

Prime East Tuscaloosa Ground Lease Opportunity



3816 Palisades Drive | Tuscaloosa, AL

Pad-Ready ±0.58 AC Ground Lease | Ideal 4,000–5,000 SF Medical or Professional Office



Executive Summary

Property And Site Overview

- 3816 Palisades Drive offers a pad-ready ±0.58-acre ground lease in Tuscaloosa's East Palisades professional district.
- The site previously supported a ±5,000 SF medical office and is suitable for a 4,000–5,000 SF replacement building.
- Located in an established medical/professional office corridor with utilities, curb cut, and ±21 existing parking spaces.



Tenant Highlights

- Existing ±21 parking spaces, utilities, and curb cut
- Surrounded by established medical and office users
- Ideal for a ±4,000–5,000 SF building
- Long-term NNN ground lease with predictable costs



Offering Summary

- Lease Type: NNN Ground Lease
- Base Rent: \$75,744/year (\$6,312/month)
- Initial Term: 20–25 years
- Renewal Options: Four 5-year options
- Escalations: Rent adjusted at each renewal based on total 5-year CPI movement (CPI-U, U.S. City Average)
- Delivery: Cleared, pad-ready site



Example CPI assumption: 2.5 percent annual (variable)

Year	Yearly Rent PMT	% Increase
Year 1-20	\$75,744	0%
Year 21-25 (Optional)	\$85,212	Based on Inflation
Year 26-30 (Optional)	\$95,863	Based on Inflation
Year 31-35 (Optional)	\$107,846	Based on Inflation
Year 36-40 (Optional)	\$121,327	Based on Inflation

NOTE: Example pro-forma base term is 20 years (Negotiable)

Property Overview

- **Parcel:** 30-09-32-4-001-026.019
- **Owner:** Lone Star Enterprise LLC
- **Size:** ± 0.58 acres ($\pm 25,264$ SF)
- **Frontage:** ± 147 feet
- **Zoning:** BGO – Business General Office
- **Access:** One curb cut on Palisades Drive

Development Capacity

- **Ideal building envelope:** $\pm 3,500$ – $5,000$ SF
- **Parking supports medical/professional ratios**
- **Ready for immediate site planning**

Existing Infrastructure

- **Former $\pm 5,000$ SF medical office / employment center footprint**
- **Existing parking, curb, and drive aisles remain**
- **Utilities:** Water, sewer, electric, gas

Buildability Summary

- **Utilities on site**
- **No major grading expected**
- **Ideal for medical/professional users**
- **No known environmental impediments**



Location Strengths and Demand Drivers

A Prime East Tuscaloosa Medical/Professional Corridor with Stable Long-Term Demand.

Location Strengths

- Established medical/professional office district with low turnover
- Strong nearby residential base within 1–3 miles (single-family + multifamily)
- Easy access to Skyland Blvd, US-11, and McFarland / I-20/59
- High daytime population from nearby offices and service providers
- Ample patient-friendly parking throughout the corridor

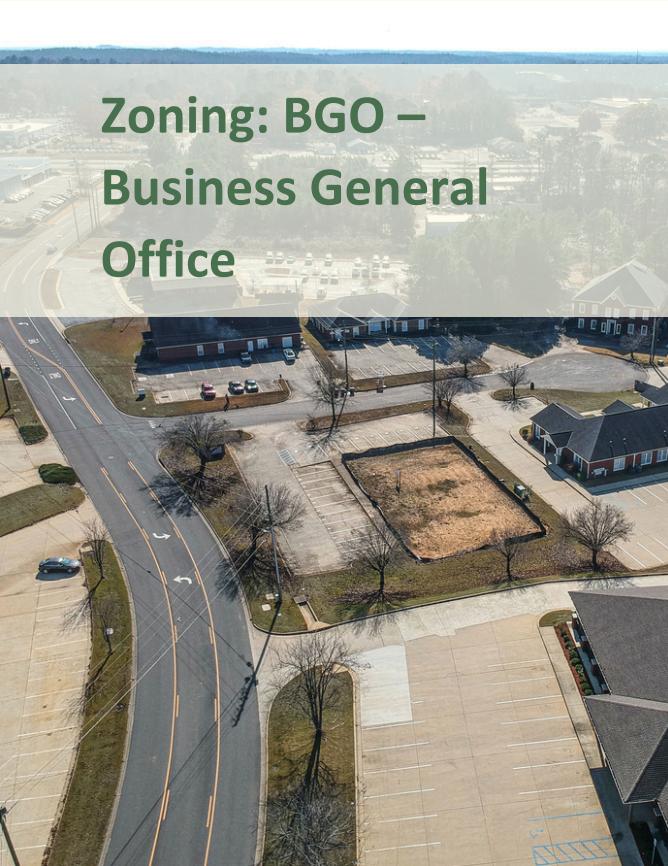
Why Tenants Choose This Corridor

- Predictable patient access and traffic flow
- Central east-side location between Skyland and McFarland
- Low relocation rates (stable tenancy patterns)

Nearby Core Demand Anchors

- Dental and esthetic clinics
- Counseling and mental health providers
- USDA service center
- RFMS corporate office
- Cook's Pest Control headquarters
- Additional medical, administrative, and service offices

Zoning: BGO – Business General Office



BGO – Business General Office

Zoning supports low-impact office uses serving surrounding neighborhoods.

Permitted Uses Include

- Medical, dental, therapy, behavioral health
- Counseling and mental health services
- Financial, insurance, legal, and administrative offices
- General office users

Advantages

- BGO Zoning = Office-Friendly, No Rezoning Expected
- Compatible surrounding uses
- Predictable approval process

Ground Lease Terms

Lease Structure

- Type: NNN Ground Lease (Taxes, Insurance, Maintenance)
- Base Rent: \$75,744 annually ($\pm \$6,312/\text{month}$)
- Term: 20–25 years initial term (Negotiable)
- Renewal Options: Four 5-year options; rent is adjusted at each renewal based on total 5-year CPI movement (CPI-U, U.S. City Average)
- Credit Consideration: Rent and concessions may adjust with tenant credit quality

Tenant Responsibilities

- Vertical construction & site improvements with associated financing
- Taxes, insurance, maintenance, utilities
- Ongoing repairs and upkeep
- Tenant use must comply with BGO – Business General Office zoning

Landlord Responsibilities

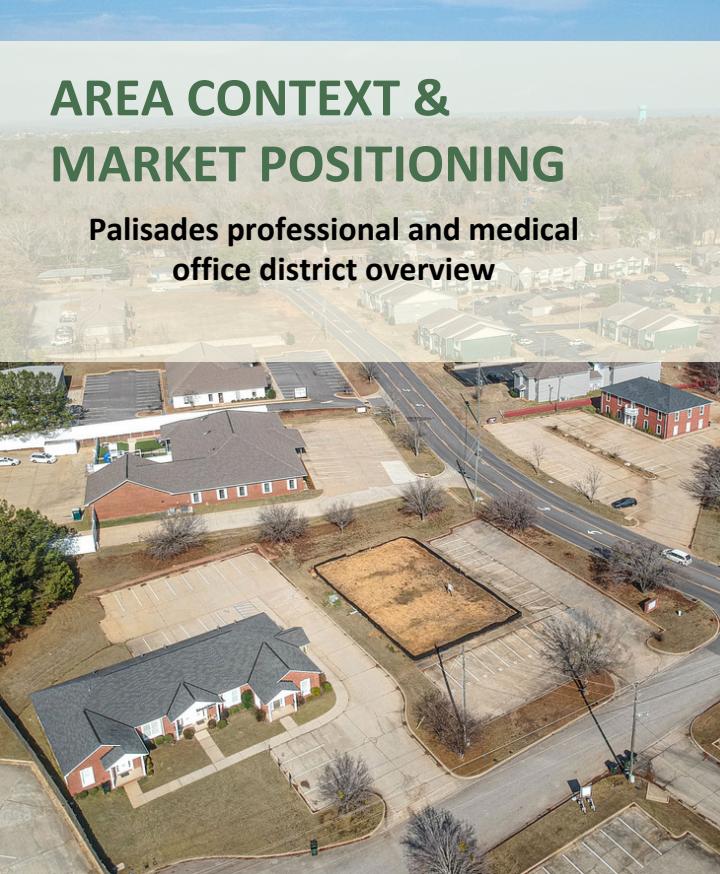
- Deliver pad-ready site
- Support entitlement and permitting
- Delivery date negotiable based on tenants construction timeline

Tenant Must Provide

- Architectural plans
- Site plan
- Stormwater compliance
- Construction schedule

AREA CONTEXT & MARKET POSITIONING

Palisades professional and medical office district overview



Large residential base + stable medical/professional cluster

- Tenants benefit from a convenient east-side location, easy circulation, ample parking, and proximity to residential demand drivers.
- The area's stable demographics and established tenant mix make it a proven location for long-term office use.

Population

- City of Tuscaloosa: ~ 114,288 (2024 estimate)
- Tuscaloosa County: ~ 243,220 (2025 estimate)

Households

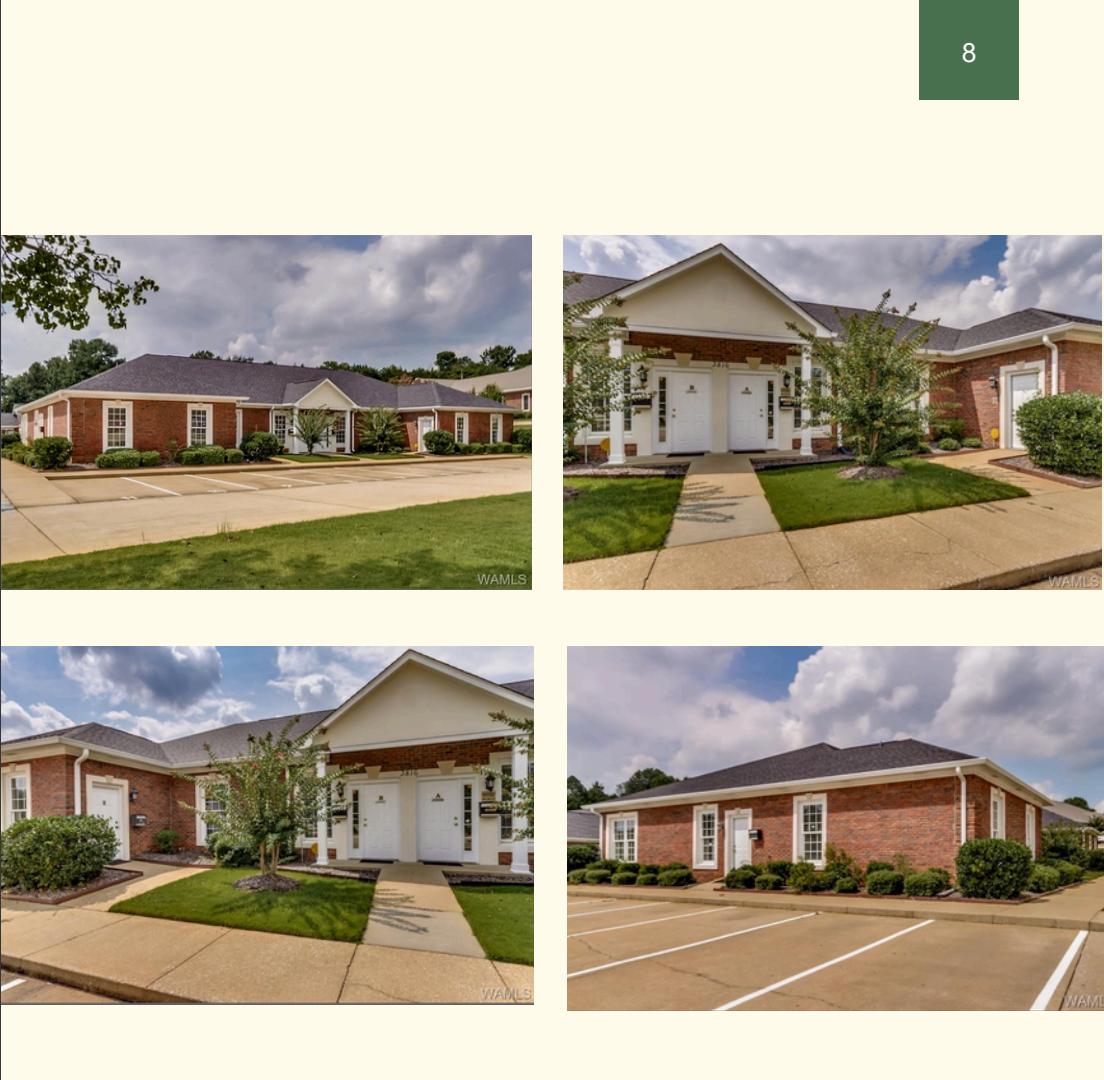
- Tuscaloosa (city): ~42,870 households
- Tuscaloosa County: ~93,966 households
- ±40% of households within 3 miles are owner-occupied, providing long-term stability for professional demand.

Demand Drivers

- Large residential base + stable professional corridor

Site Plan

Photos show the former ±5,000 SF two-tenant medical office/employment agency (burned 2023). This represents a preferred scale and massing concept for redevelopment.



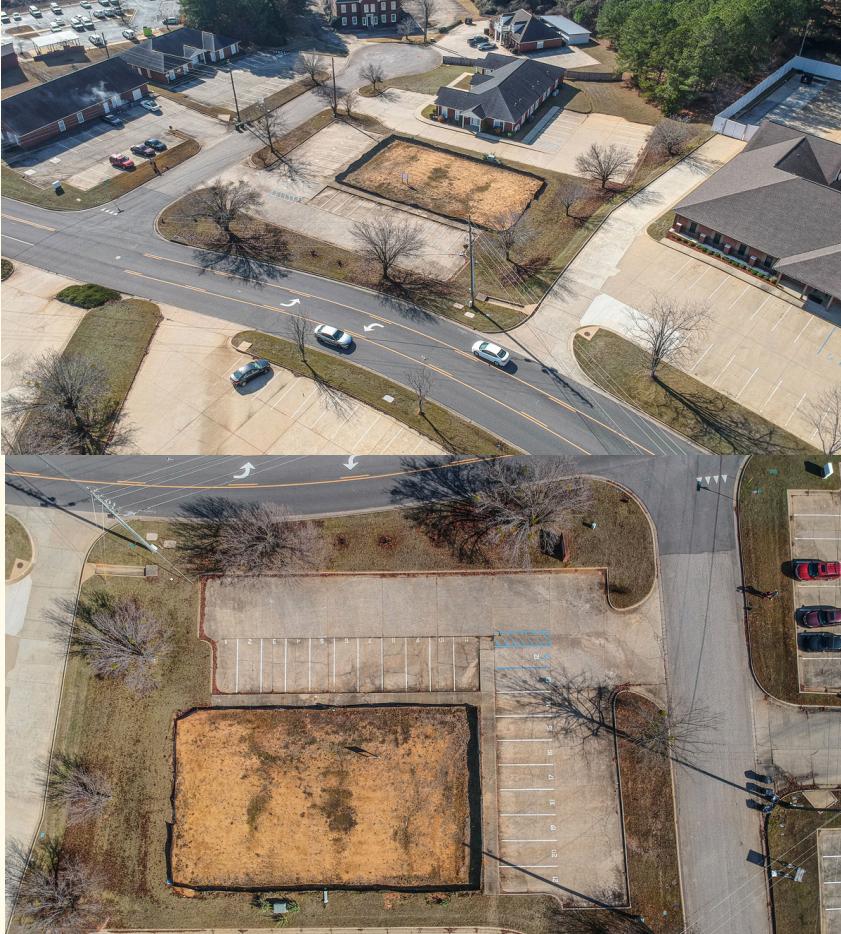
Aerial & Map

Traffic Counts

- **Skyland Blvd (US-11): $\pm 24,186$ AADT (2023)**
- **McFarland Blvd (US-82): $\pm 38,000$ AADT (2023)**
- **Hargrove Rd E: $\pm 11,400$ AADT (2023)**

Surrounding Tenants

Within ± 0.1 miles, the property is surrounded by over 80,000 square feet of established office and medical space, including buildings ranging 2,500–11,800 SF built between 1997–2008. Recent sales in the corridor include \$583K, \$435K, \$500K, \$1.50M, \$1.55M, and \$1.20M, demonstrating strong demand and stable valuations. Nearby health services include psychologists, hospice care, dental centers, medical supply providers, and internal medicine offices. The area functions as a concentrated professional services hub serving East Tuscaloosa.



Contact & Disclaimer

For ground lease inquiries on 3816 Palisades Drive in Tuscaloosa, please contact Ben Miller on the Harwood-DiChiara Team with Harwood Real Estate, LLC. All information is deemed reliable but not guaranteed. Prospective tenants must independently verify all information, including zoning, utilities, and development feasibility.

Ben Miller – Commercial RE

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Broker Representation

Harwood Real Estate represents the property owner as the listing broker.

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Managing Broker: Kim Harwood

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This memorandum is for marketing purposes only and does not constitute a binding offer.

FOR LEASE

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