

NEW MIXED USE DEVELOPMENT

RIVERVIEW POINTE

LOCATED AT THE CORNER OF GREENSBORO AVENUE AND JACK WARNER PARKWAY

Tuscaloosa, Alabama

Up to 5,500 SF of restaurant space adjacent to new Homewood Suites



Exclusively marketed by:

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PROPERTIES**

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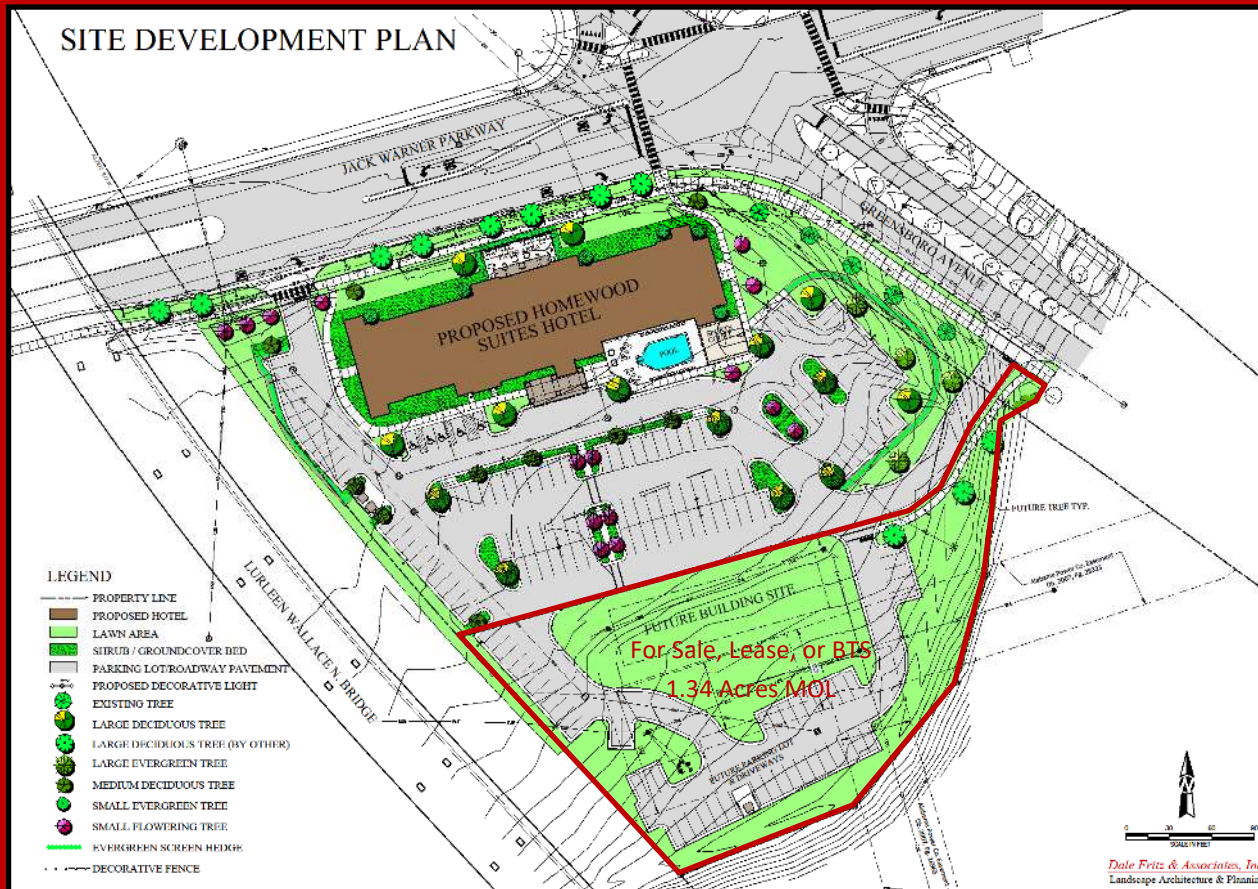
THINK DIFFERENT STRATEGY

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For more information, contact:

Ward McFarland 205.799.2400
Progressive Properties 205.469.0106

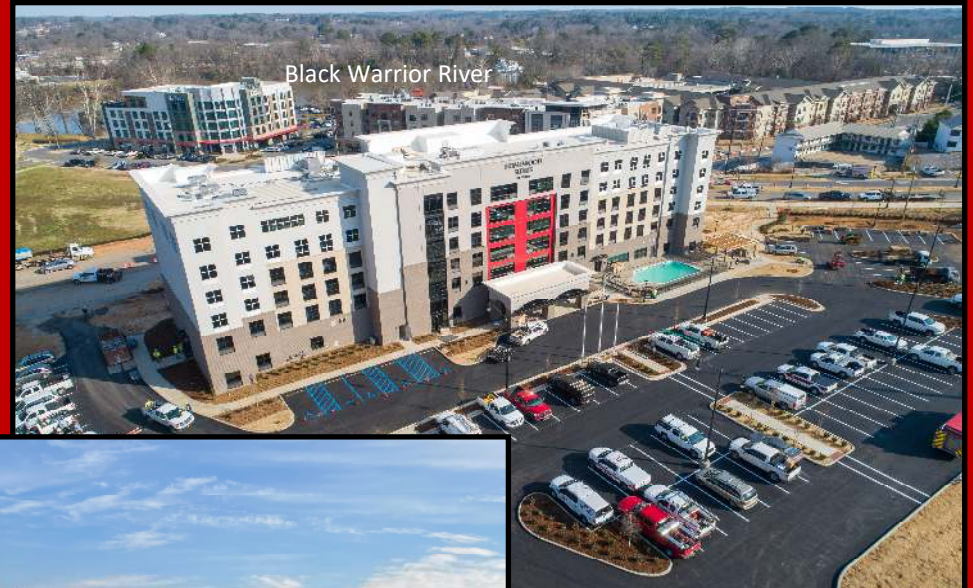
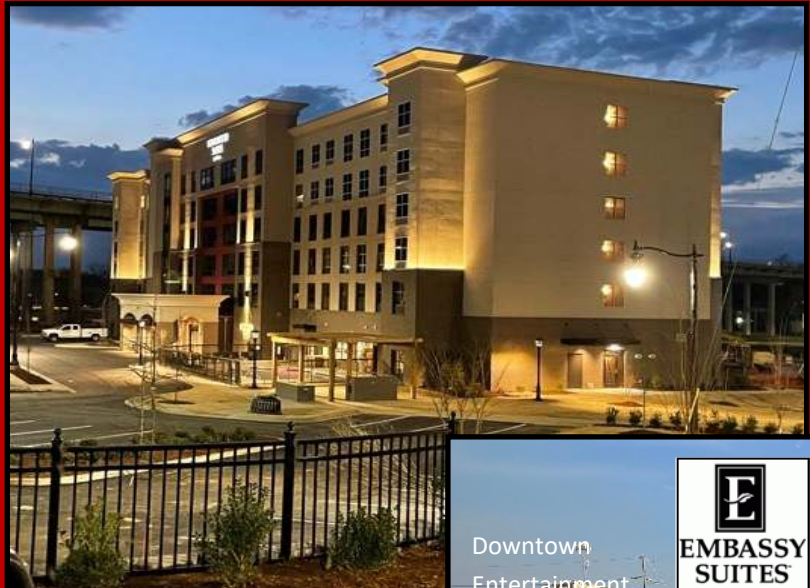
RIVERVIEW POINTE



- Premiere restaurant site in the Tuscaloosa, Alabama market
- Located at the the intersection of Greensboro Avenue and Jack Warner Parkway
- Up to 5,500 SF of restaurant space planned, including +/- 1.34 acres of land for sale/lease/built to suit
- New 116 room Homewood Suites Hotel opening soon
- Adjacent to the Tuscaloosa Ampitheatre, downtown entertainment district
- Paved parking, curbs, and lighting provided
- Highest traffic exposure in Tuscaloosa, AL– over 85,000 VPD pass within 1 block
- Excellent visibility from Lurleen Wallace Blvd. (U.S. Hwy 43) and Jack Warner Parkway, both primary downtown arteries
- Within a block of Tuscaloosa’s newest hotels– Embassy Suites, Indigo, Comfort Suites and Hilton Home2 Suites
- Ample parking on site shared with hotel (47 Spaces)
- 1 +/- mile from University of Alabama campus and Bryant Denny Stadium
- Patio seating possible in design
- Adjacent to Tuscaloosa Riverwalk scenic area and other downtown attractions

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ADT: 7,109 VPD 2019

ADT: 16,190 VPD 2016

SITE +/- 3.8 AC

301
BISTRO • BAR • BEER GARDEN

COMFORT SUITES

TACO HAMA

the Locker Room

R. Davidson
CHOP • HOUSE

pants store

JIM 'N NICK'S
COMMUNITY BAR-B-Q

INNI\$FREE
IRISH PUB

ROSEMARY and VINE

Half Shell
oyster house

DEPALMA'S
ITALIAN CAFE

Central
MESA

5

CHUCK'S

BAMA

University of Alabama
Bryant Denny Stadium +/- 1 mile

RIVERFRONT Village
EST. 2015
TUSCALOOSA, ALABAMA
30,000 s/f retail, 452 beds

TUSCALOOSA RIVERWALK

hotel INDIGO

TUSCALOOSA AMPHITHEATER

Tuscaloosa news

RENASANT BANK

2700 CAPITOL PARK
Mixed Use Project w/ Retail
221 Bedrooms

HOME2 SUITES BY HILTON
113 Suites

154 Suites
EMBASSY SUITES

Government Plaza

Jack Warner Pkwy
Greensboro Ave
University Blvd
Lurleen B Waller Ave

43
69
13
59/20

Downtown Tuscaloosa

Downtown Tuscaloosa is a story of success resulting from cooperation between local government and private business and development. Long the center of commerce for West Alabama, downtown has seen millions of dollars in investment from local and state/federal governments be followed by millions more from private entities, most recently with the addition of two long-awaited hotels.

Downtown is the home to a vibrant entertainment district, unique retail shops and restaurants, beautiful streetscaping, and traditional southern architecture. It is the gateway to the University of Alabama and its over 37,000 students, who tend to frequent the area along with visiting family. Featuring a \$60 Million federal courthouse, a new Amphitheatre and Rivermarket, along with a 3-mile walking trail known as the Riverwalk, downtown is a very livable area which has found appeal with both students and families. Hundreds of new apartments have been added to the mix over the past five years, and our new downtown residents need restaurants to dine at.

Downtown is now an ideal setting for visitors as well. The new Homewood Suites planned for the site, Embassy Suites, Hotel Indigo, Comfort Suites and Hilton Home2 Suites hotels will provide an additional influx of people to support more growth downtown. With a location less than a mile from 101,000 capacity Bryant Denny Stadium, home of the Alabama Crimson Tide, and from the University of Alabama itself, this area's popularity with diners is expected to continue to increase.



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*Located in the heart of beautiful
Downtown Tuscaloosa,
Alabama*

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