



Baseline Property Survey

BID Building Survey

Goals in the 2021-2025 Downtown Mobile Business Improvement District Management Plan include a 50% reduction in empty, derelict buildings, a 10% decrease in office vacancy, a 15% increase in the number of Downtown workers, and an increase of 500 new housing units in downtown by 2025.

Derelict and Vacant Property Survey Results						
	2021	2022	2023	2024	2025	Difference
Vacant (Not Blighted)	28					
Blighted and Occupied	20					
Blighted and Vacant	42					
Total Vacant	70					
Total Blighted	62					



Survey taken June 30, 2021



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



222 Dauphin Street

Owner: David Naman



251 St. Anthony Street

Owner: Cecil Pugh

*Listed for lease



200 St. Joseph Street

Owner: Holden I, LLC

*Leased to MobTown Nutrition



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



350 St. Joseph Street

Owner: VCP Seamans, LLC

* Under Renovation



210 Dauphin Street

Owner: 210 Dauphin, LLC

*Listed for sale



106 St. Francis Street

Owner: Heritage-MNP Apartments, LLC

*Listed for lease



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



100 N. Royal Street, Ste A

Owner: Revival Property MAL107, LLC

*Listed for lease



100 N. Royal Street, Ste D (St. Michael side)

Owner: Revival Property MAL107, LLC

*Listed for lease



61 St. Joseph Street

Owner: Waterman-Smith 1, LLC

*Listed for lease



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



102 St. Michael Street

Owner: Chippewa Lakes, LLC

* Listed for lease



101 N. Royal Street

Owner: Chippewa Lakes, LLC

* Leased to Town and Co. Salon



216 Dauphin Street

Owner: David Naman, Mary Margaret
Monahan and Monica Setterstrom



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



100 St. Joseph Street

Owner: Saint Joseph Street Holdings, LLC

*Listed for lease



5 N. Royal Street

Owner: Merchants and Marine Bank

*Under renovation



6 N. Joachim Street

Owner: David Naman

*Listed for lease



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



107 St. Francis Street

Owner: Retirement Systems of Alabama

*Listed for lease



7 N. Royal Street

Owner: 7 N. Royal Street, LLC

*Listed for lease



10 S. Conception Street

Owner: Bill Appling

*Listed for lease



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



69 St. Michael Street

Owner: ZDA, LLC

*Under renovation



202 Government Street

Owner: Project 202, LLC



214 St. Francis Street

Owner: Alma Associates, LLC



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



214 St. Michael Street

Owner: BWS—LD 2010 Properties LP



350 Church Street

Owner: Cooper Restaurants, Inc.



450 Government Street

Owner: JEMCO, LLC



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



458 Dauphin Street

Owner: Herman & Sarah Properties, LLC

*Leased to SOCU Coffee Lounge



504 Government Street

Owner: MCPSS

*Under renovation



19 S. Conception Street

Owner: William Christopher Hunter



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Vacant

June 30, 2021



256 Dauphin Street

Owner: David Naman, Mary Margaret
Monahan and Monica Setterstrom



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



413 Dauphin Street

Owner: Ronald Hoffman

*Listed for sale



415 Dauphin Street

Owner: Ronald Hoffman

*Listed for sale



157 Dauphin Street

Owner: Devidas Ramchandani

*Listed for sale



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



407 Conti Street

Owner: Ezell House Corporation



258 Dauphin Street

Owner: David Naman, Mary Margaret
Monahan and Monica Setterstrom



1 S. Royal Street

Owner: Turner Holdings, LLC

*Under renovation



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



126 Government St.

Owner: MDM, LLC



154 State Street

Owner: Mary and Daniel Cleveland



156 State Street

Owner: Erin Clarke



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



255 St. Francis Street

Owner: Lee Development, LLC



270 Dauphin Street

Owner: David Naman, Mary Margaret
Monahan and Monica Setterstrom

*Leased to Lure



68 St. Francis Street

Owner: Holden 1, LLC



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



226 Dauphin Street

Owner: Gonzalez, LLC



6 N. Lawrence Street

Owner: Walker Brothers Investment



110 Dauphin Street

Owner: Robert S. Bacon, Jr.



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



254 N. Conception Street

Owner: Joseph O. Kulakowski



310 St. Francis Street

Owner: Etsie Foreman



320 Dauphin Street

Owner: Jan J. Irwin



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Occupied

June 30, 2021



406 Conti Street

Owner: Ronald Hoffman

*Listed for sale



411 Dauphin Street

Owner: Ronald Hoffman

*Listed for sale



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



223 Dauphin Street

Owner: Mary Margaret and Bill Monahan



10 St. Emanuel Street

Owner: Kelly and Matt Arceneaux

*Listed for sale



267 Dauphin Street

Owner: BJE Properties, LLC



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



401 Dauphin Street

Owner: Joe Carl Jordan



407 Dauphin Street

Owner: Ronald Hoffman

*Listed for sale



470 Dauphin Street

Owner: Walker Brothers Investment, LLC



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



259 St. Francis Street

Owner: David Naman



4 St. Emanuel Street

Owner: Matt and Kelly Arceneaux

*Listed for sale



260 St. Louis Street

Owner: St. Louis Street Land, LLC

*Under renovation



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



7 N. Hamilton Street

Owner: Irvin Grodsky



2-10 S. Hamilton Street

Owner: Ronald Hoffman

*Listed for sale



67 St. Michael Street

Owner: Holden I, LLC

*Listed for sale



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant



304 Government Street

Owner: Government Street Partners, LLC



165 Dauphin Street

Owner: 165 Dauphin, LP



256 N. Conception Street

Owner: Joseph Kulakowski



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



12 N. Cedar Street

Owner: MDAR II Property Management



6 S. Franklin Street

Owner: Ronald Hoffman

*Listed for sale



361 St. Louis Street

Owner: Cintas Business Services Co

*Listed for sale



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



467 Dauphin Street

Owner: MA Publishing, Inc.

*Listed for sale



503 St. Francis Street

Owner: BJE Properties, LLC



9 S. Joachim Street

Owner: William J. Appling

*Under renovation



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



508 Dauphin Street

Owner: BJE Properties, LLC



362 Dauphin Street

Owner: Lewis Hoffman

*Under renovation and listed for lease



318 Dauphin Street

Owner: William G. Buchanan / Residential Share Trust

*Leased to JPAR Coast and County Real Estate



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



8 S. Conception Street

Owner: Joia, Thelma and John G Juzang



350 Dauphin Street

Owner: The Three Fifty Corp.

* Leased to The Portside Restaurant



310 St. Michael Street

Owner: Delchamps Printing Co., Inc.



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



119 Dauphin Street

Owner: David Naman, Mary Margaret
Monahan and Monica Setterstrom



70 S. Royal Street

Owner: RASP, LLC



210 St. Louis Street

Owner: GSA



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



2 N. Lawrence Street

Owner: Walker Brothers Investment



7 N. Jackson Street

Owner: Brenda Stanton



104-106 Dauphin Street

Owner: David Naman, Mary Margaret Monahan, Monica Setterstrom



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



105 Dauphin Street

Owner: Estate of Samuel Russell Adams



105 N. Jackson Street

Owner: Stella and Larry Moorer

*Leased to Canary Bar



107 Dauphin Street

Owner: Estate of Samuel Russell Adams



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



108 Dauphin Street

Owner: David Naman, Mary Margaret Monahan, Monica Setterstrom



201 St. Louis Street

Owner: Saint Louis—Conception Street Joint Venture

*Listed for sale



202 St. Michael Street

Owner: Bishop Enterprises, LLC

*Listed for sale



DOWNTOWN MOBILE ALABAMA Baseline Property Survey

DOWNTOWNMOBILE.ORG

Blighted and Vacant

June 30, 2021



221 Dauphin Street

Owner: Gene Terrezza



317 St. Joseph Street

Owner: Levitt Kids One, LLC



450 Dauphin Street

Owner: Herman and Sarah Properties, LLC

*Leased to TK Escapes