

3912 3RD AVE E

Tuscaloosa, AL 35405

Sale Price:
\$1,800,000

COMMERCIAL LAND
FOR SALE





PROPERTY OVERVIEW

Highlights

- **±7.89-acre commercial land opportunity**
- **Approximately 800 linear feet of I-20/59 frontage**
- **Zoned NC, Neighborhood Commercial**

This **±7.89-acre commercial land offering** provides a rare opportunity for a business or developer seeking **visibility along I-20/59** in southeast Tuscaloosa. The site includes approximately **800 linear feet of interstate frontage** and is **zoned NC, Neighborhood Commercial**, with access from 3rd Ave E near Skyland Blvd E and McFarland Blvd E.

The property benefits from strong exposure along one of the area's primary transportation corridors and is positioned near established residential neighborhoods, schools, and commercial services.

The offering includes two parcels: 31-07-36-4-006-001.000 and 31-07-36-3-018-001.000. Buyers should independently verify parcel boundaries, development potential, access, utilities, and any applicable land use requirements.

Property Specs

Property Type

Commercial Land

Total Land Size

±7.89 Acres

Topography

Gently Rolling Site

Zoning

NC

Frontage

Approx. 800'

Access

3rd Ave E

Flood Plain

No, Zone X

Utilities

City Water & Sewer Available — To Be Verified

FOR SALE

\$1,800,000

Property Photos



LOCATION & ACCESS

Tuscaloosa, Alabama



Location Overview

Located in southeast Tuscaloosa, this ±7.89-acre property offers excellent I-20/59 visibility with approximately 800 feet of interstate frontage and access from 3rd Ave E. Zoned NC, the site is well-positioned for neighborhood commercial uses, subject to buyer verification and required approvals.

- ±7.89 acres in southeast Tuscaloosa
- Approx. 800 LF of I-20/59 frontage
- Strong interstate visibility and exposure
- Access from 3rd Ave E
- Near Skyland Blvd E and McFarland Blvd E
- Across from Skyland Elementary

Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!



Richard Henry

Owner
REALTOR® | Qualifying Broker

Delana Roe

Chief Operating Officer
REALTOR® | Associate Broker



(205) 236-5396



info@rightspacecre.com



RightSpaceCRE.com