

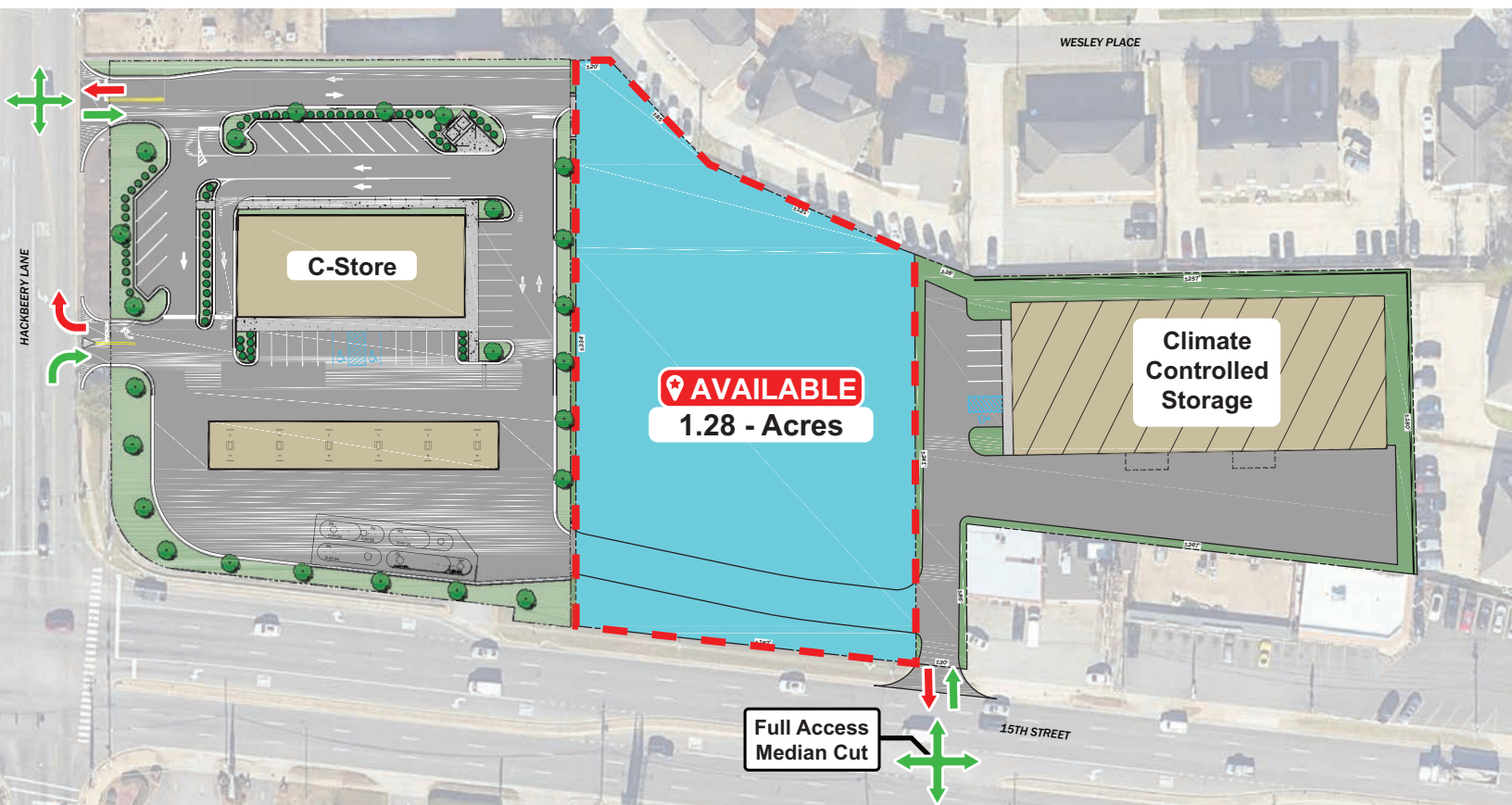
- **Rare Opportunity and Walkable to the University of Alabama's Campus, with over 39,000 Students**
- **+/-1.28 Acre Parcel with 201.57' of 15th Street Frontage with Median Cut and Indirect Access to Traffic Signal on Hackberry Lane**
- **± 35,757 VPD on 15th Street**
- **± 19,596 VPD on Hackberry Lane**
- **Corner Parcel is a Proposed C-Store and Far East Parcel is a Proposed Self-Storage Facility**
- **Ideal for a QSR, Car Wash, Medical, or Bank**
- **Zoning: University Commercial**

## Market Overview >>>>

Tuscaloosa is on the Black Warrior River about 55 miles southwest of Birmingham. Founded in 1816 by Thomas York on land opened to settlement after the Creek War, it was named for the Choctaw chief Tuscaloosa.

In Tuscaloosa, health care and education are a major part of the economy. Poultry processing and coal mining are also important. Manufactures include automobiles, tires, wire screens, compact discs, paper products, and steel. The city is home to the University of Alabama, Stillman College, and Shelton State Community College.

There are many recreational sites in and near Tuscaloosa including: Lake Tuscaloosa, a source of the city's domestic and industrial water also used for recreational activities including boating, swimming and fishing; Lake Lurleen State Park, and Oliver Lake. Annual events include Heritage Week and the Sakura Festival. Family fun can be had at the Alabama Adventure Theme Park, located only 35 minutes from Tuscaloosa.



## Audrey Akin Bone

205.401.5894

aakin@cgpre.com