

# Prime Commercial Property for Sale

**+/- 2.0 Acres**  
15th Street near University of Alabama Campus  
Tuscaloosa, Alabama



**LOCATION:** Near University of Alabama Campus on 15th Street commercial corridor, 1/2 mile west of primary retail centers. Site is the former Contemporary Mitsubishi car dealership.

**LAND DETAILS:** Approximately 2.0 acres of flat land with frontage on 15th Street.

**UTILITIES:** All Available

## COMMENTS:

- Unique development opportunity along major Tuscaloosa thoroughfare with great access to a large and growing student population of over 30,000.
- Ideal hotel, multifamily, retail, or restaurant site
- Excellent visibility and access from 15th Street. Corner lot with signaled access to Contemporary Drive
- Adjacent to University Downs student housing complex and proposed pedestrian greenway providing access to proposed shopping venues
- Traffic count on 15th Street of 39,097 VPD in 2007
- Owner will divide, Adjacent parcels available

**For More Information  
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