

For Sale 4 Parcels Remaining

Interstate 20/59
Tuscaloosa, AL

Available parcels range
from 1.14 acres to 4.2 acres

THE UNIVERSITY OF
ALABAMA

Sold

Available

Available

Available

Sold

Available

Battenmill Road

Battenmill Road

20 59

Colliers

Accelerating success.



Development Site

Desirable location, only 3.5 miles to downtown Tuscaloosa and 10 miles from Mercedes plant.

4 parcels remaining ranging in size from 1.14 to 4.2 acres offering quick and easy access to I-20/59. Several parcels have excellent visibility from both I-20/59 Interstate and Buttermilk Road with more than 82,000 vehicles per day at interchange. Approximately 3.5 miles to downtown Tuscaloosa and 10 miles to Mercedes plant in Vance.



Salient Facts

Description	6 Parcels (2 Parcels SOLD) 4 Remaining
Primary Road	Buttermilk Road I-20/59
Site Area	+/-1.14 to +/-4.2 Acres
Location	Tuscaloosa Metro
Current Zoning	BH - Highway-Related Commercial
Future Land Use	Mixed-Use, Retail, Automotive, Other Commercial
Improvements	Paved Access Road
Topography	Flat to Gently Rolling

Development Highlights

- The eastbound parcel containing 4.2 acres offers excellent visibility from both the interstate and the Exit 77 ramp.
- Three parcels are available on the westbound side of I-20/59 with partial visibility and providing easy off / on access via Buttermilk Road.

8

minutes to
The University
of Alabama
campus

6

minutes to
downtown
Tuscaloosa

10

minutes to
Mercedes Plant in
Vance

I-20/59 & Buttermilk Rd Tuscaloosa

Demographics



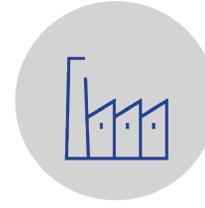
51,799
2022 Population
5 miles



22,561
Households
5 miles



\$210,638
Average Home Value
5 miles



1,342
Businesses
5 miles



\$51,872
Median HH Income
5 miles

Tuscaloosa Economy

The greater Tuscaloosa area's progressive business climate has attracted international attention and investment. Since 2000, Tuscaloosa County has emerged as one of Alabama's most dynamic economies. Education, healthcare and advanced manufacturing are key industries to Tuscaloosa's success. With an established, diverse economic base and deep pool of talent in its backyard, Tuscaloosa County is poised for even greater growth and innovation in emerging knowledge-based industries and continued success in advanced manufacturing.

Home values
increased
3.8% YOY 
2021-2022

Population
growth
16.4% 
2010-2021

Major Employers

The University of Alabama	6,839
Mercedes-Benz US Int'l	6,100
DCH Northport Medical Center	3,444
County Board of Education	2,411
DCH Northport Medical Center	1,761
City Board of Education	1,490
BF Goodrich/Michelin Tires	1,378

Surrounding Retail

I-20/59 &
Buttermilk Rd
Tuscaloosa



Parcel Map

I-20/59 &
Buttermilk Rd
Tuscaloosa

#	Parcel No.	Acreage
1	63-30-07-35-3-002-007.000	4.2 Acres
2	63-30-07-35-3-002-010.000	11.7 Acres
3	63-30-07-35-2-001-001.004	0.79 Acres
4	63-30-07-35-2-001-005.009	1.41 Acres
5	63-30-07-35-2-001-005.004	1.14 Acres
6	63-30-07-35-2-001-005.0011	1.68 Acres



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