

## LAND FOR SALE

1008 James I Harrison Jr. Parkway E, Tuscaloosa, AL 35405



### OFFERING SUMMARY

|                    |   |
|--------------------|---|
| <b>SALE PRICE:</b> | \$1,500,000                                   |
| <b>LOT SIZE:</b>   | 2.46 Acres                                    |
| <b>ZONING:</b>     | BN (City of Tuscaloosa Business Neighborhood) |
| <b>PRICE / SF:</b> | \$14.00                                       |

### PROPERTY OVERVIEW

2.46 Acres +/- just off McFarland Blvd. only 1/10th mile from I 20/59 and major area of future growth in Tuscaloosa! Great Investment Property which could be leased back to current Tenant until development occurs. Traffic Count- VPD (9480 in front of property) 49000 on McFarland adjacent to property. 3 parcels included in the listing 3100 SF Office (5 Offices, Large Reception Area, Drafting Room, Small File Room, 2 Bathrooms) 8100 SF Warehouse (3 Rollup-Doors, 3-Phase Power)

### PROPERTY HIGHLIGHTS

- 2.46 acres of Prime Development Opportunity just off McFarland Blvd in Tuscaloosa, AL in High-Growth Area
- 11,200 SF existing Office/Warehouse which could be leased back to Current Owner
- Zoned BN (City of Tuscaloosa Business Neighborhood)
- All infrastructure in place including Sewer
- 1/10 Mile from I 20/59 Corridor with easy access

**KW COMMERCIAL**  
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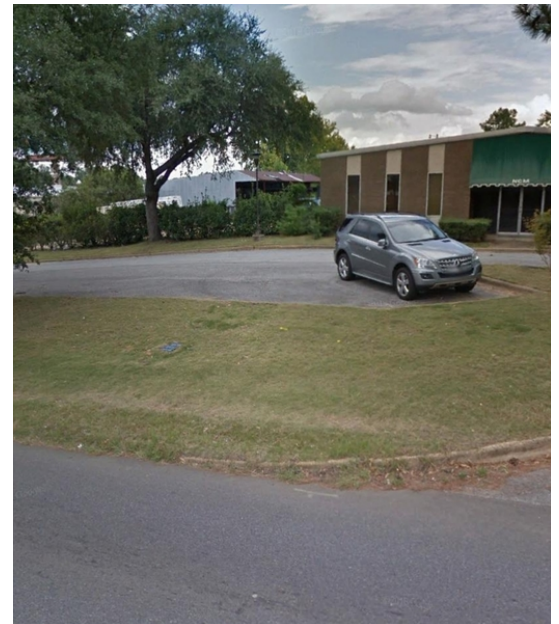
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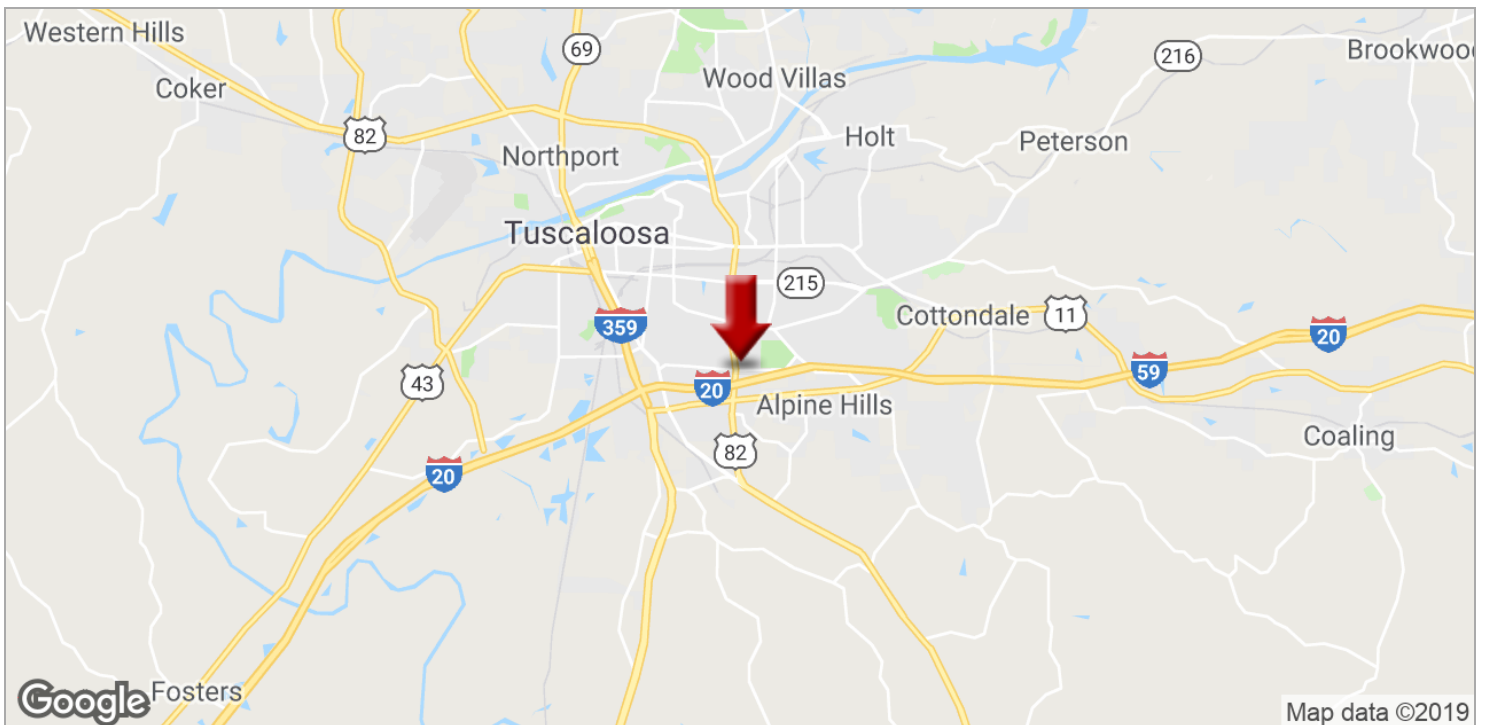
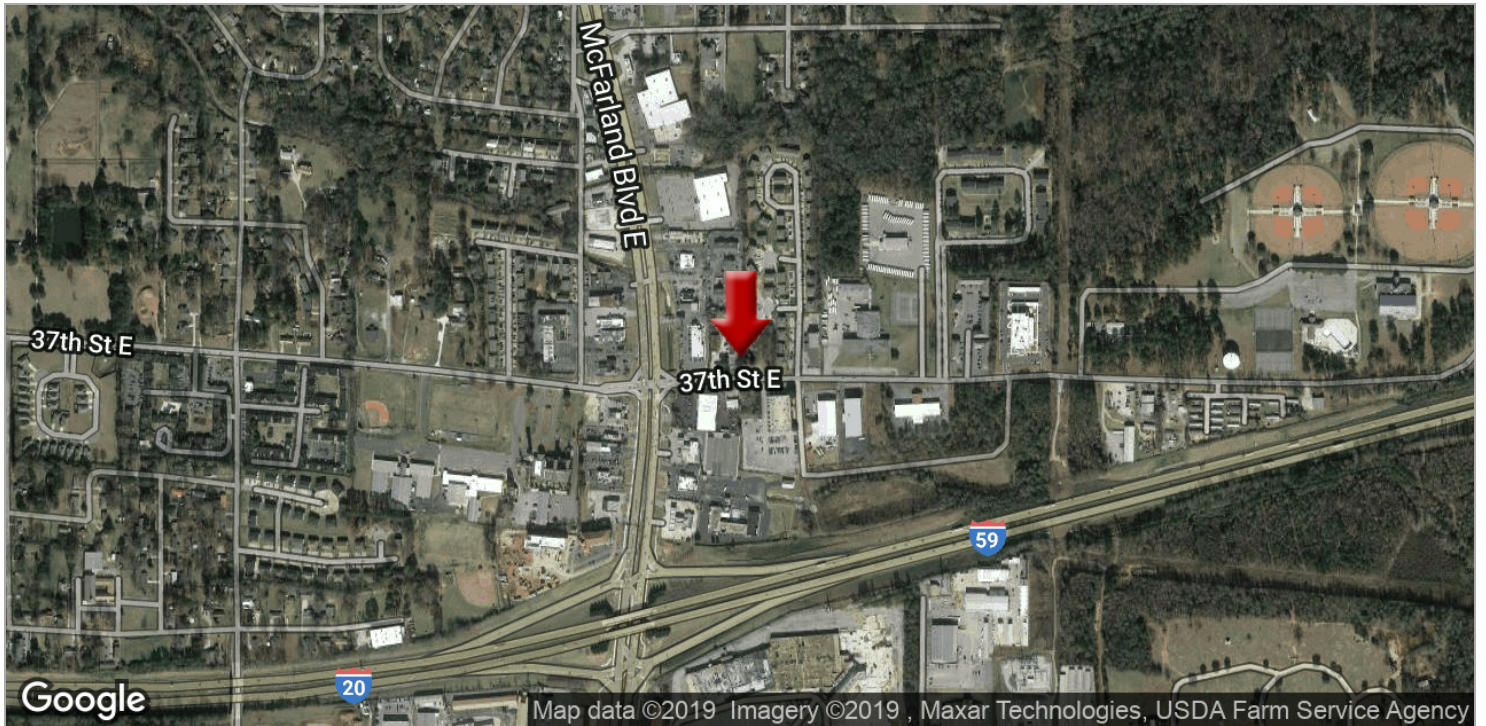
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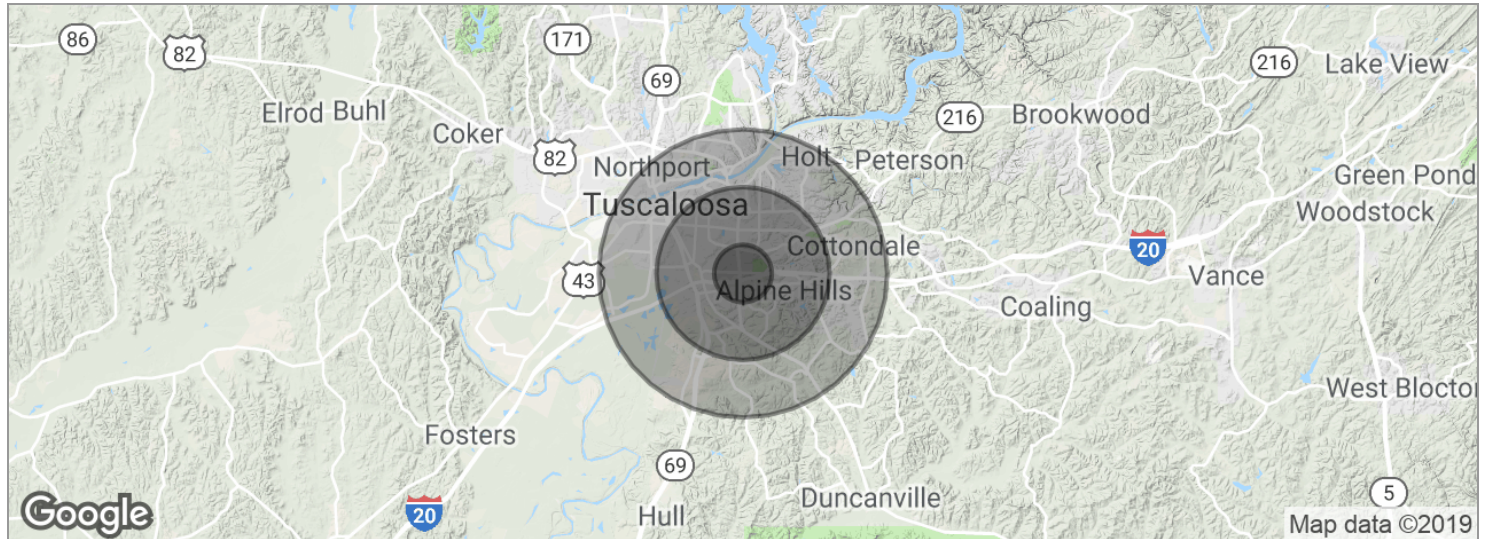
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 6,825     | 55,060    | 109,403   |
| Median age          | 27.2      | 27.4      | 29.5      |
| Median age (male)   | 25.9      | 26.2      | 28.0      |
| Median age (Female) | 28.0      | 28.2      | 30.8      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,639     | 20,679    | 40,511    |
| # of persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH income   | \$41,304  | \$40,724  | \$47,808  |
| Average house value | \$109,775 | \$113,078 | \$179,606 |

\* Demographic data derived from 2010 US Census

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