

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

FOR LEASE

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**HARWOOD
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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 $\pm 5,000$ 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 $\pm 4,000$ –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

Offered by Harwood Real Estate. Info not guaranteed.



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/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

Landlord Responsibilities

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

Offered by Harwood Real Estate. Info not guaranteed.

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**

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
- $\pm 40\%$ 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 $\pm 5,000$ 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.

Harwood Real Estate

Managing Broker: Kim Harwood

Office # (205) 764-1637

550 Greensboro Ave. Unit 101,
Tuscaloosa, AL

Data Sources

CoreLogic Realist (Demographics & market Data)

CRS Data (Parcel boundaries & aerials)

ALDOT (Population & traffic counts)



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

