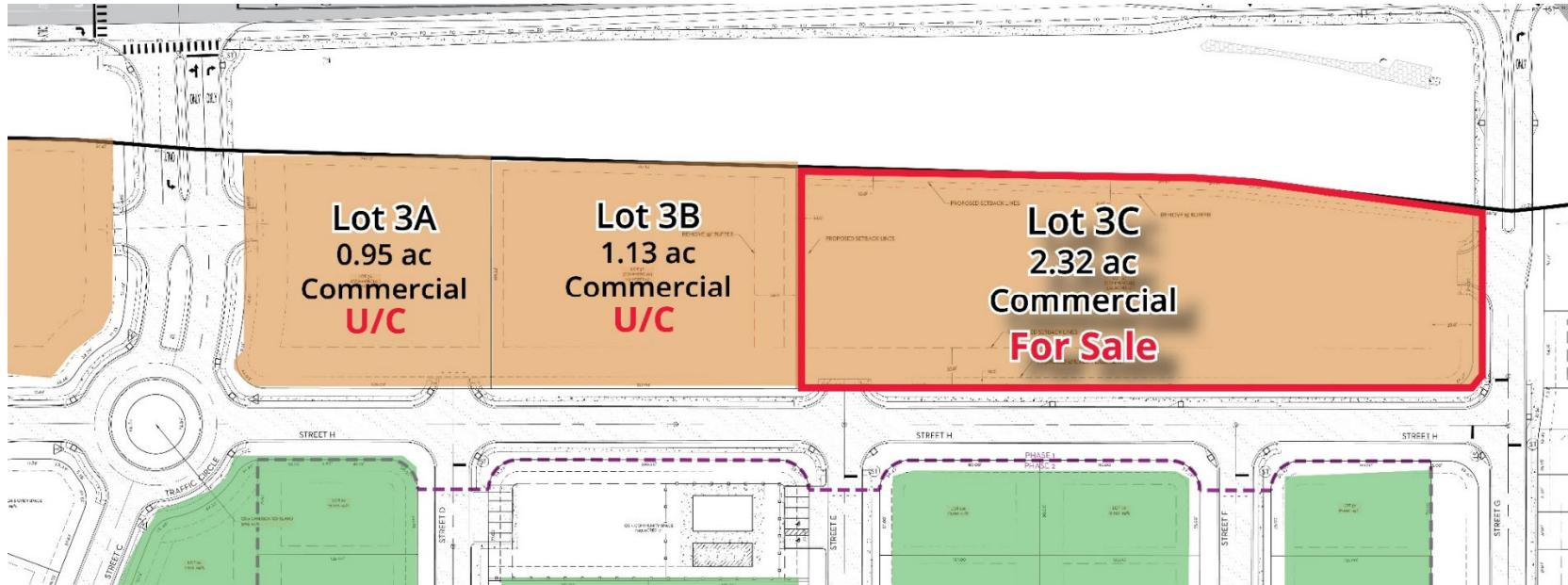




CAMBRIDGE CREEK RETAIL COMMERCIAL FRONTAGE

Old Colony Road/New Watermelon Road, City of Tuscaloosa, Alabama



FOR SALE: Lot 3C 2.32 acres \$2,375,000

Delivered graded with utilities to property line.
(lot engineering detail on pg. 7)

Location: Old Colony Rd./New Watermelon Rd. between Northridge Rd and Rice Mine Rd. NE

Parcel ID: 63 21 09 31 3 001 001.003

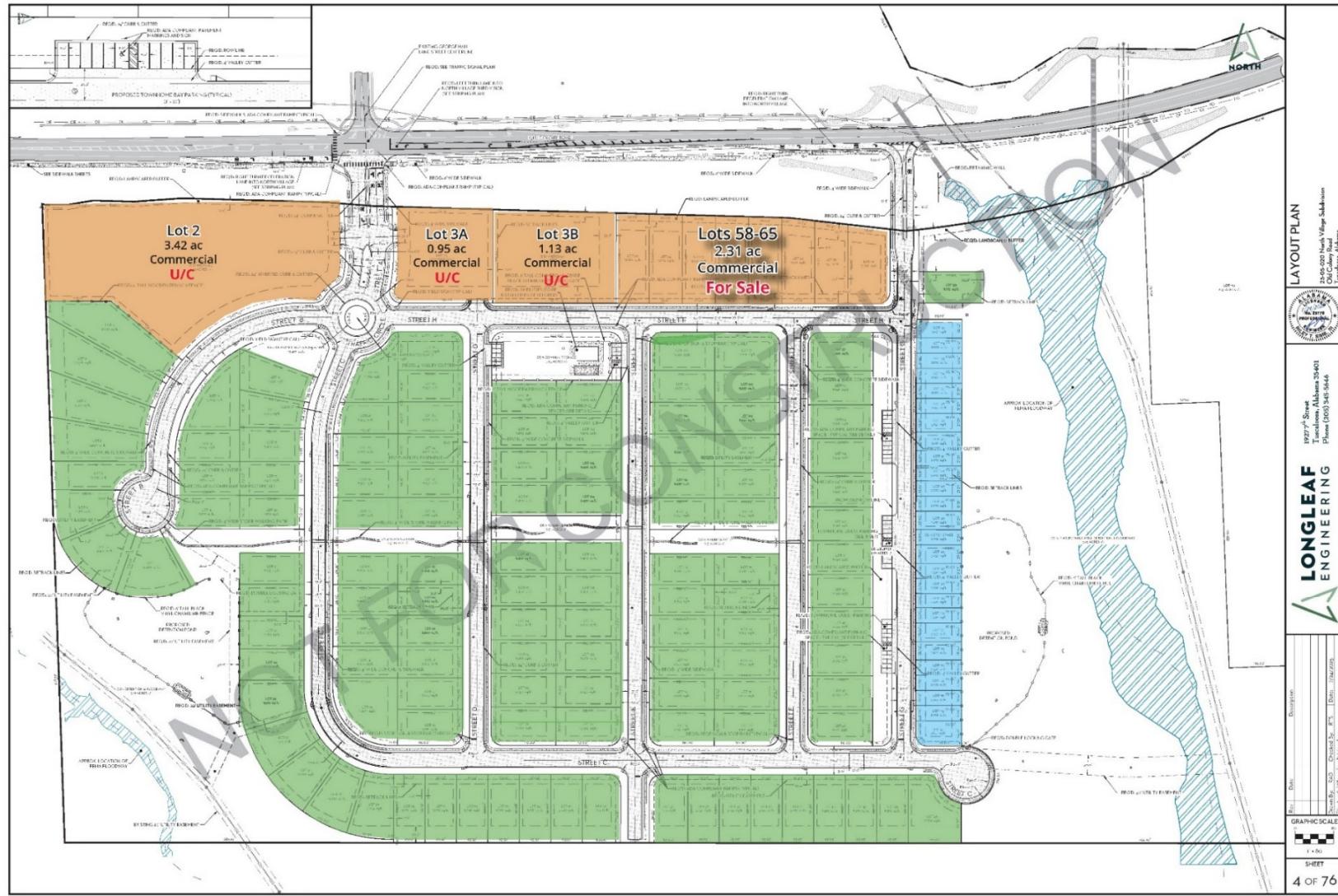
Entitlement: **Lot 3C** in process, contingency accepted if not yet complete (all the rest of Cambridge Creek PUD is fully entitled).

Utilities:	Sewer: City of Tuscaloosa	Water: City of Tuscaloosa	Fiber: AT&T, Spectrum
	Power: Alabama Power	Gas: Spire	

Traffic signal: Approved for western entrance to PUD, City to install.

About Cambridge Creek PUD

Cambridge Creek is an 80.46-acre rectangular tract situated in the North River "06" submarket of greater Tuscaloosa, a highly desirable location where some of Tuscaloosa's most preferred communities of custom and amenity homes are located. The '06 area enjoys high quality schools (all 4 and 5-star ratings), attracting demand for families. North River's location and quality of life have also made it a destination for empty nesters and retirees.



Parrish Building Company contracted for purchase of the tract in December 2022. Engineering and a lengthy entitlement process was completed in May 2025. Development of infrastructure and lot development has begun for commercial uses along the Watermelon Rd./Old Colony Road frontage, the 120 single family lots and the 26 townhome lots. The City of Tuscaloosa will also install a traffic signal at the main (western) entrance of Cambridge Creek.

All residential lots have been sold, with takedowns expected early to mid-2026.



Cambridge Creek will be subject to architectural covenants to ensure building and aesthetic standards. Open community spaces, walking paths, nature paths, and streetlights will be maintained by an HOA funded by annual dues. (Streets will be dedicated as public roadways.)

Development Team: Parrish Building Company, LLC – site acquisition, conceptual uses and design, entitlement, utility arrangements, site infrastructure contracting
Longleaf Engineering – civil, site schematic design, platting
Wetlands Mitigation – Atlas Technical Consultants, Inc. (Alabaster)
Colliers-Alabama – Commercial Frontage Sales

Timeline:

- June 13, 2023 Entitlement
- May 27, 2025 Acquired
- July 2025 grading permits issued - Phase 1 main entrance, traffic signal, first commercial parcel (half of eastern commercial area), and approximately 40 SFD lots.

Traffic:



Submarket Comments: Publix (opened Dec. 2003, .7 miles from SITE) and Starbucks (opened September 2025, .6 mile from SITE) and a host of other shops and services at Old Cony Rd. and Rice Mine Rd. demonstrate the strength of draw for the Site's trade area:

Crossings at North River, a 202-unit continuum of care senior community directly across the street from Cambridge Creek, recently opened and caters to the location's affluence and desirability. Crossings opened in Fall 2022 and is fully occupied.

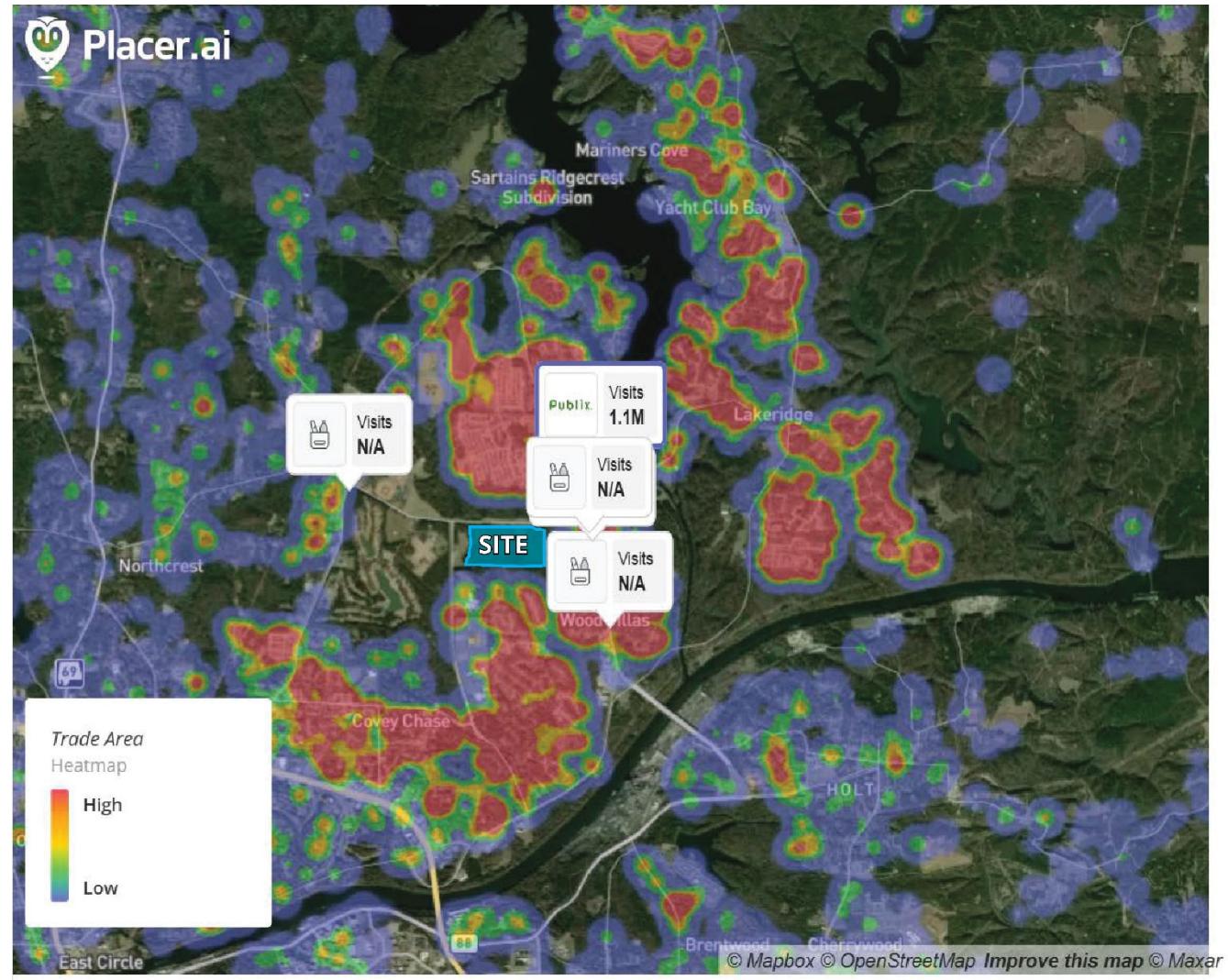
Immediately north of Crossings are high demand communities like Townes of North River, Lake Tuscaloosa, North River Yacht Club, Crown Point, High Grove, Emerald's Edge, Lake Crest and Waterfall.

Shopping and services are nearby (4 minutes) at The Shops of Lake Tuscaloosa where Publix and assorted neighborhood retail services are located. [Retail and service offerings \(especially restaurant, medical and other retail services\) still lag significantly behind demand.](#)

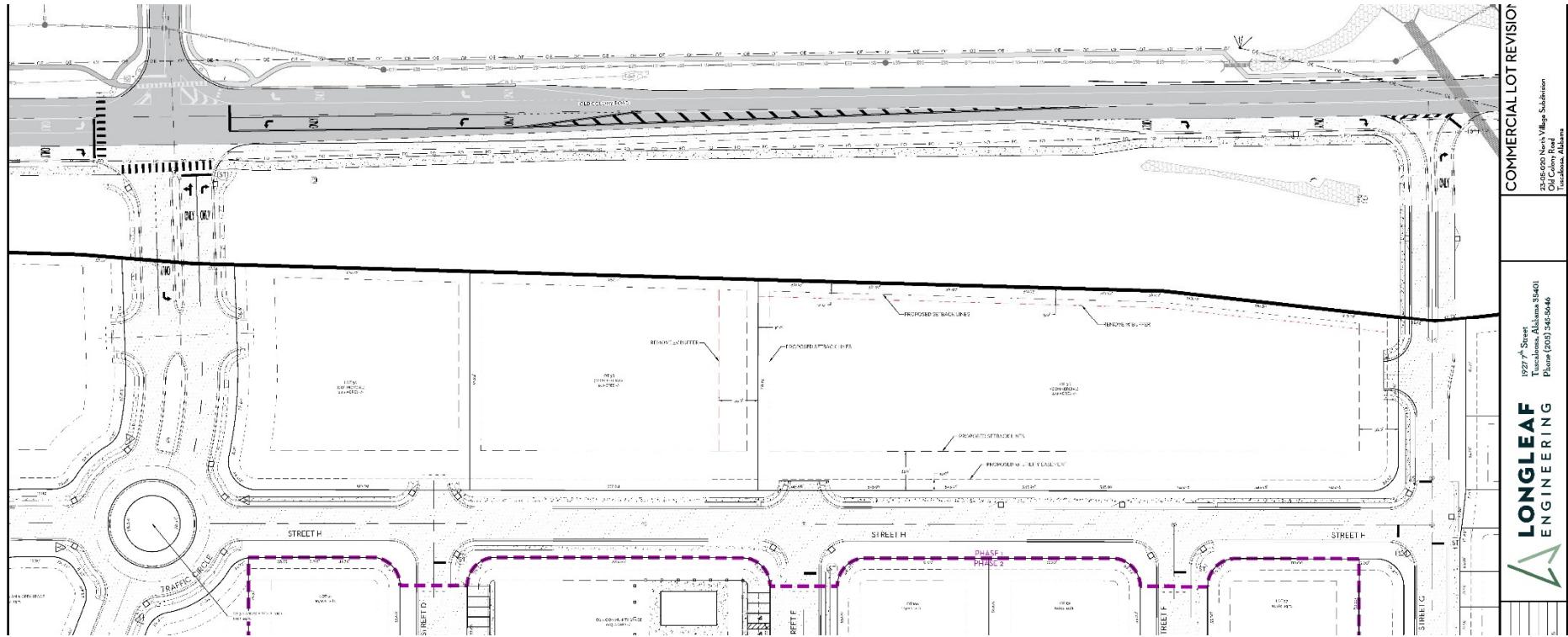
Just west of the Cambridge Creek site along Northridge Road are the schools serving the submarket along with Ol' Colony Golf Course, and Sokol Park a municipal park, including its Equestrian center.

Schools:

Rock Quarry Elementary School (3 min./.9 mi.)
Northridge Middle School (1 min./.9 mi.)
Northridge High School (2 min./1.6 mi.)







Additional Information Available Upon Request:

1. Assorted civil engineering plans and design for roads, drainage, etc., Longleaf Engineering
2. Environmental Site Inspection Report, Spectrum Environmental, Inc., 11/17/20
3. WOTUS Delineation Report, Spectrum Environmental, Inc., 11/17/20
4. PUD Zoning Request (approved by Tuscaloosa City Council on 6/13/23)
5. Demographic Studies (Colliers proprietary from Esri, US Census)
6. Consumer Retail Demand Studies (Colliers proprietary, Bureau of Labor Statistics)

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