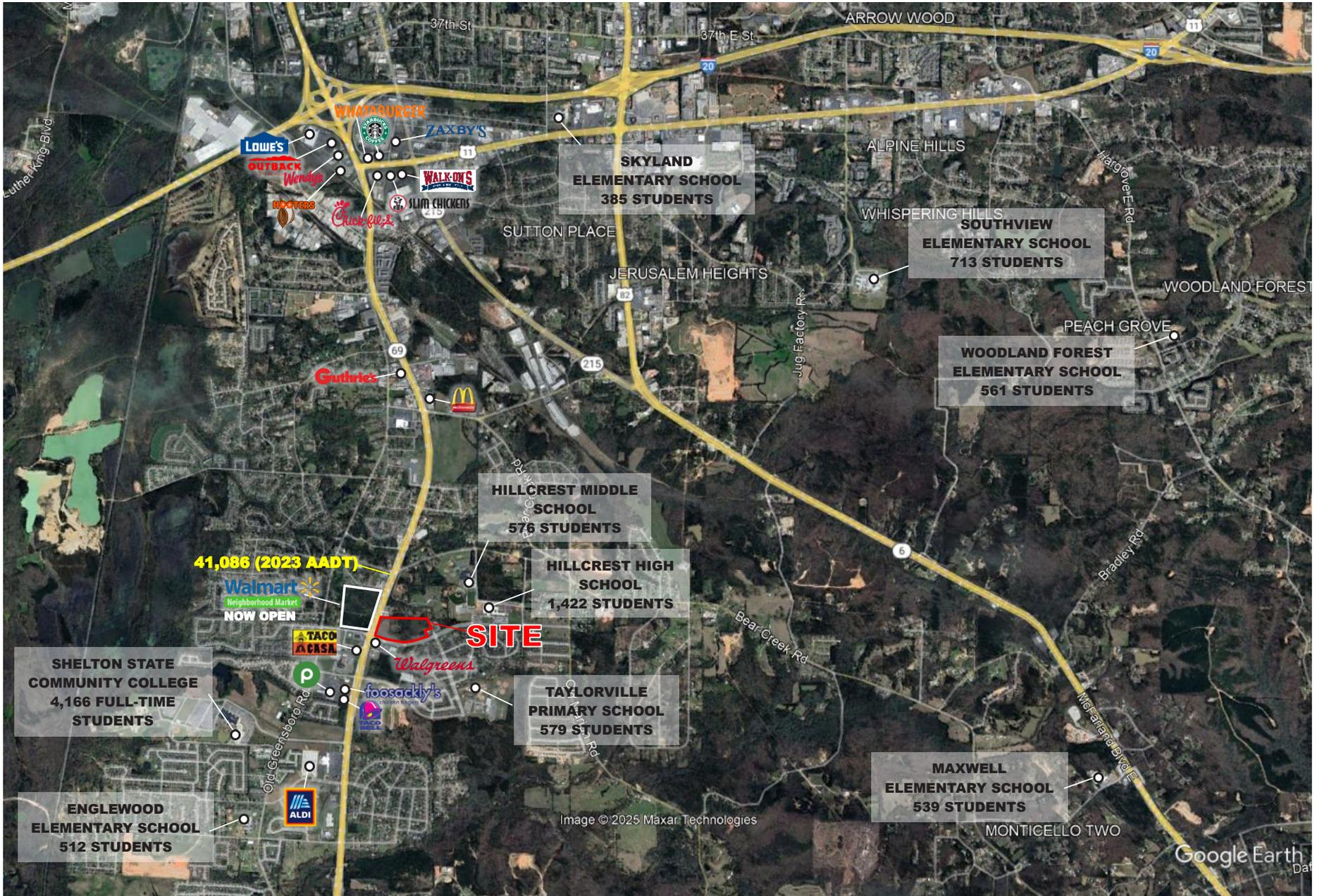




RICHMOND PROPERTIES, INC.

PROPOSED DEVELOPMENT 21 ACRES - HWY 69, TUSCALOOSA, AL



CARTER COOPER

CCOOPER@RICHMONDPROPERTIESINC.COM

OFFICE: 205.969.1201 EXT 2

CELL: 205.531.4569

HUNTER KELLER

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OFFICE: 205.969.1201 EXT 3

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BLAIR COOPER

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- Located on the NE Corner of Hwy 69 and Patriot Pkwy at signalized intersection
- Only 7 miles or 12 minutes from University of Alabama
- In close proximity to Shelton State Community College, Hillcrest High and Middle School, Taylorville Primary School and Englewood Elementary School
- Nearby retailers include: Publix, Wal-Mart Neighborhood Market, ALDI, Walgreens, CVS, Tractor Supply, Jack's, Autozone, Taco Bell, Tidal Wave Car Wash
- Build-To-Suit or Ground Lease
- 2023 Traffic Count on Hwy 69: 41,086 VPD
- Easy access to I-20

 POPULATION	 AVG HH INCOME
6,268	\$109,928
15,779	\$99,970
23,555	\$91,697

*1, 2, & 3 MILE RADIUS

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LEGEND

- EX WATER MAIN (SIZE AND TYPE AS NOTED)
- EX GAS MAIN (SIZE AND TYPE AS NOTED)
- PROPOSED SANITARY SEWER MANHOLE AND MAIN (SIZE AND TYPE AS NOTED)
- EX SANITARY SEWER MANHOLE AND MAIN (SIZE AND TYPE AS NOTED)
- EX STORM PIPE (SIZE AND TYPE AS NOTED)

GRAPHIC SCALE
1 inch = 40 ft.

GMC

2400 5th Avenue S, Suite 200
Birmingham, AL 35233
OFFICE: 205.969.1201
GMC@RICHMONDPROPERTIES.COM

ISSUE	DATE

TUSCALOOSA RETAIL
TUSCALOOSA, ALABAMA

GMC PROJECT # CBHM25XXXX

CONCEPTUAL LAYOUT
& UTILITIES

C-101
DATE: 10/20/2024

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