household Change	0.9%	0.4%	0.6%
2010 Families	1,368	10,984	35,223
2021 Families	1,352	10,588	33,800
2026 Families	1,356	10,552	33,706
2021-2026 Annual Rate	0.06%	-0.07%	-0.06%
Housing Unit Summary			
2021 Housing Units	2,101	18,982	66,059
Owner Occupied Housing Units	65.2%	61.5%	51.9%
Renter Occupied Housing Units	34.8%	38.5%	48.1%
Vacant Housing Units	6.7%	12.1%	14.2%
Owner Occupied Median Home Value			
2021 Median Home Value	\$111,800	\$133,431	\$132,885
2026 Median Home Value	\$126,915	\$163,020	\$162,387
Income			
2021 Per Capita Income	\$24,466	\$25,953	\$24,162
2021 Median Household Income	\$45,258	\$44,720	\$40,820
2021 Average Household Income	\$64,413	\$66,607	\$58,960
Household Income Base	1,961	16,677	56,651
<\$15,000	15.4%	18.8%	19.2%
\$15,000 - \$24,999	9.3%	11.7%	13.3%
\$25,000 - \$34,999	8.8%	9.6%	10.6%
\$35,000 - \$49,999	21.8%	14.0%	14.8%
\$50,000 - \$74,999	19.4%	19.1%	18.2%
\$75,000 - \$99,999	8.8%	9.4%	8.8%
\$100,000 - \$149,999	10.6%	9.4%	9.2%
\$150,000 - \$199,999	2.2%	3.8%	3.1%
\$200,000+	3.7%	4.4%	2.9%

Source: Esri, U.S. Census



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Cody Persyn

486134

cody.persyn@colliers.com

(713) 830-2194

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date