

JOE MALLISHAM PKWY LAND

Tuscaloosa, AL

±30.5 ACRES DEVELOPMENT LAND
FOR SALE





PROPERTY OVERVIEW

Highlights

- **±30.5-acre development site**
- **Joe Mallisham Pkwy frontage**
- **Paved road access**
- **Generally level topography**
- **Flood Zone X/minimal flood risk**
- **Flexible development potential**

Joe Mallisham Pkwy Land is a **±30.5-acre development opportunity** located along Joe Mallisham Parkway in Tuscaloosa, Alabama. The property includes approximately **1,328,575 SF of undeveloped land** with **generally level topography, paved road access**, public water and sewer availability, and a Flood Zone X/minimal flood risk designation.

The site is positioned in a growing west Tuscaloosa area near residential neighborhoods, Palmore Park, commercial corridors, and surrounding commercial/industrial activity. With no buildings found on the parcel, the property offers a flexible development canvas for future planning, site design, and long-term investment.

Property Specs

Property Type

Development Land

Land Use

Undeveloped Land

Total Acreage

±30.5 Acres

Lot Size

1,328,575 SF

Topography

Level

Utilities

Public Water & Sewer

Road Access

Paved

Flood Zone

Zone X, Minimal Risk

FOR SALE

\$4,000,000

Property Photos



SITE INFORMATION



Joe Mallisham Pkwy Land includes approximately 30.5 acres of undeveloped land in Tuscaloosa County. The property is identified as Lot 2 of Wiggins Land Development Res and includes approximately 1,328,575 SF of land area.

The tract is generally level and has paved road access along Joe Mallisham Parkway. Public water and sewer are available, and the property is located in Flood Zone X, an area of minimal flood hazard. The site's open condition, large acreage, and utility availability create a strong foundation for future development planning.

Site Information

- ±30.5 acres
- 1,328,575 SF lot area
- Generally level topography
- Paved road access
- Public water available
- Public sewer available
- Flood Zone X/minimal risk

DEVELOPMENT OPPORTUNITY



The surrounding area includes residential neighborhoods, park/recreation uses, commercial service businesses, industrial activity, and open land. This mix of nearby uses supports a range of possible development directions, subject to zoning, engineering, approvals, and buyer due diligence.

Potential Uses May Include

- Residential subdivision development
- Mixed-use development
- Institutional or community use
- Commercial or service-oriented use
- Long-term land investment

LOCATION & ACCESS

Tuscaloosa, Alabama



Located along Joe Mallisham Parkway in Tuscaloosa, Alabama, this property sits near Palmore Park and is positioned close to local road connections including Joe Mallisham Parkway, Culver Road, Fosters Ferry Road, and surrounding west Tuscaloosa routes.

The site's location provides convenient connectivity to established neighborhoods, nearby business activity, and broader Tuscaloosa commercial corridors.

Location Highlights

- Located along Joe Mallisham Pkwy
- Near Palmore Park
- Close to west Tuscaloosa neighborhoods
- Near commercial/industrial activity
- Paved roadway access
- Convenient local route connectivity

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