

# 5201 REICHOLD ROAD

TUSCALOOSA, AL 35404

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$315,000
Lot Size:	± 8.1 Acres
Year Built:	1994
Warehouse Size:	± 3,024
Market:	Tuscaloosa
Price / SF:	\$104.17

### PROPERTY HIGHLIGHTS

- Prime Location: Northeast Tuscaloosa—quiet residential setting with seamless access to the city's major destinations.
- Over 8 Acres of land with small warehouse on property.
- Ceiling - 14' Eaves and 15' Center
- 2 drive-ins (16'x12' and 12'x12' drive-in bay door)
- Excellent Connectivity: Quick access to the University of Alabama, University Mall, US 43/AL 69 corridor via Jack Warner Parkway and Hugh R. Thomas Bridge.
- Key high-capacity connector: Hugh R. Thomas Bridge (US 43/AL 69) facilitating access to Northport and beyond, with ~68,400 daily crossings.
- Jack Warner Parkway — substantially busier, with counts up to ~21,000 to 27,000 vehicles/day at various segments.
- Balanced Traffic: Low traffic directly on Reichold Rd; convenient access to busier streets and highways for mobility.
- Growing Metropolis: Tuscaloosa is thriving—population has risen beyond 100K, employment and education sectors are strong.
- University Influence: Home to a top-tier R1 research university with record enrollment and dynamic growth—great for residential, investment, or family-oriented appeal. Fall 2024 enrollment hit a record 40,846 students, marking the first time UA topped 40,000. UA stands as Alabama's largest university by enrollment, with a sprawling 1,970-acre campus in Tuscaloosa.

### PERRY PATIÑO

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### MOORE COMPANY REALTY

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## Additional Photos



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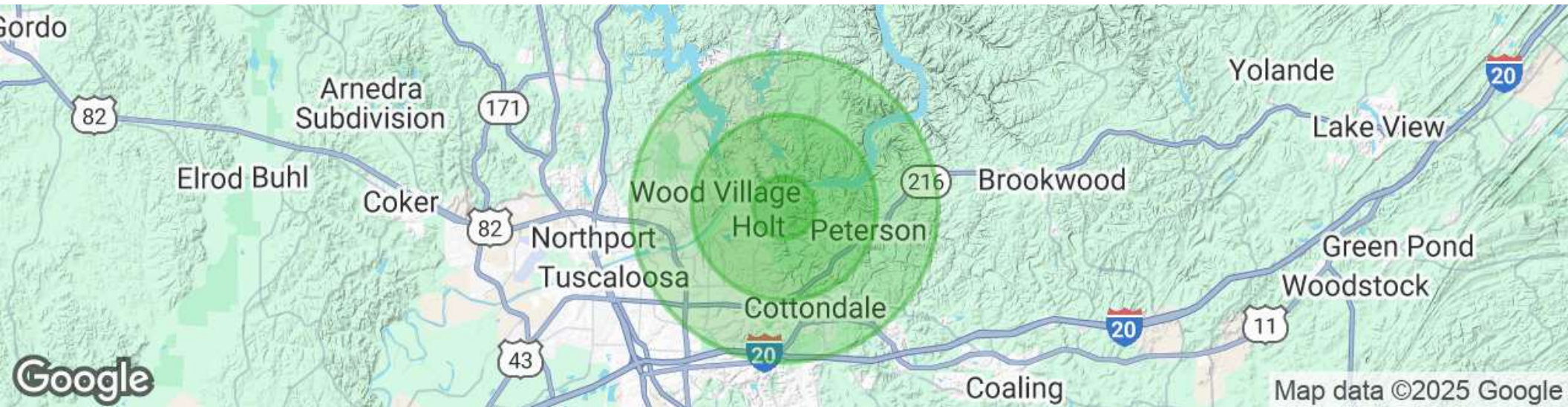




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## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	919	16,135	60,567
Average Age	40	38	35
Average Age (Male)	38	37	34
Average Age (Female)	42	39	35

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	377	6,239	20,356
# of Persons per HH	2.4	2.6	3
Average HH Income	\$59,909	\$101,114	\$89,390
Average House Value	\$207,903	\$309,660	\$377,273

Demographics data derived from AlphaMap

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## Retail Map



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