



Baseline Property Survey

BID Building Survey

Goals in the 2020-2024 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						
	2020	2021	2022	2023	2024	Difference (2021-22)
Vacant (not blighted)	29	28	27			1
Blighted and Occupied	15	20	18			2
Blighted and Vacant	32	42	34			8
Total Vacant	61	70	61			9
Total Blighted	47	62	52			10

Survey Taken July 2022



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

VACANT



210 Dauphin Street

210 Dauphin, LLC

*Listed for sale



251 St. Anthony Street

Cecil Pugh



61 St. Joseph Street

Waterman-Smith 1, LLC

*Listed for lease



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

VACANT



100 N. Royal Street, Ste A

Revival Property MAL107, LLC

*Listed for lease



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

Revival Property MAL107, LLC

*Listed for lease



350 Dauphin Street

The Three Fifty Corp.



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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VACANT



467 Dauphin Street

Dortch, Figures and Sons Inc.

*Under construction



362 Dauphin Street

G + R Holdings



8 S. Conception Street

Joia, Thelma and John G
Juzang



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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VACANT



450 Government Street

JEMCO, LLC



56 S. Conception Street

Brutkiewicz D E LLC



7 N. Jackson Street

Eichold-Walmsley, LLC



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VACANT



251 St. Louis Street

Ace Land LLC



101 N. Water Street

YMCA of South Alabama



166 Government Street

Eighteen 30, LLC

*Under renovation



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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VACANT



107 St. Francis Street

Retirement Systems of Alabama

*Listed for lease



6 N. Joachim

David Naman

*Listed for lease



401 N. Water Street

Adams Street Property, LLC

*Listed for lease



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

VACANT



214 St. Michael Street

BWS-LD 2010 Properties

*Listed for lease



458 Dauphin Street

Herman & Sarah Properties LLC

*Leased to SOCU



19 S. Conception Street

William Christopher Hunter



DOWNTOWN MOBILE ALABAMA
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VACANT



59 St. Joseph Street

59 St. Joseph I LLC

*Listed for lease



100 St. Joseph Street

Saint Joseph Street
Holdings, LLC

*Listed for lease



164 St. Francis Street

Bienville Properties, LLC

*Under construction



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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VACANT



257 St. Francis Street

The Estate of Samuel Russell
Adams



68 St. Francis Street

Holden 1, LLC



202 St. Michael Street

Bishop Enterprises, LLC

*Under renovation and leased
to Do Goods Mercantile Co.



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & OCCUPIED



274 Dauphin Street

Diana F. Allen



226 Dauphin Street

Gonzalez, LLC



121 Dauphin Street

MZA, LLC



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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BLIGHTED & OCCUPIED



413 Dauphin Street

Ronald Hoffman

*Listed for sale



415 Dauphin Street

Ronald Hoffman

*Listed for sale



409 - 411 Dauphin Street

Ronald Hoffman

*Listed for sale



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & OCCUPIED



406 Conti Street

Ronald Hoffman
*Listed for sale



2 S. Water Street

Ritesh Gupta



126 Government Street

MDM, LLC



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

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BLIGHTED & OCCUPIED



154 State Street

Mary and Daniel Cleveland



156 State Street

Erin Clarke



6 N. Lawrence Street

Walker Brothers Investment



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & OCCUPIED



310 St. Francis Street

Etsie Foreman



254 N. Conception Street

Joseph Kulakowski



407 Conti Street

Ezell House Corporation



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & OCCUPIED



400 Government Street

Catholic Archdiocese of Mobile

*Under renovation



310 St. Michael Street

Delchamps Printing Co., Inc.



57 N. Clairborne Street

E Warren Walker



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



508 Dauphin Street

BJE Properties, LLC



470 Dauphin Street

Walker Brothers Investment,
LLC



401 Dauphin Street

Cabana Royale, LLC



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



267 Dauphin Street

BOXOWT LLC



6 S. Franklin Street

Ronald Hoffman



102 St. Michael Street

Chippewa Lakes, LLC
*Listed for lease



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



274 Dauphin Street

Tulones Currency Collectors, LLC

*Under Construction



223 Dauphin Street

Mary Margaret and
Bill Monahan



221 Dauphin Street

Dr. Gene Terrezza



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



165 Dauphin Street

165 Dauphin, LP



157 Dauphin Street

Tracy Roberts LLC

*Under Construction



119 Dauphin Street

David Naman, Mary Margaret
Monahan, Monica Setterstrom



DOWNTOWN MOBILE ALABAMA
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DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



108 Dauphin Street

David Naman, Mary Margaret
Monahan, Monica Setterstrom



104-106 Dauphin Street

David Naman, Mary Margaret
Monahan, Monica Setterstrom



105 Dauphin Street

Estate of Samuel Russell
Adams



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



107 Dauphin Street

Estate of Samuel Russell Adams



361 St. Louis Street

Cintas Business Services Co.



12 N. Cedar Street

MDAR Property Management II
Inc.



DOWNTOWN MOBILE ALABAMA
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DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



4 St. Emanuel Street

Mobile Arts & Sports
Association Inc.



10 St. Emanuel Street

Mobile Arts & Sports
Association Inc.



407 Dauphin Street

Ronald Hoffman

*Listed for sale



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



259 St. Francis Street

David Naman



7 N. Hamilton Street

Irvin Grodsky



2-10 S. Hamilton Street

Dina Blankenship

*Undergoing renovation



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



67 St. Michael Street

Holden I, LLC

*Listed for sale



304 Government Street

Government Street
Partners, LLC



265 N. Conception Street

Joseph Kulakowski



DOWNTOWN MOBILE ALABAMA
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DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



503 St. Francis Street

BJE Properties, LLC



210 St. Louis Street

GSA



201 St. Louis Street

Saint Louis-Conception
Joint Venture

*Listed for sale



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



350 Church Street

Cooper Restaurants, Inc.

*Under renovation



317 St. Joseph Street

Levitt Kids One, LLC



470 Dauphin Street

Walker Brothers Investment



DOWNTOWN MOBILE ALABAMA
Baseline Property Survey

DOWNTOWNMOBILE.ORG

BLIGHTED & VACANT



100 St. Francis Street

Heritage MNB

*Under renovation