

# Lake Tamaha

## What Is Lake Tamaha?

More than a location, Lake Tamaha is a destination.

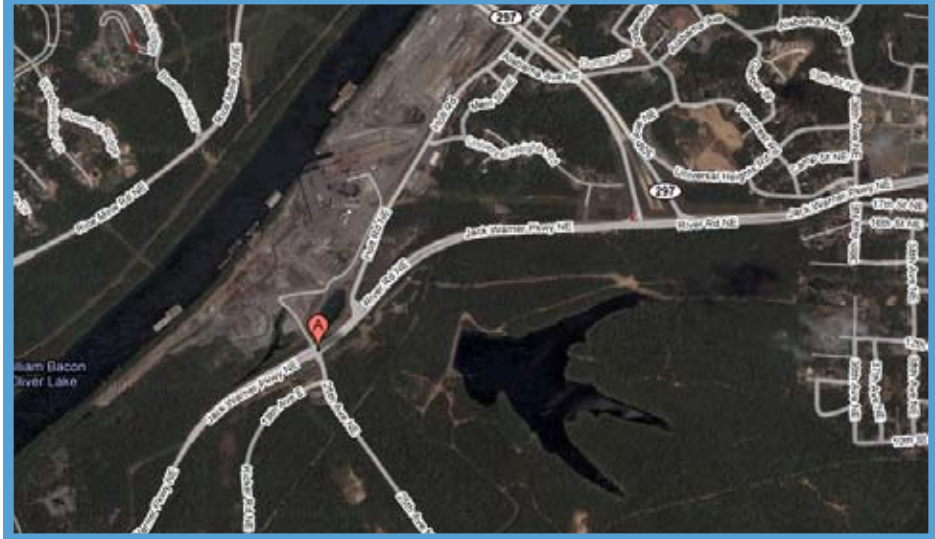
Cleverly designed around a 40-acre lake, Lake Tamaha is Westervelt Realty's newest community in Tuscaloosa, Alabama. Lake Tamaha's master plan includes commercial, residential and retail space constructed around the recreational water element.

Translated as "Town by the lake," in Choctaw, **Tamaha** provides an environment rich with opportunities to connect with neighbors, enjoy nature, and thrive in a community where hustle and bussle is eschewed in favor of elegant simplicity.

From a bike ride to local retail to walking on a nature trail, Lake Tamaha's well-conceived environment perfectly complements the lifestyle sought by a diverse consumer market.

Already in development, The Retreat at Lake Tamaha is a first-to-market community of exclusive cottages targeting university students. With a proven track record in other Southeast university towns, The Retreat brings modern aesthetic and quality to university residential living options,

providing a real estate investment for this growing market segment.



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Restaurants and specialty retail will anchor Lake Tamaha. An active community association responsible for the organization of activities and events will be nurtured at the outset, with anticipated self-governance in place when appropriate.

## Where is Lake Tamaha?

Conveniently located off Jack Warner Parkway near the Eastern Bypass Bridge, Lake Tamaha is less than a mile from the University of Alabama campus, DCH Hospital, and large employers; and less than two miles from downtown Tuscaloosa, the thriving retail section of McFarland Boulevard, and the rapidly growing Lake Tuscaloosa area.

## Location and Size:

- Located on Jack Warner Pkwy at the intersection of 25th Avenue.
- 300 acre mixed-use development.



## History:

- Water from lake was used in cooling processes at the former paper mill, which closed in 1978. This “clean process,” as it is known, contained no contaminants.
- The lake was named “Lake Tamaha” in 2007.
- The lake was drained in 2008 to allow for reinforcement of the dam’s drainage valve.
- All excavation and site preparation is performed in accordance with city, state, and federal environmental regulations.

## Uses and Amenities:

- Mixed-use: zoning on the site allows for multi-family, single-family, retail, office, and recreational uses.
- 40-acre lake.
- Preservation area is greater than 80 acres.
- Marina (to be constructed summer, 2009).
- Walking trail around lake (constructed with each phase of development).
- Non-motorized water sports.
- Conceptual retail: 80,000 sq. ft. of retail and office space including shops, restaurants.

## Current Uses On Site:

- Student cottages (The Retreat @ Lake Tamaha) under construction on approx. 30 acres.
- Potential additional student housing.

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