



# EXCELLENT RICE MINE ROAD FRONTAGE LOT

+/- .96 ACRES FRONTING RICE MINE WITH A 2594 SF HOME ON IT

4178 RICE MINE RD NE  
TUSCALOOSA, AL 35406

**\$875,000**

## PROPERTY OVERVIEW:

- R1- RESIDENCE DISTRICT
- CITY OF TUSCALOOSA WATER AND SEWER
- OVER 200 LF OF PRIME RICE MINE FRONTAGE
- LOT IS LEVEL WITH EXCELLENT VISIBILITY
- EXCELLENT MEDIAN INCOME IN SURROUNDING AREA
- THE RICE MINE CORRIDOR CONTINUES TO DEVELOP. MORE RETAIL AND MORE ROOFS ARE IN THE PIPELINE.

## DIRECTIONS:

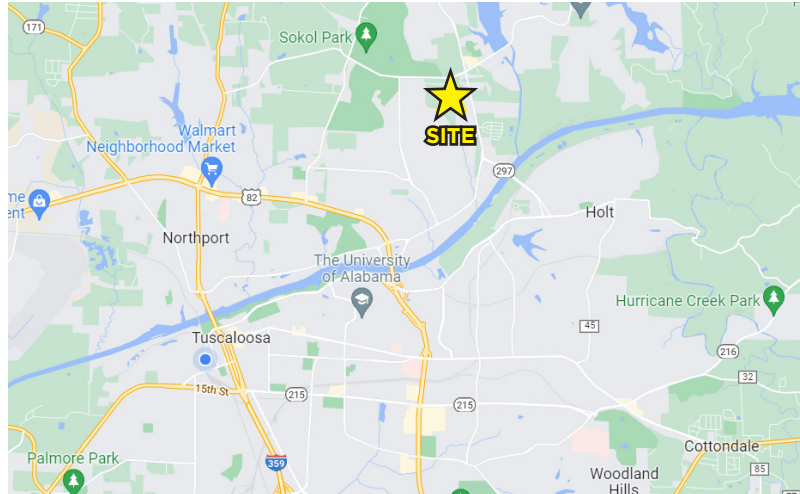
FROM HWY 82 TAKE RICE MINE ROAD TOWARDS LAKE TUSCALOOSA. DRIVE APPROXIMATELY 2.7 MILES AND PROPERTY WILL BE ON YOUR LEFT.

HARWOOD **HD** DICHIARA

HARWOOD REAL ESTATE LLC

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|                         | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------------|-----------|----------|----------|
| POPULATION              | 2,936     | 28,479   | 88,186   |
| HOUSEHOLDS              | 1,169     | 10,453   | 34,829   |
| MEDIAN AGE              | 38.7      | 32.8     | 29.1     |
| MEDIAN HOUSEHOLD INCOME | \$103,075 | \$82,051 | \$52,881 |
| % ANY COLLEGE           | 10.1%     | 15.5%    | 16.8%    |
| DAYTIME POPULATION      | 5,256     | 29,668   | 113,055  |



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