



DOWNTOWN MOBILE ALABAMA

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Major Investment Report

2017 Completed

October 2017 - 4Q



Project	Chuck's Fish
Description	The restoration of a former furniture store into an upscale restaurant serving Gulf Coast seafood and sushi.
Size	3,844 SF
Location	551 Dauphin Street
Developer	Tony Atchison and Chuck's Fish
Completion	1st Quarter 2017
Investment	\$400,000



Project	Bun-D
Description	The conversion of a vacant bank branch into a fast casual dining establishment.
Size	2,000 SF
Location	1 S. Royal Street
Developer	Bun-D
Completion	Spring 2017
Investment	\$150,000



Project	Inspire Salon & Gallery
Description	Renovation of office space into a salon and art gallery
Size	2,000 SF
Location	412 Dauphin Street, AA
Developer	Inspire Salon & Gallery
Completion	January 2017
Investment	\$75,000

Please note: The Downtown Mobile Alliance makes no representation as to the accuracy of the information contained herein. Data was obtained from a variety of sources including, but not limited to, public record, owner estimates and comparable project comparisons.



Project	Warren Street Cottages
Description	The restoration of 3 historic, Creole Cottages into a total of six 650 SF rental units
Size	Three 1,300 SF Creole Cottages
Location	263, 265 and 267 N. Warren Street
Developer	Michael Rogers
Completion	January 2016
Investment	\$300,000



Project	Hilton Garden Inn
Description	New construction Hilton Garden Inn
Size	89 rooms
Location	15 N. Conception Street
Developer	Cowart Hospitality Services
Completion	Mardi Gras 2017
Investment	\$16,000,000



Project	Christ Church Steeple
Description	Addition of a replica steeple destroyed in a 1906 hurricane
Size	N/A
Location	115 S. Conception Street
Developer	Christ Church Cathedral
Completion	March 2017
Investment	\$3,500,000

Underway

	Project	Olde Mobile Antiques
	Description	Relocation and renovation of a new antique gallery and estate sale retailer.
	Size	25,000 SF
	Location	653 St. Louis Street
	Developer	Olde Mobile Antiques
	Completion	August 2017
	Investment	\$4,000,000

	Project	Haint Blue Brewing
	Description	Conversion of a vacant warehouse into a brewery and taproom.
	Size	7,200 SF
	Location	806 Monroe St
	Developer	Haint Blue
	Completion	Summer 2018
	Investment	\$500,000

	Project	Precision Engineering
	Description	Conversion of a former auto dealership into office space for a 75+ man engineering firm.
	Size	24,000 SF
	Location	400 St. Louis Street
	Developer	Precision Engineering
	Completion	2018
	Investment	\$8,000,000



Project	Serda's Brewing Co
Description	Conversion of an automobile service center into a brewery.
Size	12,400 SF
Location	600 Government Street
Developer	Kleban Properties
Completion	Fall 2017
Investment	\$1,500,000



Project	Cotton Hall	
Description	The conversion of the historic, Protestant orphanage into a special event venue.	Or-
Size	20,000 SF	
Location	911 Dauphin Street	
Developer	Historic Restoration Society	
Completion	2017	
Investment	\$2,000,000	



Project	Osteria Nofio
Description	Development of a new Italian restaurant
Size	1,800 SF
Location	19 S. Conception Street
Developer	Jim and Woody Walker
Completion	TBD
Investment	\$50,000



Project	Hiram Lodge
Description	The conversion of the Hiram Masonic lodge into a mixed-use development featuring 12 apartments and 4,000 SF of ground level commercial space.
Size	12,000 SF
Location	558 St. Francis Street
Developer	Temple Lodge, LLC
Completion	Fall 2017
Investment	\$1,500,000



Project	Pelican Coast Council
Description	The restoration of an office building into a live/work space.
Size	1500 SF
Location	403 Conti Street
Developer	Pelican Coast Council
Completion	Summer 2017
Investment	\$100,000



Project	Federal Courthouse
Description	The construction of a new federal courthouse.
Size	5-story, 155,000 SF
Location	NW corner of St. Joseph and St. Louis Streets
Developer	GSA
Completion	2019
Investment	\$89,000,000



Project	Staples-Pake
Description	The conversion of an underutilized C space office building into a mixed-use development with 28 apartments and 5,000 SF of commercial space.
Size	28,000 SF
Location	100 N. Royal Street
Developer	BEC Development
Completion	Fall 2017
Investment	\$5,000,000



Project	Kennedy House
Description	The conversion of an American Legion post with deferred maintenance into a special event venue.
Size	13,000 SF
Location	607 Government Street
Developer	1857 Foundation
Completion	2018
Investment	\$1,500,000



Project	Iron Hand Brewing
Description	Conversion of a homeless shelter into a brewery
Size	4,051 SF
Location	206 State Street
Developer	Iron Hand Brewing
Completion	2018
Investment	\$400,000



Project	St Anthony Street Warehouse
Description	Renovation of a vacant warehouse into speculative commercial space.
Size	6,456 SF
Location	610 St. Anthony Street
Developer	56 St. Emanuel Street, LLC
Completion	Fall 2017
Investment	\$100,000



Project	The Cheese Cottage
Description	Conversion of a long-vacant gas station into a gourmet cheese shop.
Size	800 SF
Location	660 St. Louis Street
Developer	660 St. Louis Street Land, LLC
Completion	Fall 2017
Investment	\$80,000

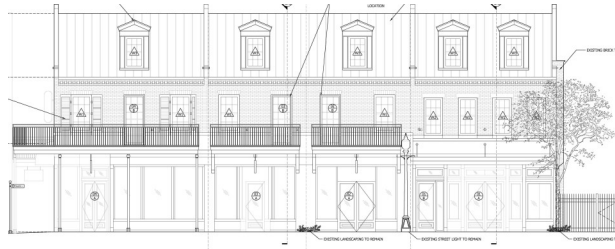


Project	210 Government Street
Description	Renovation of a long vacant former office building for WALA into vibrant office space for an engineering firm.
Size	28,000 SF
Location	206-210 Government Street
Developer	Hebrides, LLC
Completion	Fall 2017
Investment	\$3,000,000

2017 – 2018 Projected



Project	Red Cross Redevelopment
Description	The conversion of a vacant office/warehouse into a mixed-use redevelopment featuring retail and office space.
Size	36,000 SF
Location	853 Dauphin Street
Developer	Dagney Development
Completion	TBD
Investment	\$4,000,000



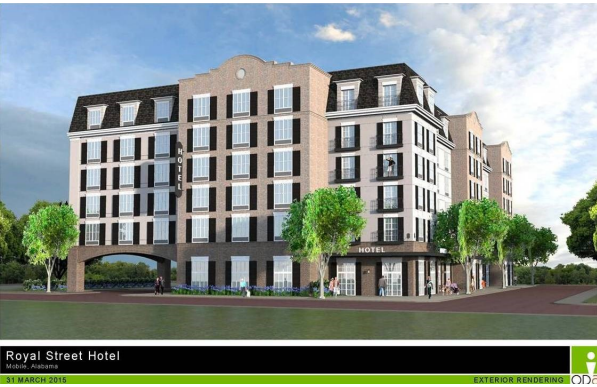
Project	Tobin Building
Description	The restoration of this long, vacant department store into a mixed-use development
Size	17,000 SF
Location	470 Dauphin Street
Developer	Jim and Woody Walker
Completion	TBD
Investment	\$2,000,000



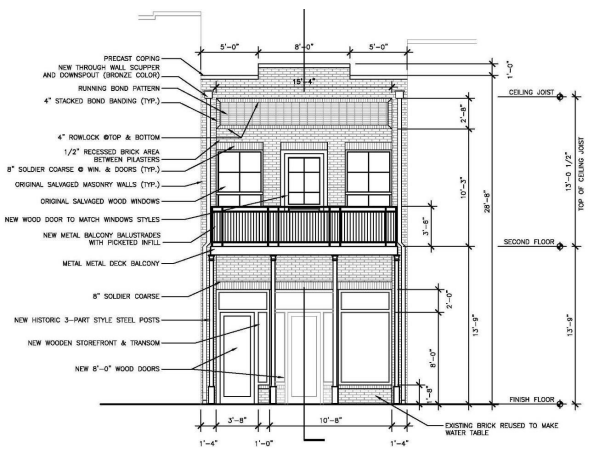
Project	Gayfer's
Description	Conversion of long-vacant former department store into an 80+ multifamily unit development.
Size	82,000 sq ft
Location	165 Dauphin Street
Developer	Gulf Coast Housing Partnership
Completion	TBD
Investment	\$10,000,000



Project	Innovation Portal
Description	Conversion of an office/warehouse into a high-tech incubator and accelerator
Size	18,000 SF
Location	358 St. Louis Street
Developer	Mobile Area Chamber Foundation
Completion	2018
Investment	\$5,000,000



Project	Fort Conde Hotel
Description	New construction of a 6 story hotel.
Size	140 + rooms
Location	166 S. Royal Street
Developer	Image Hotels
Completion	TBD
Investment	\$20,000,000



Project	Juzang
Description	Stabilization and restoration of this vacant retail space.
Size	2,600 SF
Location	8 S. Conception Street
Developer	Thelma and Joia Juzang
Completion	TBD
Investment	\$300,000



Project	Fort Conde Apartments
Description	New construction of a multifamily building with two levels of structured parking and banquet facilities supporting a neighboring B&B.
Size	131 units
Location	170 S. Royal Street
Developer	Posner-Volper Company
Completion	TBD
Investment	\$45,000,000



Project	Merchants National
Description	Renovation of the historic, 18 story Merchants National bank tower into 80+ market rate apartments.
Size	80 units
Location	106 St. Francis Street
Developer	Heritage Land & Development, LLC
Completion	Phase I, Dec 2017; Phase II, Spring 2020
Investment	\$30,000,000



Project	Meridian at the Port
Description	New construction of a major multifamily complex
Size	264 units
Location	300 Water Street
Developer	Leaf River Group, LLC
Completion	Winter 2018
Investment	\$48,000,000

2016 Completed



Project	The Steeple
Description	The conversion of an historic church serving as a homeless feeding shelter into a beautiful music and special event venue.
Size	12,282 SF
Location	251 St. Francis Street
Developer	St. Francis Joachim, LLC
Completion	2016
Investment	\$3,000,000



Project	Downtown Car Care Clinic
Description	The renovation of a vacant office building into a pristine automobile service center.
Size	6,010 SF
Location	410 St. Francis Street
Developer	CGC Company and Downtown Care Care
Completion	2016
Investment	\$200,000



Project	Wet Willies Daiquiri Bar
Description	The conversion of retail space into a restaurant and daiquiri bar.
Size	4,600 SF
Location	200 Dauphin Street
Developer	Wet Willies Daiquiri Bar
Completion	Winter 2016
Investment	\$300,000



Project	Harper Technologies
Description	The conversion of a long-vacant warehouse into high-tech office space.
Size	6,178 SF
Location	50 N. Broad Street
Developer	Harper Technologies
Completion	December 2016
Investment	\$150,000



Project	Mardi Gras Park Phase I
Description	The construction of a new Mardi Gras-themed public park.
Size	2 acres
Location	109 Government Street
Developer	City of Mobile
Completion	Winter 2016 Phase I
Investment	\$2,000,000



Project	RSA Parking Garage
Description	The new construction of a parking garage to support office and hospitality investment.
Size	400 parking spaces
Location	Northeast corner of Dauphin and Royal Streets
Developer	Retirement Systems of Alabama
Completion	Winter 2016
Investment	\$7,000,000



Project	2 N. Royal Street / ServiceFirst Bank
Description	Renovation of vacant office building into retail space wrapped by the RSA's new parking garage.
Size	17,000 SF
Location	2 N. Royal Street
Developer	Retirement Systems of Alabama
Completion	Winter 2016
Investment	\$2,000,000



Project	Haberdasher
Description	Renovation and addition of a new speakeasy themed bar.
Size	4,000 SF
Location	119 Dauphin Street
Developer	Haberdasher, LLC
Completion	Summer 2016
Investment	\$400,000



Project	Kazoola
Description	Renovation of long vacant commercial building into a mixed-use space.
Size	5,500 SF
Location	558 Dauphin Street
Developer	Marc Jackson
Completion	2016
Investment	\$675,000

2015 Completed



Project	The Admiral
Description	Upgrade and renovation of the former Admiral Semmes Hotel into a modern hotel under the Hilton flag.
Size	156 rooms under 175,000 SF
Location	251 Government Street
Developer	The Thrash Group
Completion	December 10, 2015
Investment	\$10,200,000



Project	Buick Building
Description	The restoration of a long-vacant auto dealership into sleek office space for Rogers & Willard, RSI, and WINK Engineering.
Size	47,000 SF
Location	451 St. Louis Street
Developer	Grebe, LLC
Completion	December 3, 2015
Investment	\$4,000,000



Project	Barton Academy Exterior Phase
Description	The stabilization and renovation of Barton Academy in preparation to reopen the school with an advanced, world studies curriculum.
Size	90,000 SF
Location	504 Government Street
Developer	Mobile County Public School System
Completion	Fall 2015
Investment	\$3,500,000



Project	Gulfquest
Description	The new construction of the interactive, National Maritime Museum of the Gulf of Mexico.
Size	90,000 SF
Location	155 S. Water Street
Developer	National Maritime Museum of the Gulf of Mexico
Completion	September 26, 2015
Investment	\$62,000,000



Project	Von's Bistro
Description	The development of a long-vacant office building into downtown's newest Vietnamese and Southern fusion restaurant.
Size	1,300 SF
Location	69 St. Michael Street
Developer	Von and Paul Larson
Completion	Fall 2015
Investment	\$150,000



Project	Urban Stiles
Description	Conversion of empty building into an urban themed men and women's boutique.
Size	1,800 SF
Location	453 Dauphin Street
Developer	Urban Stiles
Completion	Spring 2015
Investment	\$50,000



Project	Pizzeria Delfina
Description	Conversion of a closed restaurant into a new Italian restaurant.
Size	1,500 SF
Location	107 Dauphin Street
Developer	Raymond Bell
Completion	Fall 2015
Investment	\$100,000



Project	Dumbwaiter
Description	Renovation of a closed restaurant into an upscale coastal inspired restaurant.
Size	3,400 SF
Location	167 Dauphin Street
Developer	Wes Lambert
Completion	May 2015
Investment	\$200,000



Project	Covered Boutique
Description	The renovation and conversion of a former jewelry store into a vibrant women's clothing boutique and a second floor penthouse apartment unit.
Size	3,207 SF
Location	222 Dauphin Street
Developer	David Naman
Completion	Fall 2015
Investment	\$300,000



Project	Saisho
Description	The conversion of vacant former bar into a new Japanese-inspired gastropub.
Size	4,459 SF
Location	455 Dauphin Street
Developer	Chakli Diggs
Completion	November 2015
Investment	\$300,000



Project	Greer's Downtown Market
Description	Repurposing a discount grocery store into a new locally owned and inspired market.
Size	15,000 SF
Location	851 Government Street
Developer	Greer's Markets
Completion	April 2015
Investment	\$500,000



Project	200 St. Anthony Street
Description	The restoration and conversion of this grand home back into a single-family residence.
Size	5,400 SF
Location	200 St. Anthony Street
Developer	John Schley Rutherford
Completion	Fall 2015
Investment	\$300,000



Project	259 N. Jackson Street
Description	The restoration and conversion from an office back into a single-family residence.
Size	2,538 SF
Location	259 N. Jackson Street
Developer	Tim Lloyd
Completion	Fall 2015
Investment	\$150,000



Project	Marine Street Lofts
Description	The conversion of an underutilized office building into 48 market rate apartments
Size	60,000 SF
Location	951 Government Street
Developer	Pace Burt
Completion	December 2015
Investment	\$5,300,000



Project	Montego's Caribbean Cafe
Description	The conversion of a vacant restaurant into Montego's Caribbean Café
Size	3,100 SF
Location	225 Dauphin Street
Developer	Montego's Caribbean Café
Completion	Summer 2015
Investment	\$100,000



Project Van Antwerp Renovation

Description	The renovation of the 10-story, historic, Van Antwerp building that suffered from neglect and was vacant on floors 2-10 at the time of purchase.
Size	58,000 SF +/-
Location	101 Dauphin Street
Developer	Retirement Systems of Alabama
Completion	Fall 2015
Investment	\$18,000,000



Project Broad Street Retail Centers

Description	Construction of an attractive, well-landscaped and well-maintained retail facility on long undeveloped commercial property.
Size	38,807 SF
Location	Broad Street
Developer	MLK Avenue Redevelopment Corporation
Completion	First Quarter 2015
Investment	\$3,200,000



Project 202 St. Michael Street

Description	Conversion of video editing studio into two offices.
Size	3,000 SF
Location	202 St. Michael Street
Developer	Yaupon, LLC
Completion	2015
Investment	\$300,000

2014 Completed



Project	Fire House Wine Bar
Description	Renovation of office space into mixed-use space with a vibrant wine bar on the ground floor and residential space on the second floor.
Size	1,800 SF
Location	216 St. Francis Street
Developer	Alma Associates LLC—Property Owner and Fire-house Bar Inc—Tenant
Completion	Summer 2014
Investment	\$250,000



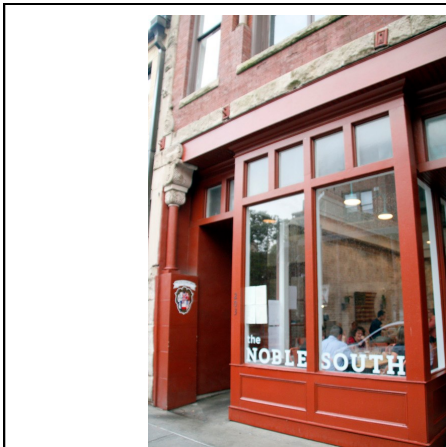
Project	Waterfront Rescue Mission and 15 Place
Description	The construction of a combined homeless service center.
Size	24,000 SF
Location	279 N. Washington Avenue
Developer	Waterfront Rescue Mission
Completion	Spring 2014
Investment	\$5,000,000



Project	358-360 Dauphin Street
Description	The conversion of vacant into a mixed use complex. The renovation and new construction will feature residential and commercial uses.
Size	8,000 SF
Location	358-360 Dauphin Street
Developer	Lighthouse Partners, LLC
Completion	First Quarter 2015
Investment	\$800,000



Project	DeBrier Building Renovation
Description	The 30-year vacant building will be renovated into multi-tenant Class A office space that will be home to Red Square Agency and NAI Mobile.
Size	20,000 SF +/-
Location	52-54 St. Emanuel Street
Developer	Central Optical LLC
Completion	Fall 2014
Investment	\$2,500,000



Project	Noble South
Description	The acquisition and renovation into an upscale restaurant featuring updated southern entrees.
Size	2,800 SF
Location	203 Dauphin Street
Developer	Robert Yarbrough and Chris Rainosek
Completion	April 2014
Investment	\$75,000