



INFILL LOT OPPORTUNITY

+/- .44 ACRE LOT IN ONE OF TUSCALOOSA'S GROWTH CORRIDORS

1035 ENGLEWOOD VILLAGE DR
TUSCALOOSA, AL 35405

\$189,000

PROPERTY OVERVIEW:

- ZONING: BH- HIGHWAY RELATED COMMERCIAL
- CITY OF TUSCALOOSA WATER AND SEWER
- LEVEL INFILL LOT BEHIND C-STORE
- EXCELLENT SERVICE LOCATION FOR A VARIETY OF USERS (MEDICAL/ RETAIL)
- THE HIGHWAY 69 AREA IS EXPERIENCING GROWTH AND EXPANSION. CLOSE TO SHOPPING, SCHOOLS, AND INTERSTATE

DIRECTIONS:

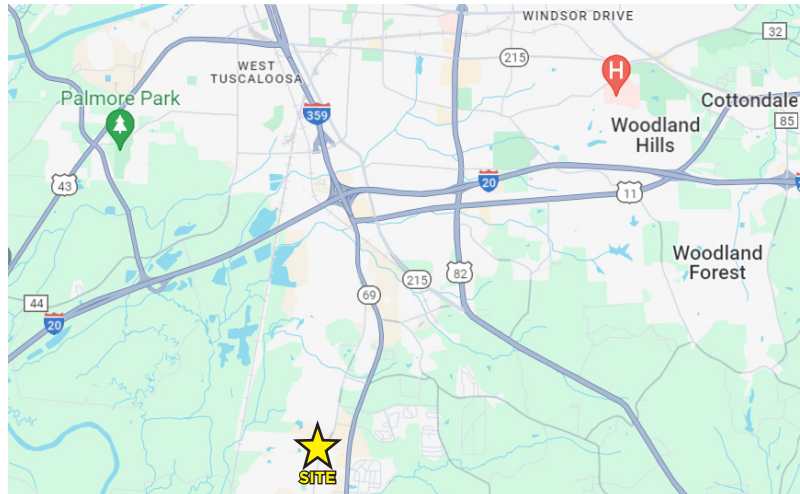
FROM DOWNTOWN TUSCALOOSA, TAKE I359 SOUTH. CONTINUE STRAIGHT ONTO HWY 69 SOUTH. TURN RIGHT ONTO ENGLEWOOD VILLAGE DRIVE AND PROPERTY IS ON THE LEFT.

HARWOOD **HD** DICHIARA

HARWOOD REAL ESTATE LLC

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	1 MILE	3 MILES	5 MILES
POPULATION	5,398	20,242	45,199
HOUSEHOLDS	2,001	8452	19620
MEDIAN AGE	36.2	36.0	34.4
MEDIAN HOUSEHOLD INCOME	\$88,762	\$75,389	\$56,130
% ANY COLLEGE	19.2%	20.3%	19.4%
DAYTIME POPULATION	3,718	13,780	43,143



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