

## FOR SALE: BLACK WARRIOR RIVERFRONT DEVELOPMENT SITE

**+/- 4.4 ACRES OF PRIME RIVERFRONT  
PROPERTY IN TUSCALOOSA, AL**

**801 RICE MINE RD N  
TUSCALOOSA, AL 35406**

**\$1,990,000 (\$452,272/ACRE)**

### PROPERTY OVERVIEW:

- Zoning: RD (Riverfront Development district)
- City of Tuscaloosa water and sewer
- Approximately 509 linear feet of frontage on the Black Warrior River
- Close proximity to UA campus with access to across the river amenities
- Make your employees want to come to work by moving your headquarters to a cool spot
- Scenic Rice Mine RD is a proven thoroughfare connecting Tuscaloosa to Downtown Northport on the black warrior river. New projects such as the Saban Center, the SI Resort, and Northport's River Run Park insure a bright future

### DIRECTIONS:

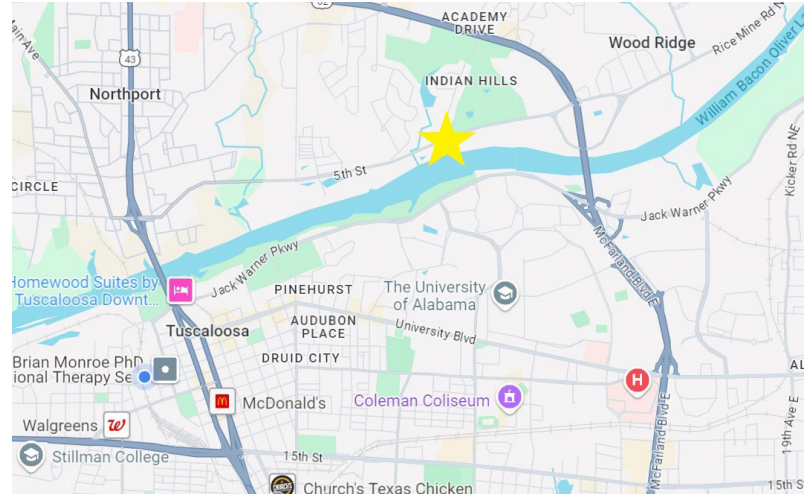
From McFarland BLVD / HWY 82, take Rice Mine RD. travel approximately 0.6 miles and property is on the left.

**HARWOOD HD DICHARA**

**HARWOOD REAL ESTATE LLC**

2920 7TH ST | TUSCALOOSA, AL 35401

This document has been prepared by Harwood Real Estate, LLC for advertising and general information only. Harwood Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Harwood Real Estate, LLC excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Harwood Real Estate LLC. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



|                    | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| POPULATION         | 15,149   | 75,373   | 133,683  |
| HOUSEHOLDS         | 2,855    | 26,467   | 51,479   |
| MEDIAN AGE         | 21.9     | 24.3     | 28.1     |
| MEDIAN HH INCOME   | \$64,592 | \$43,421 | \$52,224 |
| % ANY COLLEGE      | 17.7%    | 17.2%    | 18.5%    |
| DAYTIME POPULATION | 21,258   | 111,852  | 171,103  |



**RICHARD HARWOOD, PARTNER**

205.799.2210

richard@harwoodrealestate.com



**NEAL DICHARA, CCIM, PARTNER**

205.292.1346

neal@harwoodrealestate.com



# RIVERFRONT ATTRACTIONS



- |  |  |
|--|--|
| 1 MERCEDEZ BENZ AMPHITHEATER (7,470 SEATS) | 10 UNIVERSITY OF ALABAMA CAMPUS                          |
| 2 HISTORIC DOWNTOWN NORTHPORT              | 11 INDIAN HILLS COUNTRY CLUB (630 MEMBERS)               |
| 3 DREAMLAND BBQ                            | 12 SPORTS ILLUSTRATED RESORTS                            |
| 4 RIVER DISTRICT PARK                      | 13 RANDALL FAMILY TRAILHEAD (NORTHERN RIVERWALK)         |
| 5 DOWNTOWN TUSCALOOSA                      | 14 US HWY 82 WOOSLEY FINNELL BRIDGE (55,000 DAILY TRIPS) |
| 6 RIVERFRONT MARKET                        | 15 RIVERMONT APARTMENTS                                  |
| 7 UNIVERSITY OF ALABAMA ROWING FACILITY    | 16 EVOLVE TUSCALOOSA (623 BEDS)                          |
| 8 THE PARK AT MANDERSON LANDING            | 17 FUTURE SABAN CENTER                                   |
| 9 BRYANT DENNY STADIUM (101,821 SEATS)     | 18 NORTHPORT RIVER RUN BALL FIELDS                       |
|  | 19 WESTERN RIVERWALK                                     |



## COMPARABLES MAP

1

RICE MINE LOOP PROPERTY (LAND)

7.57 Acres  
Sold 11/5/2021  
Sales Price: \$4,300,000.00  
Price/Acre: \$568,031.00

2

BEND PROPERTY (LAND)

19 Acres  
Sold 2/8/2024  
Sales Price: \$9,033,600.00  
Price/Acre: \$470,745