

# Site Profile



## Alabama Site Selection Database

### MG Industrial Park

City: Russellville

County: Franklin



#### General Site Data

<b>Total Acres</b>	190
<b>Available Acres</b>	190
<b>Additional Available</b>	No
<b>Largest Tract</b>	190
<b>Smallest Tract</b>	25
<b>Protective Covenants</b>	Yes
<b>Phase 1 Environmental</b>	Yes
<b>Preliminary Geotechnical:</b>	Yes
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	Yes
<b>Assessment:</b>	
<b>Ecological Review:</b>	Yes
<b>Cultural Resources Review:</b>	Yes
<b>Zoning</b>	None
<b>Previous Use</b>	Agriculture
<b>Previous Use Description</b>	Cattle and farming

#### Utilities

##### Natural Gas

Provider: Russellville Utilities  
 Status: Existing Connection  
 Size of Main: 6 in.  
 Main PSI: 175

##### Water

Provider: Russellville Utilities  
 Status: Existing Connection  
 Size of Main: 16 in.

##### Sewer

Provider: Russellville Utilities  
 Status: Existing Connection  
 Size of Main: 8 in.

##### Electricity

Provider #1: Franklin Electric Co-op  
 Status: Existing Connection  
 Service to Property: Yes  
 (Distribution):  
 Transmission: Yes  
 Provider #2:

##### Telecommunications

Provider: AT&T  
 Fiber Optics: Yes  
 Redundancy: No  
 xDSL Available: Yes

Site Id: 4401

Street Address AL Hwy 243

Nearest City Russellville

Within City Limits No

Zip Code 35654

Latitude 34.4543

Longitude -87.7079

Located in Industrial Park Yes

Park Name MG Industrial Park

Within Enterprise Zone No

Within Favored Geographic Area No

Within Renewal Community No

#### Transportation

##### Rail Service

Provider: Norfolk Southern  
 Track Status: < 1 mile  
 Provider #2:  
 Track Status:

Navigable Waterway Tennessee River

Dock Facility: Port 11 to 25 miles

Nearest Commercial Air City Muscle Shoals, AL

Miles to Nearest Service: 20

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-22	38.0	
Interstate	I-65	50.0	
Federal Highway	43	2.5	Yes
Federal Highway	72	20.0	Yes
Alabama Highway	24	2.0	Yes

#### Price

Sale Price \$6,000.00 per acre

#### Land Lease Rate (Annual)

Negotiable? Yes

Date Quoted Aug 1, 2008

#### Price Comments

To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

# Site Profile



## Alabama Site Selection Database

### MG Industrial Park

City: Russellville

County: Franklin

#### General Comments

161k Transmission line less than 1 mile from site

*Site information is current as of 8/1/08*



To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

Economic Development Partnership of Alabama  
[www.advantagealabama.com](http://www.advantagealabama.com)

# Site Profile

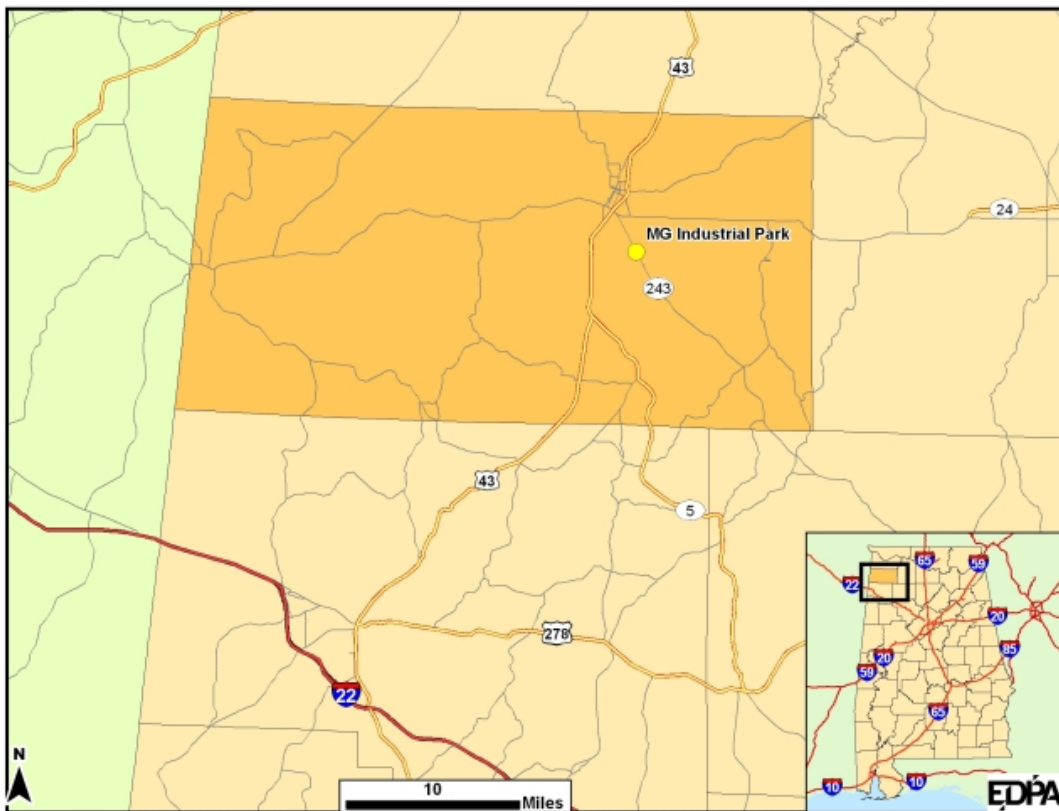
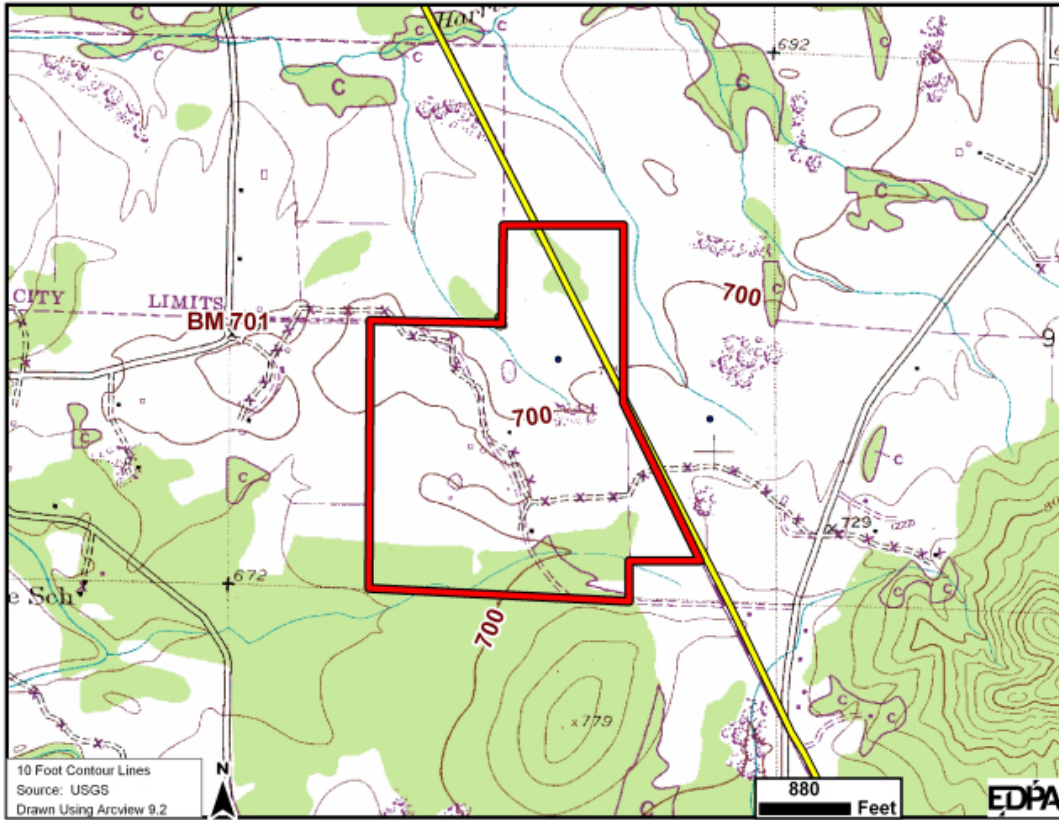


## Alabama Site Selection Database

### MG Industrial Park

City: Russellville

County: Franklin



To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

Economic Development Partnership of Alabama  
[www.advantagealabama.com](http://www.advantagealabama.com)