

Turner Todd Motor Company

Mobile, Alabama



Project Overview and Highlights

The Turner Todd Motor Company was built in 1926 as an automobile dealership and served as a showroom until 1943. Various car parts stores occupied the building until 2002. The building quickly fell into disrepair, its condition being so deplorable that in 2012, it served as a backdrop for the mayor's news conference to announce a initiative to reduce blight in the city.

The 40,000 SF building was purchased by a local developer in 2014 and the \$5 million renovation process began soon after. Plans called for office space to house a general contracting firm relocating from a suburban location and a tech company expanding from the Atlanta market to Mobile. These two uses filled the first floor, with an engineering firm employing 25 people moving into 7500 SF on the second floor later this year. Some second floor space remains available, as does 2500 SF of ground floor space the developer hopes will be converted to a restaurant or coffee shop.

PROJECT PROFILE

Original Construction Date: 1926

Original Use: Auto Dealership

Date of Rehabilitation: 2014-16

New Use: Office space, restaurant

SF: 40,000; Lot Size: 1.25 acres

PROJECT TEAM

Developer: Grebe LLC

Architect: Giattina Aycock

Engineering Firm: Joe DeReuil Associates

General Contractor: Rogers & Willard



"We took a derelict property and turned it into a revenue producing property with more than 100 employees spending money throughout the downtown."

- Mike Rogers, Developer



All the current employees of Rural Sourcing, Inc., an Atlanta based tech firm, helped cut the ribbon on their new office space in the Turner Todd building on December 3, 2015. The company will ultimately employ 100 people.

Catalytic Impact

The renovation of the Turner Todd Motor Company has served as a catalyst for redevelopment on an essentially abandoned street just blocks from a more active urban core. When the building is fully occupied, 150 more people will work, dine, live and shop in Downtown Mobile.

A second former auto dealership across the street from Turner Todd will soon begin renovations for reuse as an engineering firm, helping establish a new tech corridor for the city. This once, mostly deserted street is now attracting interest from other investors and may become home to a research park supported by a broad consortium of partners. All the new activity has inspired a push to designate St. Louis Street as "Automobile Alley," giving the street a new identity that reflects an historic one.

Key Project Financial Information

Estimated Total Development Cost	\$5,050,000
Qualified Rehabilitation Expense (QRE)	3,900,000
Non-QRE	1,150,000
Fair Market Value 2014	256,200
Number of employees	100+

"Once we started looking at buildings on St. Louis Street, we realized that is where we wanted to relocate our company. The Buick Building made us realize the St. Louis Street corridor was going to succeed in being a beautifully revitalized area."

- Joe Kenny, Precision Engineering

