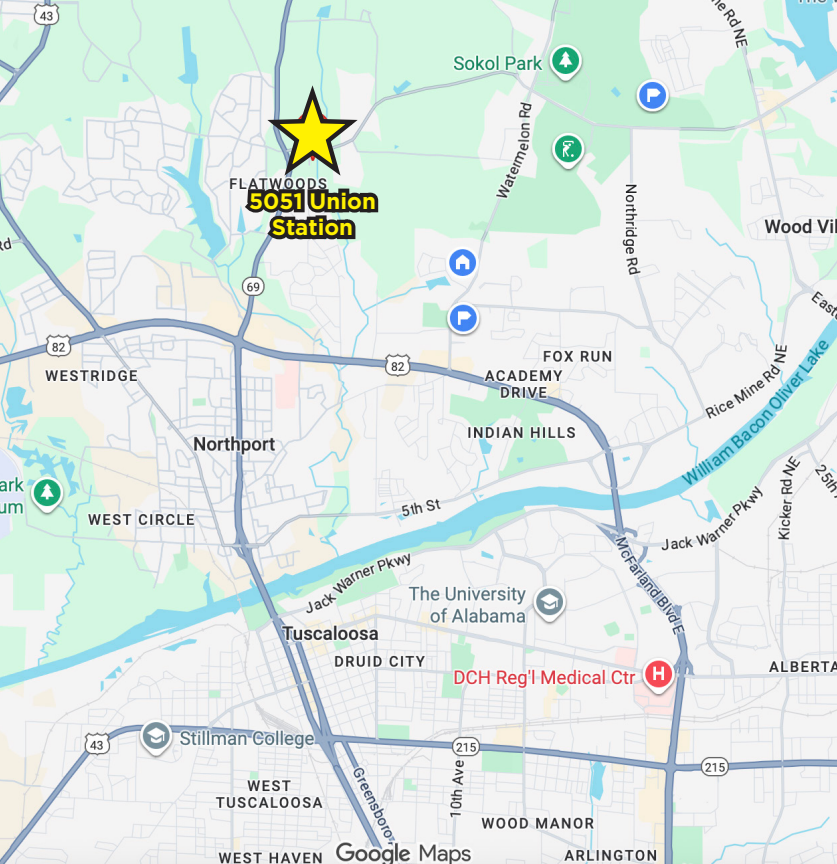


5051 Union Station



A CLASS "A" OFFICE INVESTMENT
Presented By: Harwood Real Estate LLC





5051 UNION STATION

NORTHPORT, AL 35473

DIRECTIONS:

From Downtown Tuscaloosa, head North on Lurleen Wallace Blvd. Go through the intersection and continue Highway 69 North. Turn right onto Union Chapel Road. JNJ building will be down on the right before you go down the hill.

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Partner

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Richard@harwoodrealestate.com

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Partner

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Neal@harwoodrealestate.com

Berkley Horton

Commercial Team Administrator

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COMMUNICATION:

All inquiries and requests relating to the property should be directed to a member of the Harwood-DiChiara marketing team above. For questions specifically relating to our data room or copies of this offering memorandum and other marketing materials, please contact Berkley Horton.

 [@neal_dichiara](https://twitter.com/neal_dichiara)

 [@nealdichiaracre](https://www.instagram.com/nealdichiaracre)

 [@harwood_realestate](https://www.facebook.com/harwood_realestate)

 [@richard_moves_it](https://www.facebook.com/richard_moves_it)



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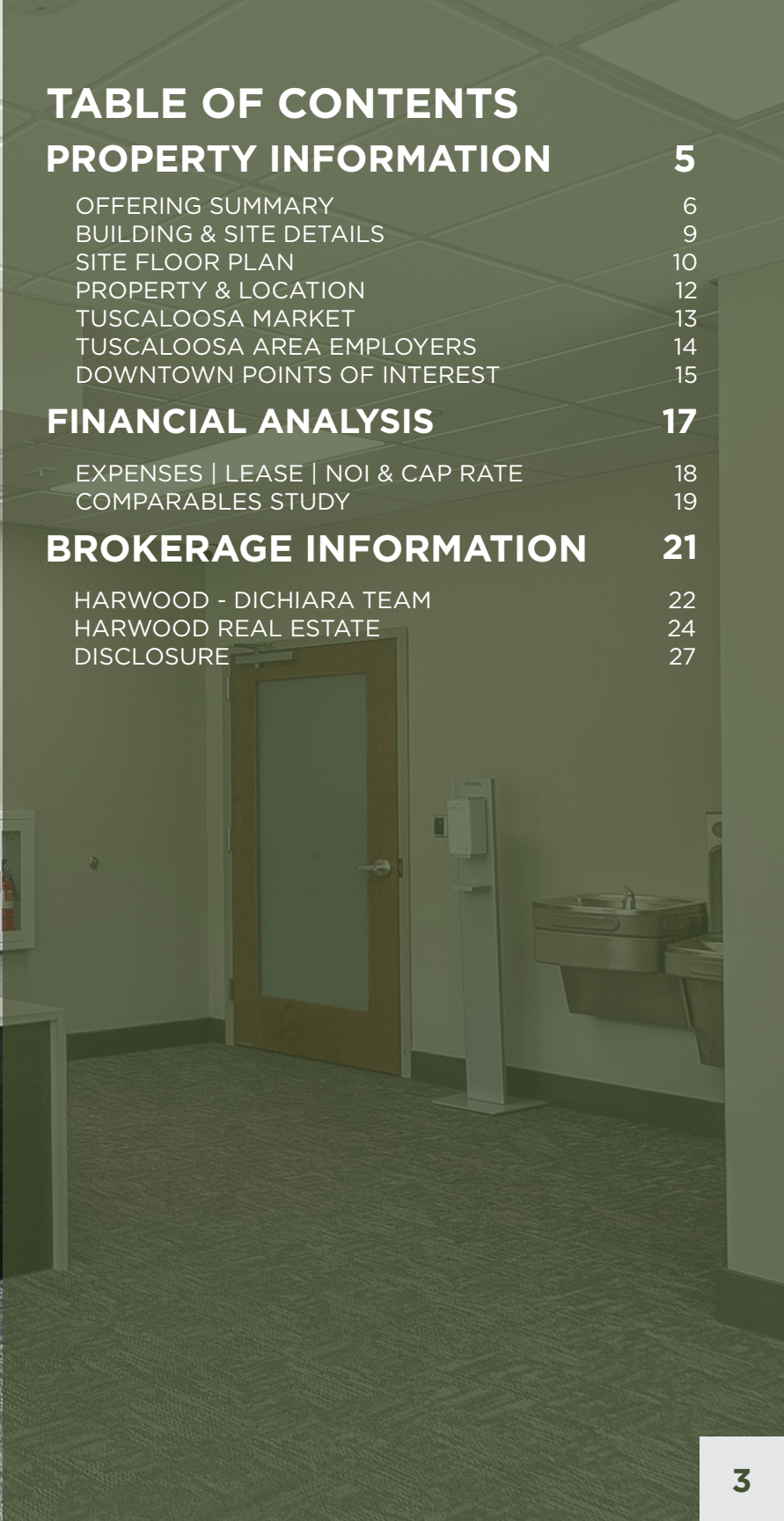
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SECTION 1

PROPERTY INFORMATION

OFFERING SUMMARY:

5025 UNION STATION	
ADDRESS	5025 UNION STATION NORTHPORT, AL 35473
SITE SIZE	1.53 ACRES
BUILDING SF	12,000 SQFT
PARCEL I'D	31-02-03-1-001-042.001
ZONING	C-3
PARKING	28 SPACES
DATE BUILT	2022

PRICE \$3,299,000/\$274.91/SF
LEASE \$23/SF
FURNITURE AVAILABLE AND SOLD SEPARATELY



INVESTMENT HIGHLIGHTS:

Like New Building

Built in 2022, The JNJ Building is in pristine condition. All finishes exhibit little to no wear and tear.

Safe and Secure Facility

Tucked in the Union Station Business Park, The JNJ Building is a destination location. Technology upgrades include access control, a 12-camera security system, and an alarm system. A concrete safe room adds piece of mind for stormy weather.

Aesthetically Pleasing Architecture, Interior Design, and Landscaping

Cool curb appeal coupled with thoughtful and hip interior design send strong messages to all visitors. Polished concrete floors and blacked out ceilings project a modern look. The grounds are landscaped with meticulous detail and upgraded plantings. This building positions your brand for success.

Hi-Tech Features Throughout

A completely customizable Honeywell Access Control makes private and public access a breeze. The Sonance Sound System plays music or WHITE NOISE in all areas. The climate control system has 5 zones to keep office workers comfortable.

Thoughtful Office Layout

With private offices, large and small conference rooms, and collaborative workspaces the JNJ Building truly has it all. Roll up doors to a shipping and receiving area add functionality

Easy Access and Parking

Two ingress/egress points along Union Station Circle make circulation easy. Ample parking(28 spaces) for customers and employees are organized front and back of house.



FLOORPLAN





LOCATION:

Nestled just across the Black Warrior River from Tuscaloosa, Northport offers the perfect balance of small-town charm and big-city convenience. The property is located within minutes of Lake Tuscaloosa, providing easy access to boating, fishing, and waterfront recreation. Whether you are looking for a weekend escape or a daily dose of nature, the lake is a major lifestyle draw for residents and visitors alike.

Sports fans and alumni will appreciate the short drive to Bryant-Denny Stadium, home of the Alabama Crimson Tide. Game days bring energy and foot traffic to the area, while the stadium's proximity adds value for both commercial and residential properties.

Dining and entertainment options abound, with dozens of restaurants, coffee shops, and local favorites just minutes away. From national chains to locally owned gems, Northport and nearby Tuscaloosa offer a diverse culinary scene that continues to grow. The nearby Historic Downtown Northport district adds even more charm, with boutiques, galleries, and seasonal festivals like the Kentuck Festival of the Arts. With quick access to McFarland Blvd, Lurleen B. Wallace Blvd, and I-59/20, the location is ideal for commuters, customers, and logistics. The area is also experiencing a wave of new development, including retail, hospitality, and infrastructure upgrades—making this a smart investment in a thriving market.





NORTHPORT, AL MARKET:

Northport, Alabama, located on the north bank of the Black Warrior River across from Tuscaloosa, is a growing city of just over 31,000 residents. The community benefits from its close connection to the Tuscaloosa metro area while offering its own identity and quality of life. The real estate market in Northport is competitive, with homes moving quickly and the median sale price around \$310,000. Population growth, strong housing demand, and ongoing development have helped position the city as one of West Alabama's most attractive places to live and invest.

A key driver of recent momentum is River Run Park, a \$28 million multi-field sports complex nearing completion on the banks of the Black Warrior River. The park will feature nine high-quality turf fields for baseball and softball, with several fields overlooking the water. Corporate partnerships, including Buffalo Rock Company for beverage rights, and management by Capacity Sports Group, will support the facility. Once operational, River Run Park is expected to host tournaments and events that will draw visitors from across the region, boosting tourism, retail, and hospitality opportunities in Northport.

The city's natural amenities also play a major role in its growth and appeal. Lake Tuscaloosa, located just north of the city, spans nearly 6,000 acres and serves as both the primary water supply for the area and a premier recreational destination. With more than 170 miles of shoreline, the lake is popular for boating, fishing, and waterfront living. Many of the area's most desirable residential communities are situated along or near Lake Tuscaloosa, where residents enjoy scenic views, private docks, and easy access to outdoor activities. The lake has become a key driver of lifestyle-oriented development, drawing new homeowners and supporting Northport's reputation as a city with both urban convenience and abundant natural beauty.

The city's economy is supported by both local employers and major regional anchors. Northport Medical Center, part of the DCH Health System, provides a healthcare hub, while the Tuscaloosa County and City School Systems are among the largest public employers. Just across the river, the University of Alabama employs thousands, adding significant economic and cultural influence. The broader area also benefits from a strong industrial base, anchored by Mercedes-Benz U.S. International in Vance and supported by suppliers such as Michelin/BF Goodrich and other automotive and logistics firms. Together, these institutions provide stability and growth for the region. With its combination of strong housing demand, proximity to Tuscaloosa, access to Lake Tuscaloosa, a diversified employment base, and transformative projects like River Run Park, Northport is positioned for continued growth. The city offers opportunities for residential, retail, and recreational development while facing the challenge of keeping infrastructure and housing affordability aligned with its rapid pace of progress.

NORTHPORT AREA EMPLOYERS:



THE UNIVERSITY OF ALABAMA
11,403 Employees



WARRIOR MET COAL
1,387 Employees



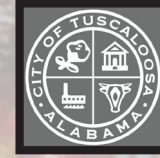
MERCEDES BENZ U.S. INTL.
3,900 Employees



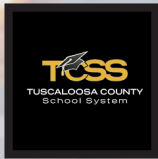
MICHELIN/BFGOODRICH
1,348 Employees



DCH REGIONAL MEDICAL CENTER
3,315 Employees



CITY OF TUSCALOOSA
1,289 Employees



COUNTY BOARD OF EDUCATION
2,277 Employees



VETERANS ADMINISTRATION HOSPITAL
1,277 Employees

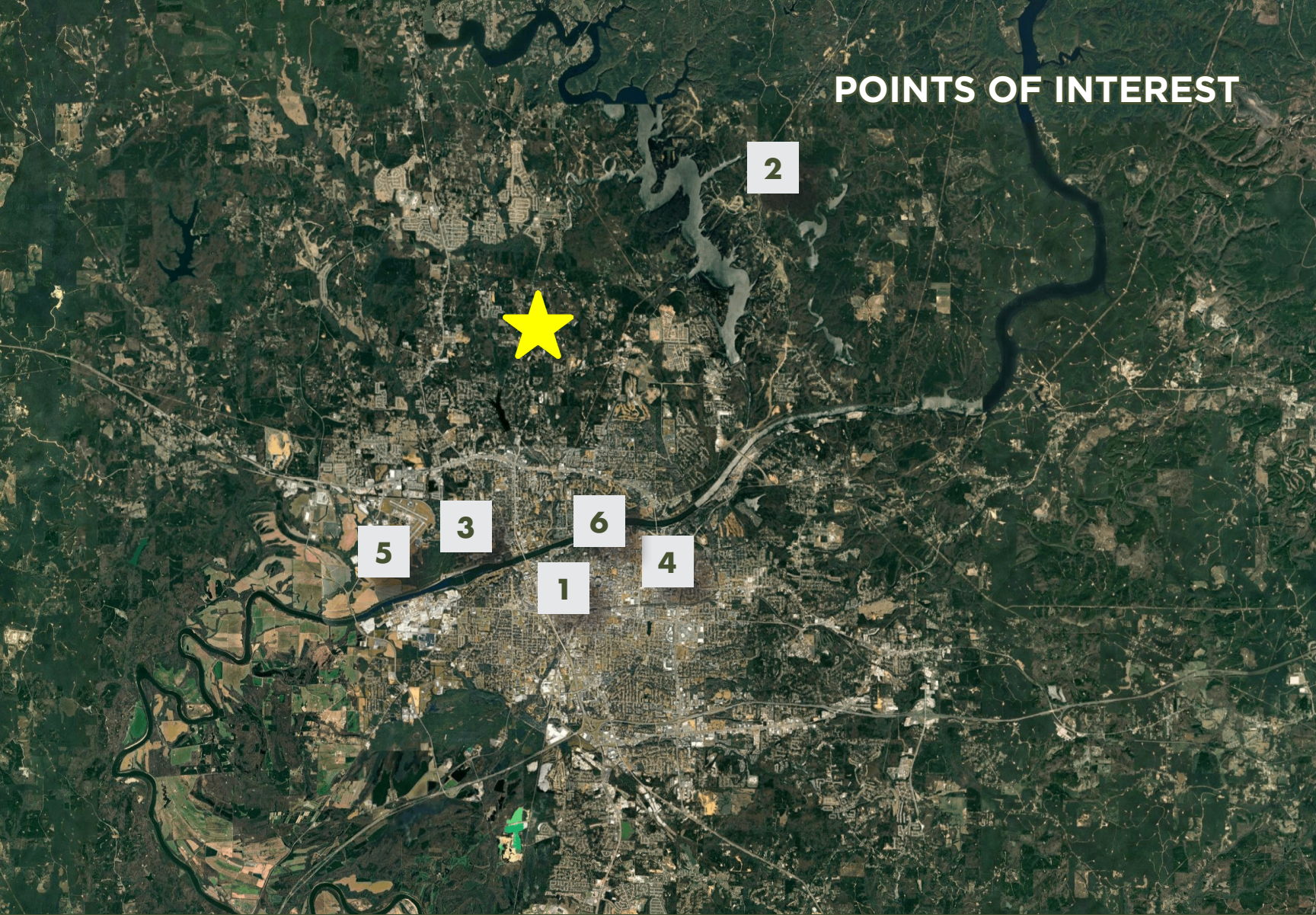


CITY BOARD OF EDUCATION
1,446 Employees



PHIFER INCORPORATED
1,204 Employees

POINTS OF INTEREST



 5051 UNION STATION

- | | | | |
|----------|---------------------|----------|----------------------------------|
| 1 | DOWNTOWN TUSCALOOSA | 4 | THE UNIVERSITY OF ALABAMA CAMPUS |
| 2 | LAKE TUSCALOOSA | 5 | RIVER RUN PARK |
| 3 | DOWNTOWN NORTHPORT | 6 | BLACK WARRIOR RIVER |





SECTION 3

BROKERAGE INFO

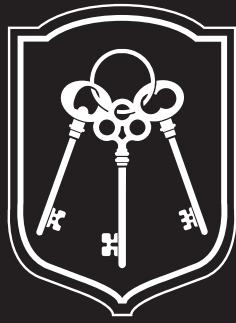


RICHARD HARWOOD (LEFT)

Richard Harwood was born and raised in Tuscaloosa, Alabama. He worked in the trucking and transportation industry for 25 years, and served on the Board of Directors for Alabama Trucking Association and Birmingham Traffic and Transportation. Richard's father, grandfather, and great grandfather have all been lawyers, judges, and in politics. Growing up in this environment shaped Richard to be the hardworking, people-person he is today. Richard does not meet a stranger, and it is not uncommon for someone to come up to him and say, "Hey, I know you!" wherever he goes. The decision to become a Realtor was not planned or expected. During the pandemic, Richard's son was in a terrible accident. Because of the pandemic, they had trouble finding people willing to work in home-health, so he and his wife, Kim, had to take the role of caregiving themselves. After 6 months of Richard and Kim working together every minute of every day caregiving and changing wound dressings twice a day for their son, the idea of them working together in real estate came up. Kim said, "Your gifts are not being used working behind a desk, your gifts need to be put to use working with people." Leaving an industry of 25 years was a big change to consider, so Richard decided to look to his friends and family for their opinions. After receiving so much encouragement and positive feedback, including a lot of "You should've done this 20 years ago!", he decided to sign up for the real estate class and get his license.

NEAL DICHIARA, CCIM (RIGHT)

Neal DiChiara is a licensed real estate salesperson through the Alabama Real Estate Commission, having previously earned a degree in Civil Engineering before pursuing his MBA from the University of Alabama. Neal has experience in design and project management for significant regional developers like Jim Wilson & Associates and McClinton & Company. His work includes projects for national clients like Wal-Mart, Lowe's, Ross Dress for Less, Chick-Fil-A, Verizon, and others. His management experience includes time serving The University of Alabama in Facilities and Grounds, where his guidance earned his department University Awards for service and national awards for innovative practices. Additionally, while working for UA he worked with University Lands for property acquisition and tenant coordination in and around the Strip. Neal's resume includes working with LIV Development, a regional multifamily development firm, where he executed luxury apartment deals in several states resulting in over \$220 million in transactional value and over 1,000 units. In January 2021, Neal transitioned to commercial real estate brokerage where he works a pipeline valued at \$54 million. He earned his CCIM designation in 2022 and was awarded the John N. Lauriello Endowed Scholarship from the Alabama CCIM Chapter. Neal is member of St. Francis Church and serves on the Tuscaloosa Young Life Committee. He is an active board member of The Downtown Tuscaloosa Merchants Association. Neal is married to Curri (Wagner) and has three girls: Martie Will (18), Maggie (18), and Mary Jewell (12). Neal enjoys attending his kid's sporting events, a Saturday night steak, and duck hunting.



HARWOOD REAL ESTATE



(Top Row, L-R) Sam Harwood, Bernard Harwood, Richard Harwood, Neal DiChiara, Thunder Patel, Ben Miller, Stinson Cooper, Betsy LaPish Wiggins
(Bottom Row, L-R) Berkley Horton, Keeshan Crow, Alissa Striegel, Lisa Smalley, Kim Harwood, Brittney Marcum, Bonnie Trindade

OUR PURPOSE

"REAL ESTATE SOLUTIONS IMPROVING
THE QUALITY OF YOUR LIFE"

OUR VALUES

- RELENTLESS
- SYSTEMATIC
- CREATIVE
- KNOWLEDGEABLE
- SERVANT'S HEART
- HIGHEST STANDARD



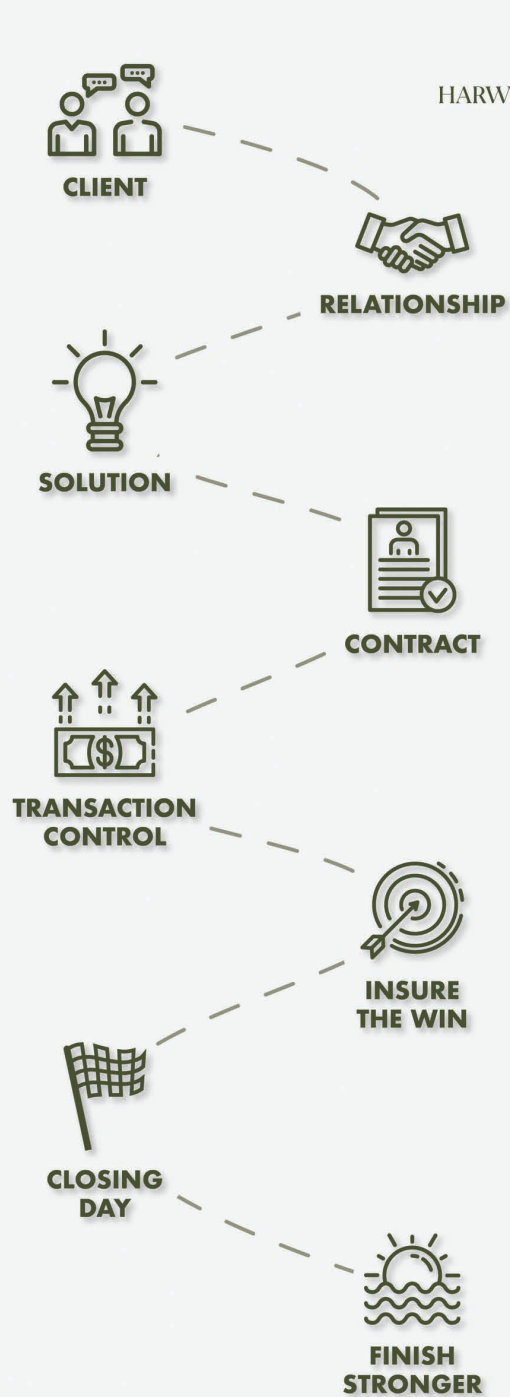
Harwood Real Estate is made up of partners Kim Harwood, Richard Harwood, and Neal DiChiara. The three real estate professionals bring a collective 11 decades of business experience and real estate success together under one roof.

After various successful entrepreneurial endeavors, Kim Harwood has been in real estate for 7 years. She has earned many “top realtor honors”, including most recently the Tuscaloosa Association of Realtors’ Realtor of the year for 2021. Kim specializes in residential real estate with an emphasis on luxury properties. She holds the record for the largest single home sale in Tuscaloosa History.

Neal DiChiara holds a civil engineering degree and MBA from The University of Alabama and has a real estate background in all sectors of commercial real estate. He has worked as a developer on retail shopping centers as well as luxury multifamily projects across the Southeastern U.S. Neal, a CCIM designee, now specializes in the Tuscaloosa Commercial Real Estate Market with added emphasis on investment sales.

Richard Harwood recently retired from a successful trucking business with over 30 years of sales experience and has joined with Neal DiChiara to specialize in commercial real estate. Richard’s extensive network of contacts enables him distinct access to buyers and sellers for every property type. Richard’s work ethic and his amazing ability to sell property insures success for the client.

THE HARWOOD WAY



HARWOOD REAL ESTATE





DISCLOSURE

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