

+/-2.6 Acres of Land

McFarland Blvd & Highway 43

Northport, AL 35476

- Key Intersection in Tuscaloosa Market
- Over 75,000 VPD at Intersection
- Property Fronts McFarland Boulevard
- Commercial / Retail Development Site
- Approximately one mile to the University of Alabama campus

A graphic consisting of three concentric white circles with a blue star in the center, all contained within a white speech bubble shape. The speech bubble points to a specific location on the aerial map.

SITE

Development Site

Road Frontage site with access on McFarland Boulevard...zoned for commercial.

The commercial development site is situated adjacent to the United States Post Office in Northport and less than one mile from the Northport Civic Center. The property fronts McFarland Boulevard, the primary thoroughfare encircling the Tuscaloosa metro area and key route to shopping centers, entertainment venues and campus access. Nearby is Tuscaloosa's National Airport, less than 1.5 miles from site.

Salient Facts

Parcel No.	63-31-03-08-1-009-039.000
Primary Road	McFarland Boulevard
Site Area	+/-2.6 Acres
Location	Northport (Tuscaloosa Metro)
Frontage	222 Ft. on McFarland Boulevard
Current Zoning	C-6 (Highway Commercial)
Future Land Use	Mixed Use, Retail, Commercial
Improvements	Partial Cleared of Trees
Topography	Flat to Gently Rolling



Development Highlights

- Located on the primary thoroughfare that loops through Downtown Tuscaloosa and campus
- Surrounded by residential communities and commercial retail developments
- Just minutes from the Riverwalk District and Amphitheater

8

minutes to
The University
of Alabama
campus

5

minutes to
Tuscaloosa
Regional
Airport

10

minutes to
Downtown
Tuscaloosa &
I-20/59

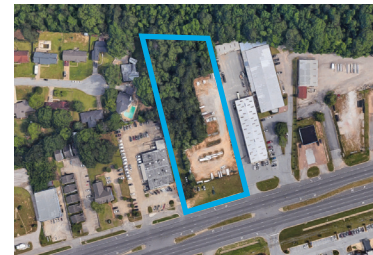
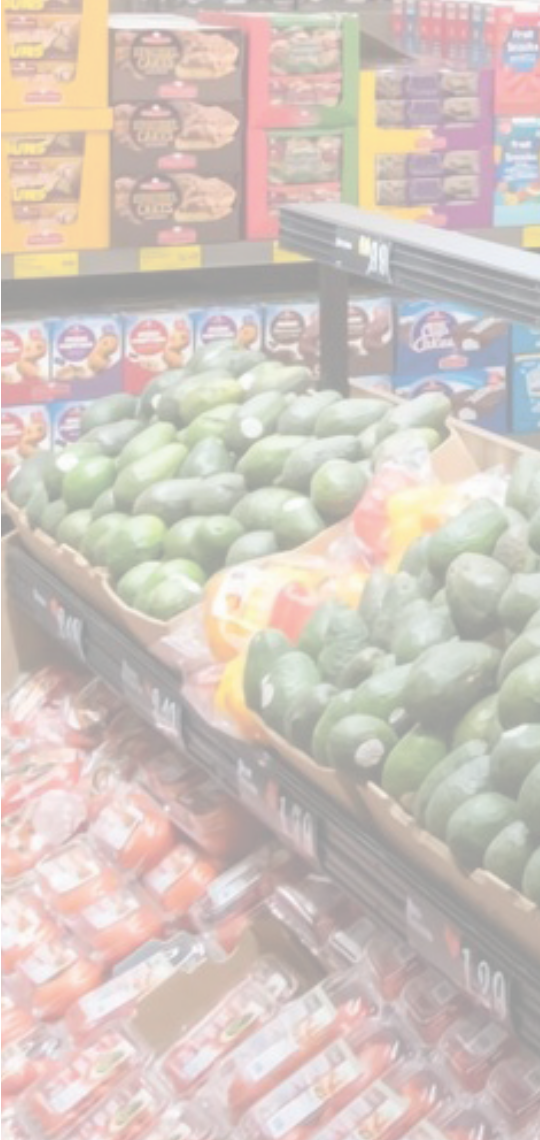
Highway 43 & McFarland

Location

A highly desired location in the Tuscaloosa metro market with road frontage on McFarland Boulevard. A fast-growing area with great demographics including a population of approximately 97,000 and an average household income of \$65,200 within a 5 mile radius of the site.

Land Use Designation

Zoned C-6, Highway Commercial is the current zoning designation. Suggested land uses include restaurant, retail, multi-use or other commercial application. Site large enough to accommodate two fast-food restaurants with drive-thrus.



Demographics



15 mins biking to
Tuscaloosa
Amphitheater



8 mins to
Riverwalk
Park



5 mins to
Banks



5 mins to
Grocery stores



1 min to
Restaurants



Tuscaloosa Metro

The Tuscaloosa metropolitan area is located in the west central region of Alabama and defined by the United States Census Bureau as consisting of three counties including Hale, Tuscaloosa, and Pickens. The current population of the metro area is 253,034 (2019) with an additional student population at The University of Alabama of 38,563 (2018). The median age at 41.8 is slightly older than the nation's average of 38.5.

Mercedes U.S. Inc. (MBUSI) is located in nearby Vance employing almost 6,000 on its manufacturing campus. Many of these employees live in the Tuscaloosa | Northport metro and commute to the MBUSI.

The +/-2.6 acre site is located in a growing area within the Tuscaloosa metropolitan area, The City of Northport. The 2020 census indicates an increase of more than 18% in Northport's population since the 2000 census.

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