

Cypress *Inn*

For Sale or Lease

501 RICE MINE ROAD N | TUSCALOOSA | AL

16,645 SF



CBRE



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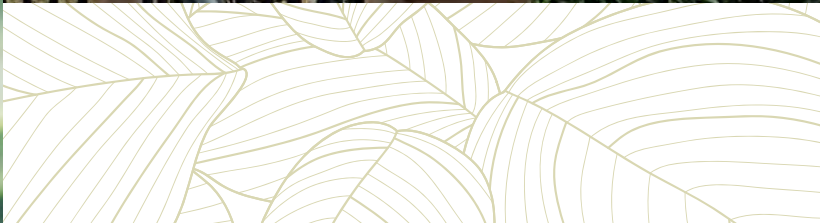
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01

Executive
Summary



Property Overview

Cypress Inn Pavilion

Cypress Inn Pavilion spent decades as one of the most popular restaurants in Tuscaloosa, AL since its 1984 opening. This unique waterfront opportunity sits along the Black Warrior River just minutes from the University of Alabama Campus. The site spans over 6 acres consisting of 16,645 SF of restaurant and event venue space. This opportunity is perfect for a redevelopment, new restaurant, retail, and many other uses.



The Offering

Property Address

501 Rice Mine Road N, Tuscaloosa, AL

Size

16,645 SF

Sales Price

\$6.5 Million

Lease Rate

\$35.00/NNN

Property Type

Specialty | Restaurant and Event Venue

Available for Sale or Lease



02 Retail Map

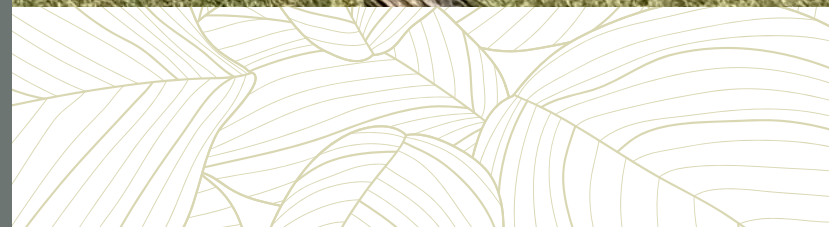


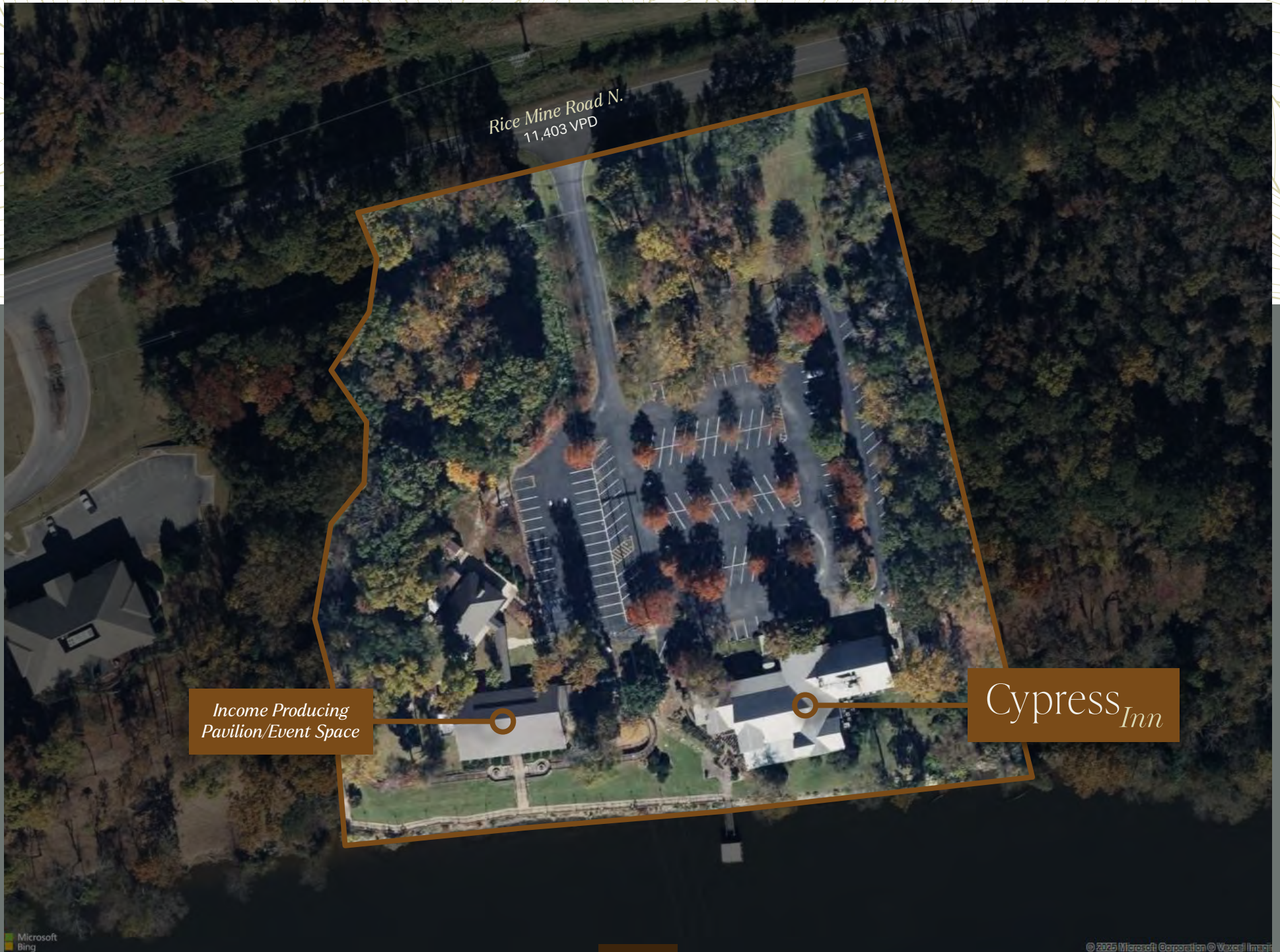




03

Site Overview





04 Market Overview



Not Your Average College Town



Located along the scenic Black Warrior River and in the heart of West Alabama

Home to the University of Alabama, Shelton State Community College, and Stillman College

Multi-national corporations have chosen Tuscaloosa as a site for their manufacturing plants including Michelin Tires and Mercedes-Benz

DCH Regional Medical Center employs 3,752 employees and cares for more than 300,000 residents in West Alabama

Source: Visit Tuscaloosa

For the 2021-2022 academic year \$2.967B dollar economic impact for the state and \$2.209B in the Tuscaloosa metro area

Football alone had a per home game visitor expenditure impact of about \$28.7 million statewide, of which \$21.3 million is estimated to have been in the Tuscaloosa metro area

Source: 2021-2022 Economic Impacts of The University of Alabama



In the fall of 2024, The University of Alabama set a new record of enrollment with 40,846 students. With students from all 67 of Alabama's counties, all 50 states, the District of Columbia and 95 countries, UA is educating and graduating more students than any university in the state.



Recognized as one of the *Top 30 College Towns* in the nation



Listed as one of the *2024 Best Colleges* in the U.S.



Ranked as one of America's *Top Colleges 2023* and *Best Employers for New Graduates 2023*



Among the *top doctoral research universities* in the U.S.

Source: University of Alabama

A City on a Continual Rise



Encore

Tuscaloosa McFarland Mall Redevelopment

The project is called Encore Tuscaloosa located directly across the street from our project at 900 Skyland Blvd

- 35 acres redevelopment currently under construction
- \$65M incentive from Tuscaloosa approved May 2024
- Hotels, restaurants and retail



Opened Jan 2024

Tiger Woods concept located at 680 Harper Lee Dr, Tuscaloosa, AL 35404

- Elevated mini golf and casual outdoor dining experience
- 2 mini golf courses
- Restaurant
- Outdoor gaming and outdoor bar

Snow Hinton Park

*Expected Completion:
Fall 2024*

- Multi-phase project adding lighting and security throughout the entire park
- \$12.2M

River Run Park

36 acre redevelopment located at 3501 5th St, Northport, AL 35476

- State of the art youth sports tournament facility
- Hotel



Expected completion:2027

Interactive STEM hub for education, arts, recreation and discovery

- Riverfront space



Canada-based manufacturer plans to open its first U.S. production facility creating 180 jobs

- \$3 million Investment



- \$350M mixed-use project
- 80 acres resort including a concert venue, lazy river, waterslides, pickleball, paddle boarding, kayaking
- 130 Room boutique hotel
- Entertainment, dining, hospitality, shopping and residential destination estimated to bring in 450K annual visitors



- \$320M mixed use project estimated to open in Fall 2027
- Development will include full service hotel, condominiums, vacation ownership club, fitness and wellness center, restaurants.



05

Demographics





*9.13% Population
Growth* within 1 Mile
from the Site
2020–2024

2024 Demographics

	1 MILE	3 MILES	5 MILES
<i>Average Household Income</i>	\$105,920	\$73,163	\$79,845
<i>Estimated Households</i>	2,564	27,180	51,321
<i>Estimated Population</i>	15,629	76,894	133,445

05 Photos





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