



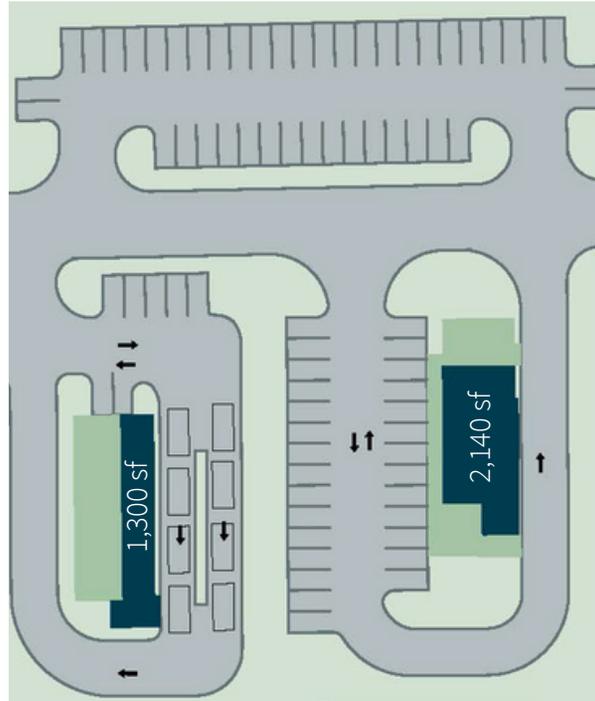
Outparcels Available

1621 Skyland Blvd, Tuscaloosa, AL | ±1.2 AC Each

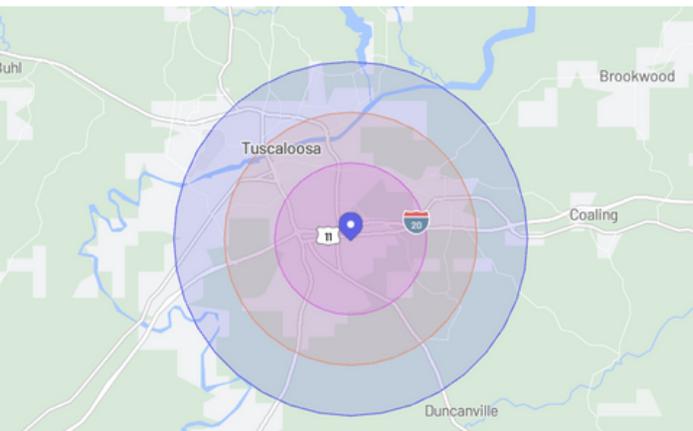
1621 Skyland Blvd

Prime Outparcel Opportunity

Located along bustling Skyland Boulevard, these two high-visibility outparcels offer exceptional frontage and direct access in one of Tuscaloosa's most active retail corridors. Positioned in front of a planned storage facility and situated between two established shopping centers, the site enjoys strong synergy with nearby national retailers, restaurants, and service providers. High daily traffic counts and convenient proximity to major highways make this a prime development location.



- Total Site: ±2.36 AC offering flexible development potential
- Lot 1: ±1.2 AC | Conceptual plan for 1,300 SF QSR building
- Lot 2: ±1.2 AC | Conceptual plan for 2,140 SF QSR building
- Layouts illustrate efficient drive-thru circulation and modern pad design
- Ideal for single or multiple users seeking new construction opportunities
- Strong market fundamentals support QSR, retail, or service concepts



Tuscaloosa Demographics

Estimated Population

1-miles	3-miles	5-miles
3,837	45,466	417,656

Median HH Income

1-miles	3-miles	5-miles
\$40,658	\$46,874	\$48,794

Number of Households

1-miles	3-miles	5-miles
3,571	24,645	47,869

Median Age

1-miles	3-miles	5-miles
31.1	30.2	27.1



TUSCALOOSA

Tuscaloosa's regional demand is propelled by a powerful combination of institutional stability and industrial dynamism. The local economy is firmly anchored by The University of Alabama, with over 7,000 employees, and the Mercedes-Benz U.S. International (MBUSI) plant, which employs over 4,400. The university's impact extends far beyond its direct payroll, with an enrollment of nearly 40,000 students creating immense, non-cyclical demand for housing and retail, while its renowned athletics programs function as a major tourism engine. Together, these two pillars provide stable employment, fuel population growth, and drive sustained demand across all commercial sectors.

Beyond these primary anchors, the region boasts a deep-rooted and expanding industrial base, particularly in automotive and advanced manufacturing. The presence of Mercedes-Benz has cultivated a robust ecosystem of suppliers like SMP Automotive and Brose Tuscaloosa, which is further diversified by other major employers such as Nucor Steel and Michelin/BF Goodrich. This private sector strength is matched by proactive, city-led investment, exemplified by the \$65.1 million tax incentive supporting the redevelopment of the nearly 40-acre former McFarland Mall site. This significant public-private partnership signals strong confidence in the market's trajectory and creates a new center of gravity for consumer activity.

Critically, Tuscaloosa's long-term outlook is secured by strategic future-proofing and logistical advantages. Mercedes-Benz has invested over a billion dollars to transform its plant into a hub for electric vehicle (EV) production, ensuring its global competitiveness and attracting a new wave of high-tech investment. This forward-looking industrial base is supported by the region's strategic location on Interstate 20/59 and access to the Black Warrior River, which provides a direct waterway to the Port of Mobile. This combination of next-generation manufacturing and superior connectivity makes the area increasingly attractive for both businesses and the skilled workforce they seek to recruit.



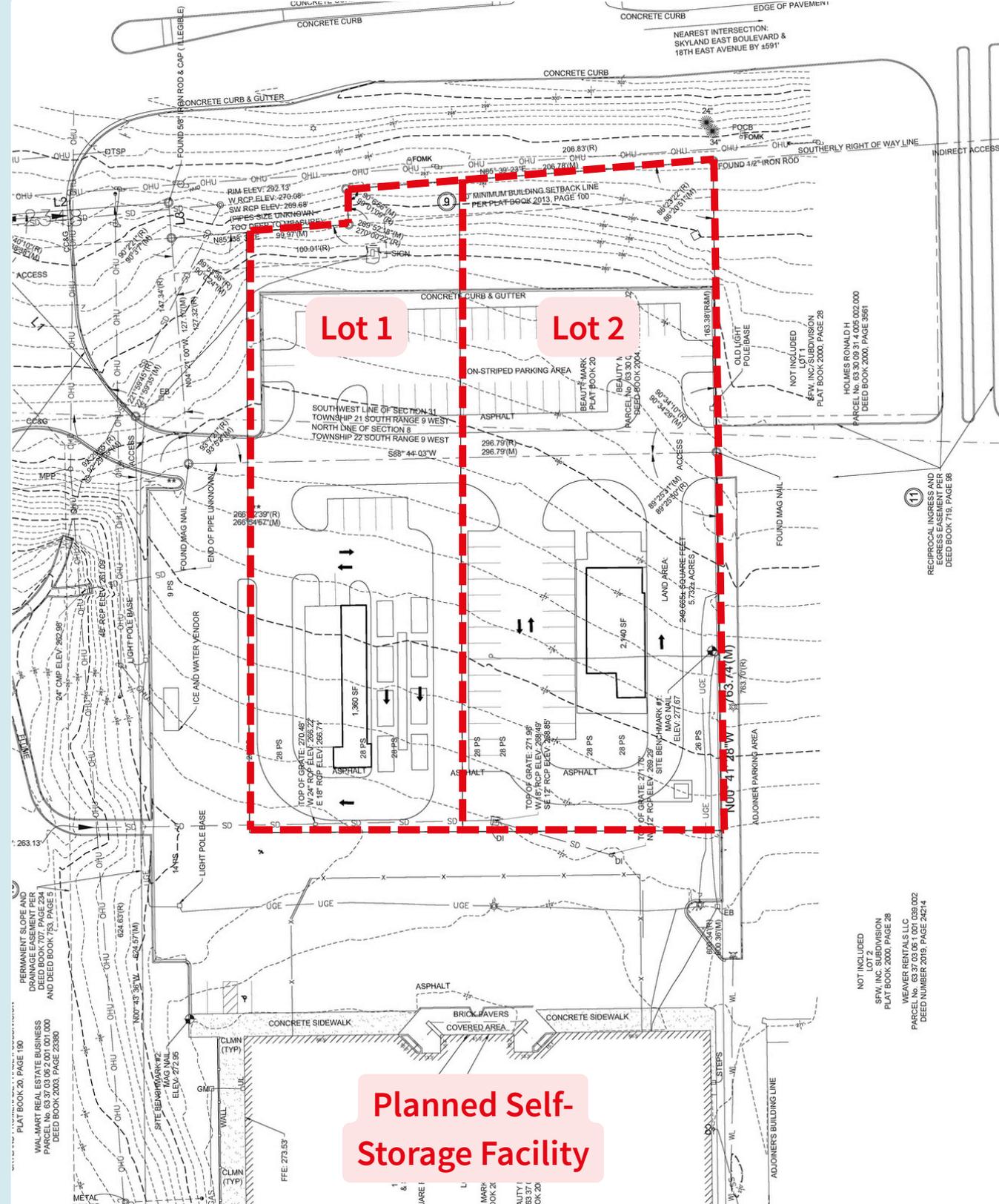
Site Plan

Highlights

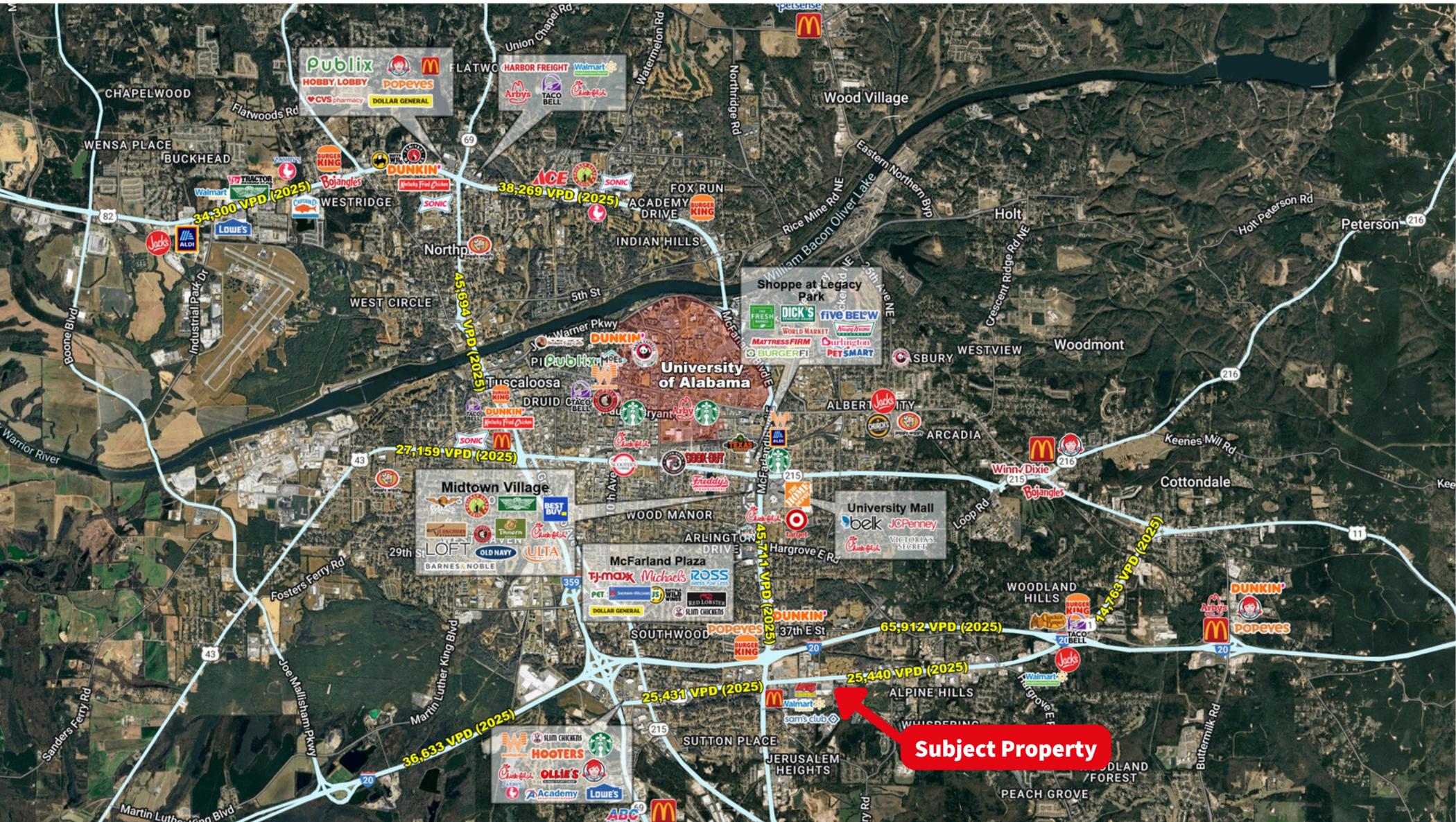
- Two outparcels available
- Visibility and signalized access from E Skyland Blvd (24k VPD)
- Cross access with Walmart Supercenter and Sam's Club
- Across the street from the McFarland Mall redevelopment
- Located just off I-20 (62K VPD)

Lot 1	±1.2 AC	1,300 SF QSR*
Lot 2	±1.2 AC	2,140 SF QSR*
Total Site	±2.36 AC	

*Site plans shown are conceptual only. The property is currently improved as a parking lot.



Retail Aerial



Thank you

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