



PROPERTY DESCRIPTION

1 acre of land conveniently located near I359 and Kauloosa Ave in Tuscaloosa. Zoned light industrial with interstate visibility. Great location for flex office development, storage yard, office, possible storage lot or lay down yard for lease. Half of the property is cleared and graveled.

PROPERTY HIGHLIGHTS

- PRICE REDUCED!!!! \$139,900 *Owner Financing Available*
- Lease \$4,000/mo NNN, will subdivide
- Excellent location for Flex Development or secured yard space.
- Owner will Clear, Gravel and Fence Yard for Tenant.
- Visibility from I359 with easy access.

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$139,900 |
| Lease Rate: | \$4,000/mo |
| Lot Size: | 1 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,376 | 30,204 | 51,764 |
| Total Population | 6,203 | 58,253 | 108,999 |
| Average HH Income | \$33,363 | \$32,689 | \$46,638 |

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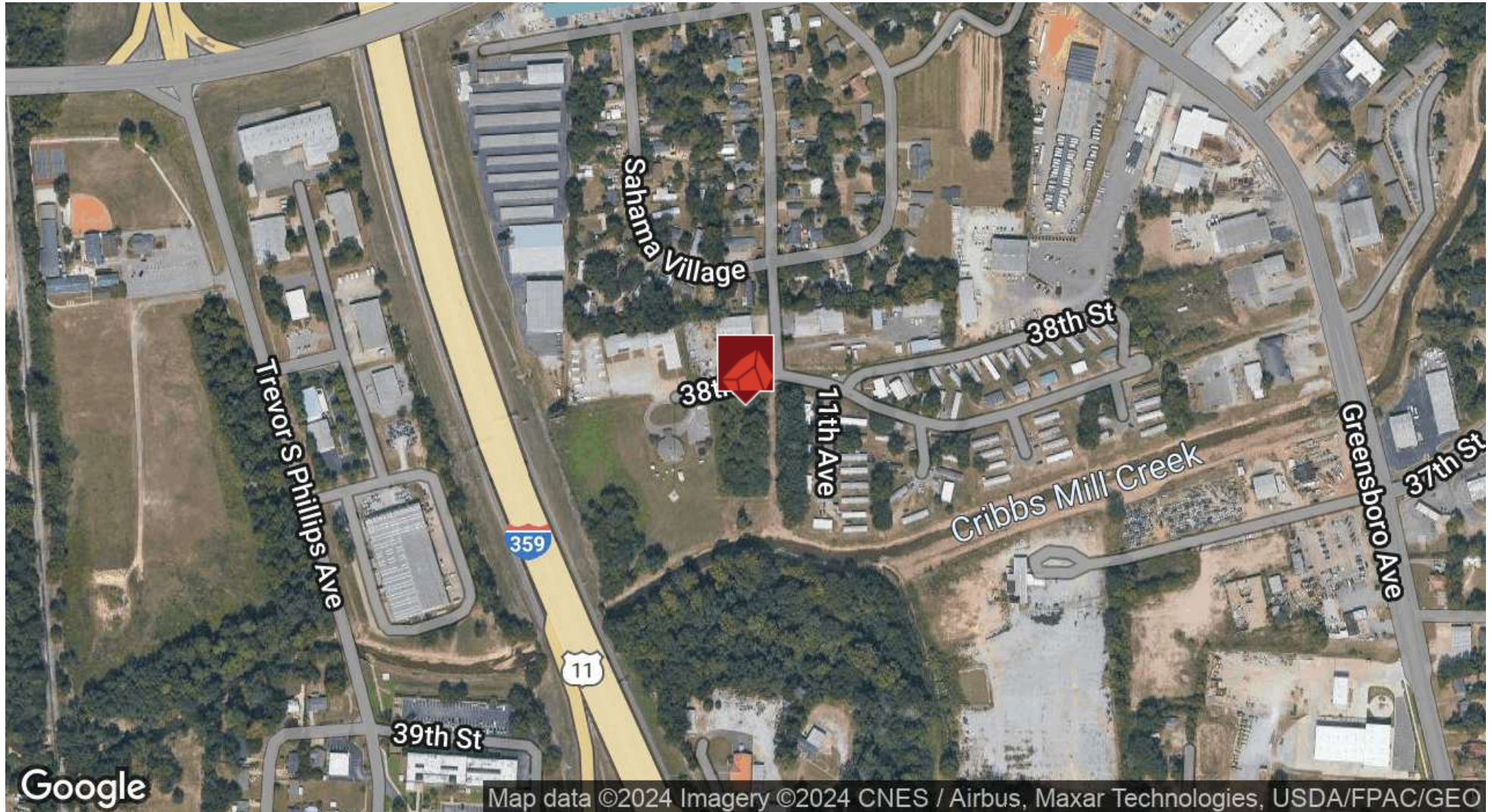
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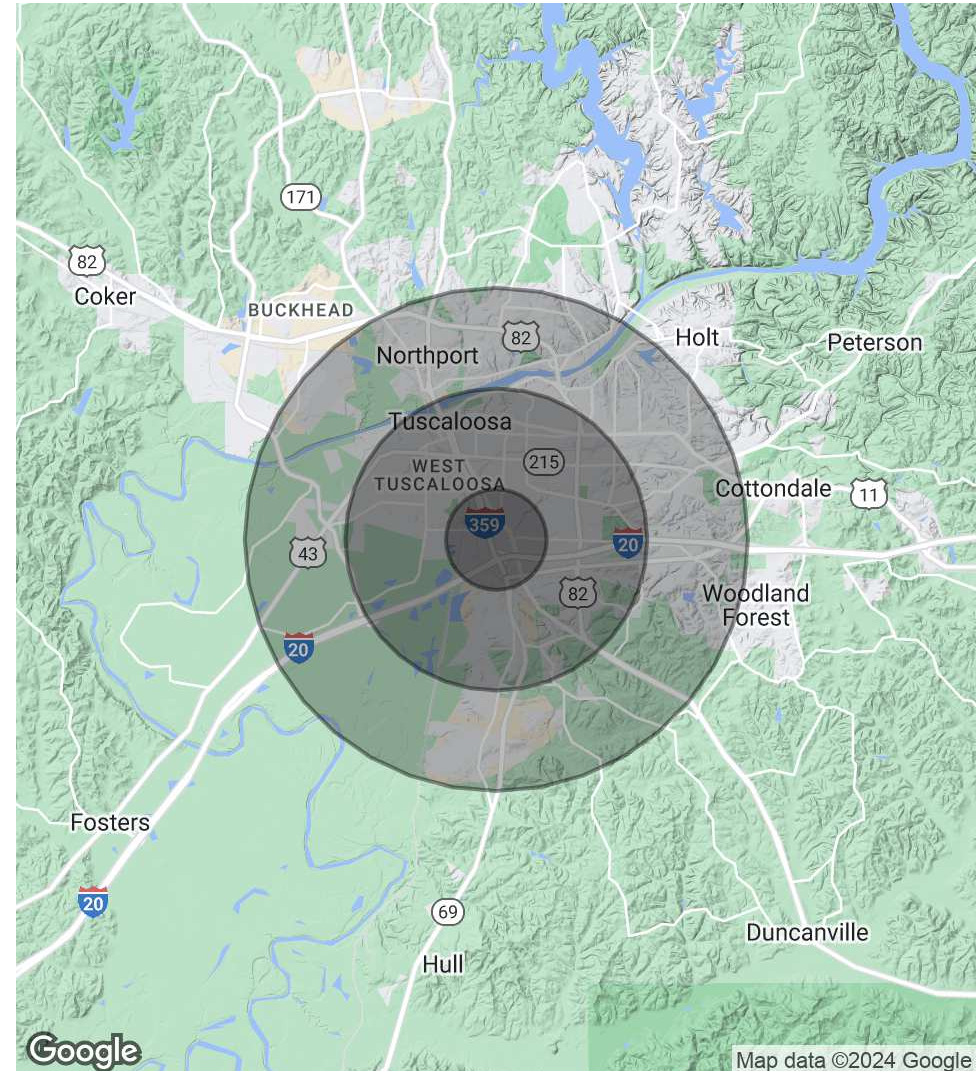
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,203 | 58,253 | 108,999 |
| Average Age | 31.0 | 30.2 | 32.9 |
| Average Age (Male) | 28.2 | 28.9 | 30.8 |
| Average Age (Female) | 34.4 | 32.2 | 35.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,376 | 30,204 | 51,764 |
| # of Persons per HH | 1.8 | 1.9 | 2.1 |
| Average HH Income | \$33,363 | \$32,689 | \$46,638 |
| Average House Value | \$167,659 | \$171,082 | \$191,077 |

* Demographic data derived from 2020 ACS - US Census



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