



## 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.

<b>Derelict and Vacant Property Survey Results</b>						
	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Difference (2020-23)</b>
Vacant (No Issues)	29	28	27	18		-11
Some Issues (Occupied & Vacant)	15	20	18	41 23 Occupied 18 Vacant		+26
Blighted (Occupied & Vacant)	32	42	34	29 3 Occupied 26 Vacant		-3
Total Vacant	61	70	61	62		+1
Total Blighted	32	62	52	29		-3

Survey Taken July 2023



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

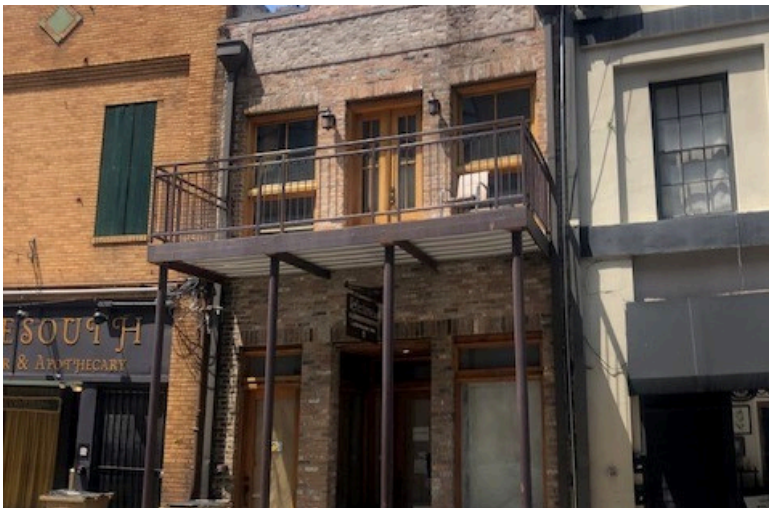
# 1st Floor Vacancies



7 N. Jackson Street

Eichold-Walmsley, LLC

For lease



8 S. Conception Street

Joia, Thelma and John G  
Juzang



350 Dauphin Street

The Three Fifty Corp.



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# 1st Floor Vacancies



61 St. Joseph Street

Waterman-Smith 1, LLC

\*Listed for lease



70 S. Royal Street

RASP, LLC



100 N. Royal Street, Ste A

Revival Property MAL107, LLC

\*Listed for lease



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# 1st Floor Vacancies



104 St. Joseph Street

Heritage-MNB Apartments,  
LLC

\*Listed for lease



155 Dauphin Street

Monica Settersom, David  
Naman, Mary Margaret  
Monohan



360 Dauphin Street

Lightship Partners, LLC



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# 1st Floor Vacancies



208 Dauphin Street

JLSWIT, LLC

\*Listed for lease



216 St. Michael Street

BWS-LD 2010 Properties

\*Listed for lease



316 Dauphin Street

Estate of William G. Buchanan

\*Listed for lease



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# 1st Floor Vacancies



412 Dauphin Street #B

KTM Enterprise, LLC

\*Listed for lease



412 Dauphin Street #C

PrePro, LLC



458 Dauphin Street

Herman & Sarah Properties LLC

\*Leased to SOCU



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# 1st Floor Vacancies



467 Dauphin Street

Dortch, Figures and Sons Inc.

\*Under construction



164 St. Francis Street

Bienville Properties, LLC

Under construction



361 St. Louis Street

Southbound Development

\*Under construction



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



6 N. Lawrence Street

Walker Brothers Investment

Rotten wood, missing siding,  
2nd story railing posts missing,  
peeling paint



9 N. Hamilton Street

Casey M Downing

Rotten wood, peeling paint



12 N. Franklin Street

Sandbank, LLC

Mold and mildew, peeling paint





DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



50 Saint Emanuel Street #1 and  
#2

Peter Burns

Broken and cracked stucco,  
peeling paint



53 N. Jackson Street

Kevin Anderson

Burglar bars, rotten wood,  
peeling paint



463 Dauphin Street

Soloman Anson, LLC

Rotten wood, peeling paint,  
vegetation growth



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



126 Government Street

MDM, LLC

Mold, mildew, broken downspout,  
rotten wood, deteriorating bricks,  
peeling paint



154 State Street

Mary and Daniel Cleveland

Mold, mildew, peeling paint



160 Congress

DSH Properties, LLC

Rotten wood, peeling paint,  
burglar bars



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



205 Church Street

BBB Properties

Mold, mildew, peeling paint



208 Conti Street

ERWDTP, LLC

Rotten wood, mold, mildew,  
peeling paint



215 Conti Street

Conti 219, LLC

Cracked stucco, rotten wood,  
peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



219 Conti Street

Conti 219, LLC

Cracked stucco, rotten wood,  
peeling paint, mildew



226 Dauphin Street

Gonzalez, LLC

Cracked stucco, rotten wood,  
peeling paint

\*Under renovation



305 N. Water Street

Pinebrook Properties, LLC

Mold, mildew, peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



310 St. Francis Street

Etsie Foreman

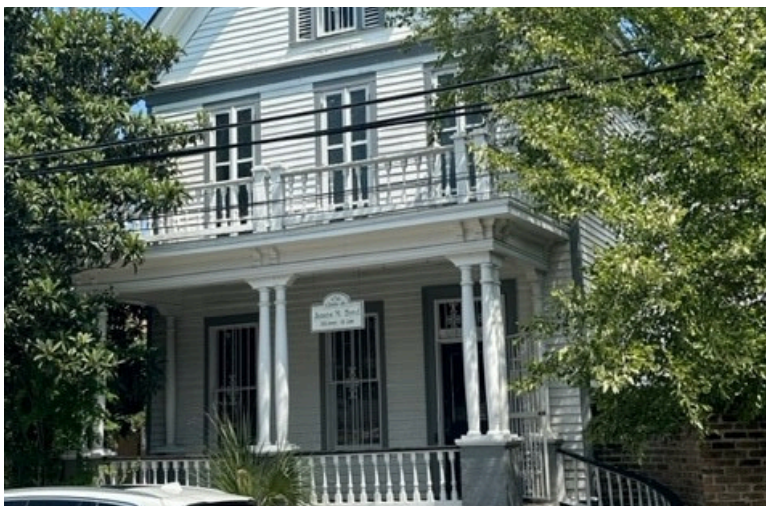
Rotten wood, peeling paint



310 St. Michael Street

Delchamps Printing Co., Inc

Rotten wood, peeling paint,  
windows missing



456 Conti Street

Byrd Properties, LLC

Rotten wood, peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



460 Government Street

JEMCO, LLC

Burglar bars, vegetation growth



407 Conti Street

Ezell House Corporation

Mold, mildew, rotten wood,  
peeling paint, cast iron fence  
missing sections



456 Dauphin Street

Arthur Madden and Wanda  
Cochran

Cracked stucco, peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: OCCUPIED



57 N. Jackson Street

Warren Walker

Mold, mildew, faded awning,  
peeling paint



121 Dauphin Street

MZA, LLC

Mold, mildew, needs cleaning



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



2-10 N. Hamilton Street

DGH Group, LLC

\*Under renovation



9 N. Jackson Street

Spider Rider, LLC

peeling paint, rotten wood

\*Under renovation



19 S. Conception Street

William Christopher Hunter

Vegetation growth, peeling paint





DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



100 Saint Joseph Street

Saint Joseph Street Holdings

Mold, mildew, peeling paint,  
vegetation growth, damaged  
cast iron



101 N. Water Street

VRE Storage Mobile, LLC

Cracked stucco, mold, mildew,  
peeling paint



101 St. Michael Street, Suite A

Chippewa Lakes, LLC c/o  
Heritage MNB Apartments LLC

Broken glass



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



104 St. Francis Street

Heritage MNB Apartments LLC

Broken stone facade, broken  
awning

\*Under construction



105 Dauphin Street

Estate of Samuel Russell Adams

Mold, mildew, peeling paint,  
broken awning



107-109 Dauphin Street

Estate of Samuel Russell Adams

Mold, mildew, broken stone  
facade, rotten wood, peeling  
paint, broken windows



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



108 N. Claiborne Street

RGH St. Louis, LLC

Overgrown vegetation, chain  
link fence



119 Dauphin Street

David Naman, Mary Margaret  
Monahan, Monica Setterstrom

Broken facade, mold, mildew,  
peeling paint & cleaning

\*For lease



201 St. Louis Street

Saint Louis-Conception  
Joint Venture

Mold, mildew, peeling paint,  
cracked stucco

\*Listed for sale



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



210 Dauphin Street

210 Dauphin, LLC

Cracked stucco, mold, mildew,  
rotten wood

\*Listed for lease



317 St. Joseph Street

Levitt Kids One, LLC

Burglar bars



350 Church Street

Cooper Restaurants

Chain link fence, rotten wood,  
windows and sills

\*Under construction



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# SOME ISSUES: VACANT



68 St. Francis Street

Holden 1, LLC

\*Listed for sale

Cracked facade, peeling paint,  
mold/mildew



6 N. Joachim Street

David Naman

Listed for lease

peeling paint



225 Dauphin Street

Tulones Currency Collectors, LLC

Peeling paint and rotten wood

\*Under Construction



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: OCCUPIED



254 N. Conception Street

Joseph Kulakowski

Vegetation overgrowth, rotten wood, chain link fence, peeling paint



415 Dauphin Street

Estate of Ronald Hoffman

Rotten wood, broken gutters/downspouts, peeling paint



413 Dauphin Street

Estate of Ronald Hoffman

Rotten wood, broken gutters/downspouts, peeling paint, roof repair

\*For sale



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



2 N. Lawrence Street

Walker Brothers Investment

Rotten wood, peeling paint,  
improperly mothballed



4 St. Emanuel Street

Mobile Arts & Sports Association

Rotten wood, cracked facade,  
improperly mothballed, peeling  
paint, broken gutter/downspouts



256 N. Conception Street

Joseph Kulakowski

Vegetation overgrowth, rotten  
wood, chain link fence, peeling  
paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



6 S. Franklin Street

Estate of Ronald Hoffman

Cracks in brick facade, peeling paint, rotten wood, vegetation overgrowth



7 N. Hamilton Street

Irvin Grodsky

Rotten wood, mold/mildew, peeling paint, improperly mothballed, vegetation overgrowth



10 St. Emanuel Street

Mobile Arts & Sports Association

Rotten wood, peeling paint, cracked stucco, improperly mothballed, facade is missing





DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



12 N. Cedar Street

MDAR Property Management II  
Inc.

No roof, cracked bricks,  
improperly mothballed, peeling  
paint



67 St. Michael Street

Holden I, LLC

\*Listed for sale

No roof, mold/mildew, peeling  
paint, improperly mothballed



508 Dauphin Street

BJE Properties, LLC

Broken windows, cracked  
facade, peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

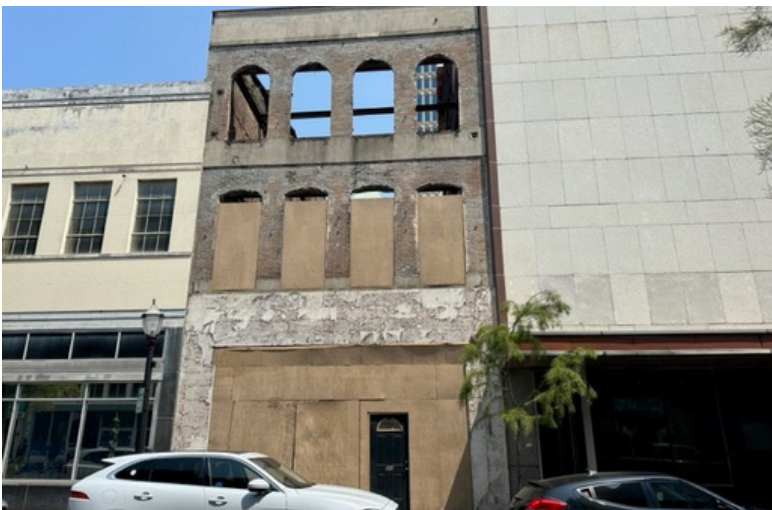
# BLIGHTED: VACANT



104-106 Dauphin Street

David Naman, Mary Margaret Monahan, Monica Setterstrom

peeling paint, cleaning, broken glass, needs storefront



108 Dauphin Street

David Naman, Mary Margaret Monahan, Monica Setterstrom

No roof, no windows, cracked facade, peeling paint, improperly mothballed, needs shopfront



157 Dauphin Street

Tracy Roberts LLC

\*Listed for sale

peeling paint, mold/mildew, cracked stucco



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



221 Dauphin Street

Dr. Gene Terrezza

\*Under construction

Needs windows, broken glass,  
cracks in facade, peeling paint



223 Dauphin Street

Mary Margaret and  
Bill Monahan, Monica  
Setterstrom

Improperly mothballed,  
shopfront missing



251 St. Louis Street

Ace Land LLC

Cracks in facade, rotten wood,  
peeling paint



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



259 St. Francis Street

David Naman

Rotten wood, mold/mildew,  
peeling paint, improperly  
mothballed



267 Dauphin Street

BOX OWT LLC

Rotten wood, mold/mildew,  
peeling paint and cleaning,  
cracked bricks



304 Government Street

Government Street  
Partners, LLC

Mold/mildew, peeling paint,  
improperly mothballed, broken  
windows



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



503 St. Francis Street

BJE Properties, LLC

Rotten wood, peeling paint



401 Dauphin Street

Cabana Royale, LLC

Rotten wood, mold/mildew,  
peeling paint, improperly  
mothballed



406 Conti Street

Estate of Ronald Hoffman

\*Listed for sale

Rotten wood, mold/mildew, peeling  
paint, improperly mothballed



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



407 Dauphin Street

Estate of Ronald Hoffman

\*Listed for sale

Rotten wood, mold/mildew, peeling paint, improperly mothballed, vegetation overgrowth



409 Dauphin Street

Estate of Ronald Hoffman

\*Listed for sale

Rotten wood, mold/mildew, peeling paint, improperly mothballed



470 Dauphin Street

Walker Brothers Investment

Rotten wood, mold/mildew, peeling paint, improperly mothballed



DOWNTOWN MOBILE ALABAMA  
Baseline Property Survey

DOWNTOWNMOBILE.ORG

# BLIGHTED: VACANT



165 Dauphin Street

165 Dauphin LP

Mold/mildew, shopfront missing,  
rotten wood, needs cleaning,  
improperly mothballed on St.  
Emanuel and Conti facades



210 St. Louis Street

U.S. General Services  
Administration

Mold/mildew, broken windows,  
improperly mothballed, peeling  
paint