

9750 Alabama Highway 69 South

Tuscaloosa, AL 35405 **FOR SALE, GROUND LEASE, OR BTS**



Old Greensboro Road

Lot 9
2.26 AC

Lot 20
1.16 AC

Lot 19
.84 AC

Lot 18
.86 AC

Lot 17
.99 AC

Lot 15
1.23 AC

Lots 13 & 14
11.60 AC

Lot 3B
.69 AC



7.22 AC
Ground
Lease/
BTS

Mae Hinton Boulevard

.55 AC



Highway 69 South (±47,000 VPD)

Pad Ready Sites
Available

Utilities in Place

Sims Herron
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Property Specifications

Address	9750 AL Highway 69 South Tuscaloosa, AL 35405
Property Type	Land
Total Acreage For Sale	20.52 Acres
Total Acreage For Ground Lease	7.77 Acres
Utilities in Place	Power, Water, Sewer
Zoning	Lots within City Limits: BH Lots Outside: Unzoned



Lot Specifications

Lot	Acres	Zoning	Price/Acre	Sales Price
Ground Lease/BTS	7.77 Acres	BH	Unpriced	Unpriced
3B	.69 Acres	BH	\$318,840/AC	\$220,000
9	2.26 Acres	Unzoned	\$185,000/AC	\$418,100
13 - 14	11.60 Acres	Partially BH	\$120,000/AC	\$1,378,800
15	1.23 Acres	Unzoned	\$120,000/AC	\$147,600
17	.99 Acres	BH	\$185,000/AC	\$183,150
18	.86 Acres	BH	\$215,116/AC	\$185,000
19	.84 Acres	BH	\$220,238/AC	\$185,000
20	1.16 Acres	BH	\$185,000/AC	\$214,600

Demographics

	1 Mile	1.5 Miles	2 Miles
Total Population	4,501	8,908	11,887
Average HH Income	\$97,608	\$98,248	\$95,441
Average Home Value	\$276,134	\$271,395	\$269,132

Location Highlights

Located along Highway 69 South in Tuscaloosa, this property offers prime commercial development opportunities with approximately 47,000 vehicles per day and excellent visibility. The sites are just 8 minutes from Interstate 20, providing strong regional connectivity, and are surrounded by a dense and growing population base. Nearby demand drivers include Shelton State Community College (7,000+ students) and multiple established schools, creating consistent daily traffic and long-term stability for retail, multifamily, or service-oriented users.



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