

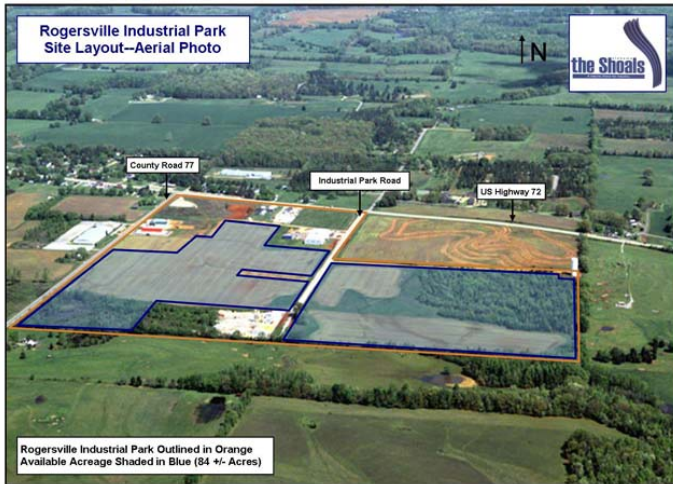
Site Profile



Alabama Site Selection Database

Rogersville Industrial Park

City: Rogersville County: Lauderdale
MSA: Florence-Muscle Shoals, AL



General Site Data

Total Acres	119
Available Acres	84
Additional Available	No
Largest Tract	44
Smallest Tract	2
Protective Covenants	Yes
Phase 1 Environmental	Yes
Preliminary Geotechnical:	Yes
Topography	Slight Rolling
Preliminary Wetlands Assessment:	Yes
Ecological Review:	
Cultural Resources Review:	Yes
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	

Utilities

Natural Gas	Provider: Alabama Gas Corporation Status: Existing Connection Size of Main: 4 in. Main PSI: 350
Water	Provider: City of Rogersville Status: Existing Connection Size of Main: 8 in.
Sewer	Provider: City of Rogersville Status: Existing Connection Size of Main: 8 in.
Electricity	Provider #1: Florence Utilities Status: Existing Connection Service to Property (Distribution): Yes Transmission: Yes Provider #2:
Telecommunications	Provider: AT&T Fiber Optics: Yes Redundancy: No xDSL Available: Yes

Site Id: 26

Street Address Industrial Park Road

Nearest City	Rogersville
Within City Limits	Yes
Zip Code	35652
Latitude	34.8135
Longitude	-87.2703
Located in Industrial Park	Yes
Park Name	Rogersville Industrial Park
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

Transportation

Rail Service	Provider: Track Status: Not Available Provider #2: Track Status:
Navigable Waterway	Tennessee River Dock Facility: Port 26 to 50 miles
Nearest Commercial Air City	Muscle Shoals, AL Miles to Nearest Service: 27

Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-40	117.0	
Interstate	I-65	19.0	
Federal Highway	43	16.0	Yes
Federal Highway	72	0.0	Yes
Alabama Highway	101	7.0	No
Alabama Highway	207	1.0	No

Price

Sale Price \$25,000.00 per acre

Land Lease Rate (Annual)

Negotiable? Yes
Date Quoted Dec 8, 2008

Price Comments
Price ranges from \$15,000 - \$25,000 per acre

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.

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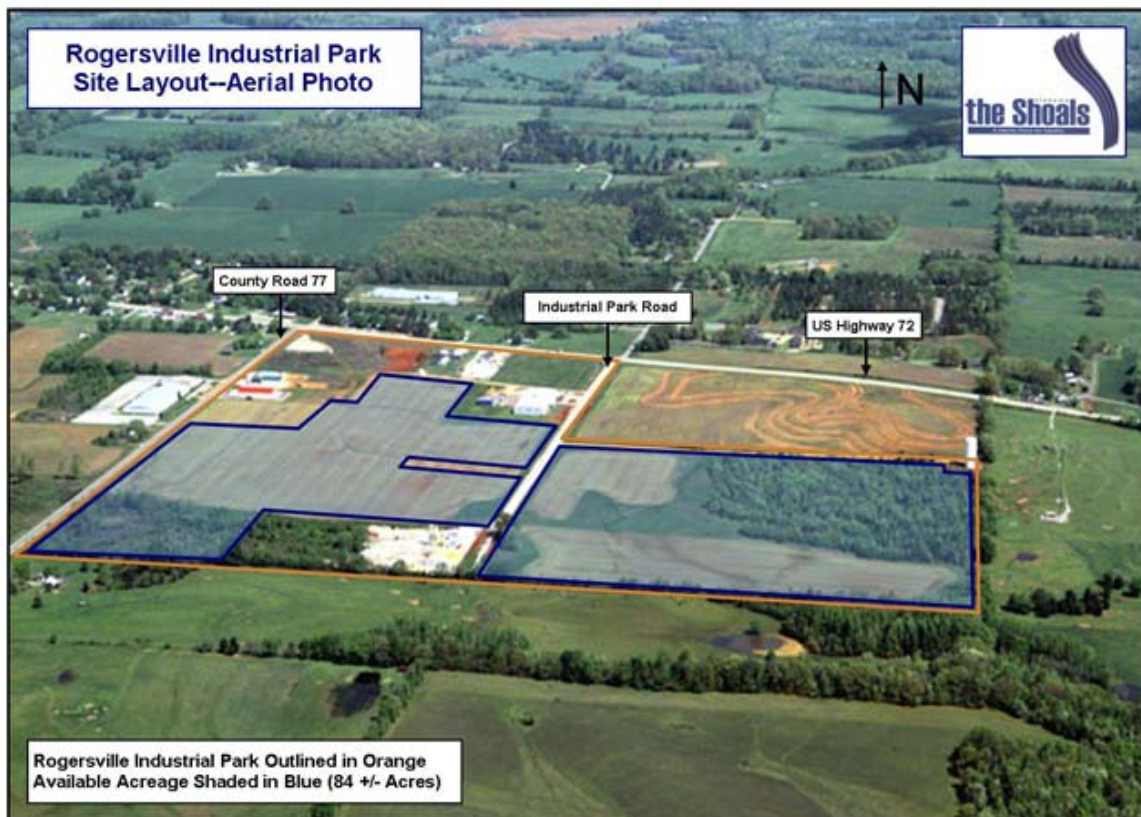
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General Comments

Alabama Gas will upgrade the main to serve large customer. There is no rail service. There is also a 6-inch water main and 6-inch sewer force main on site.

Site information is current as of 12/8/08



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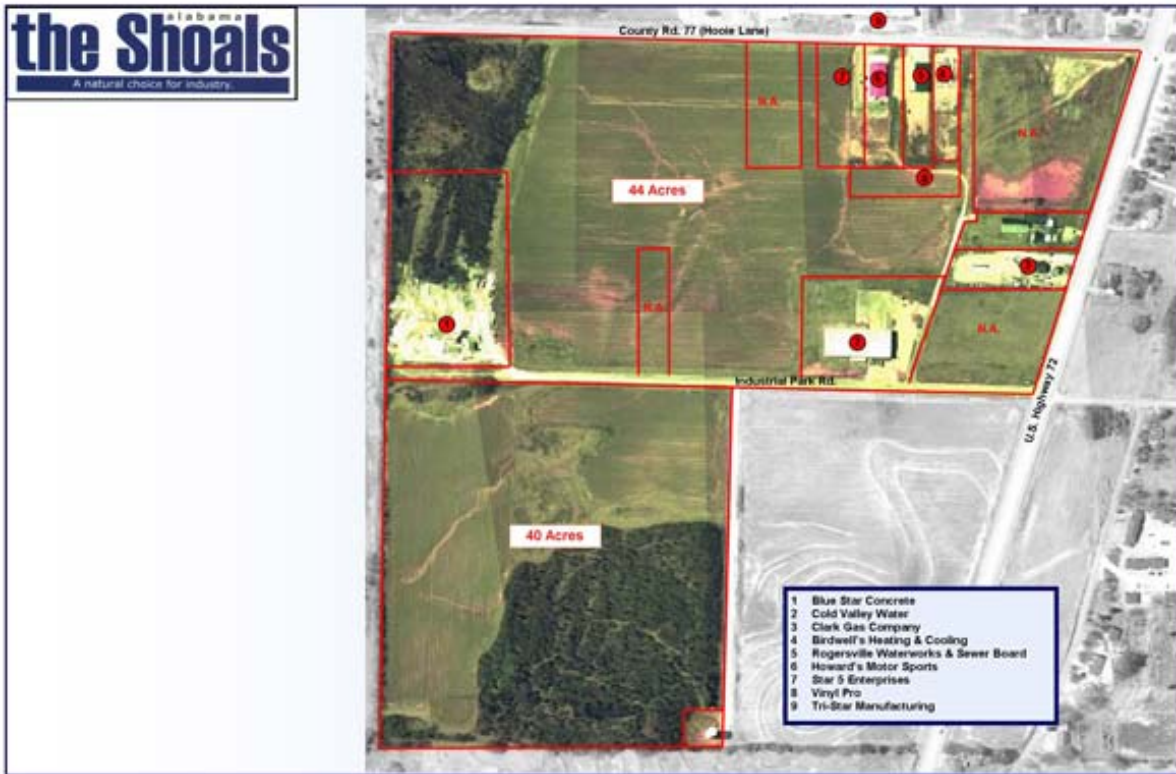
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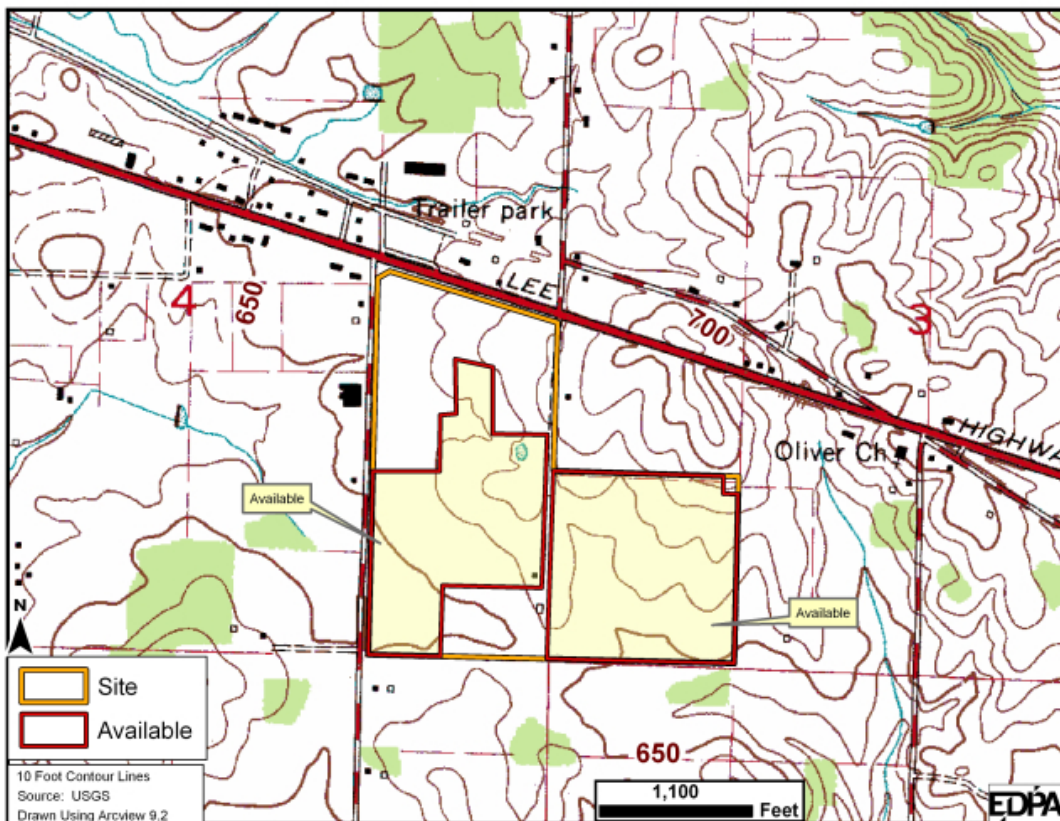
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Rogersville Industrial Park



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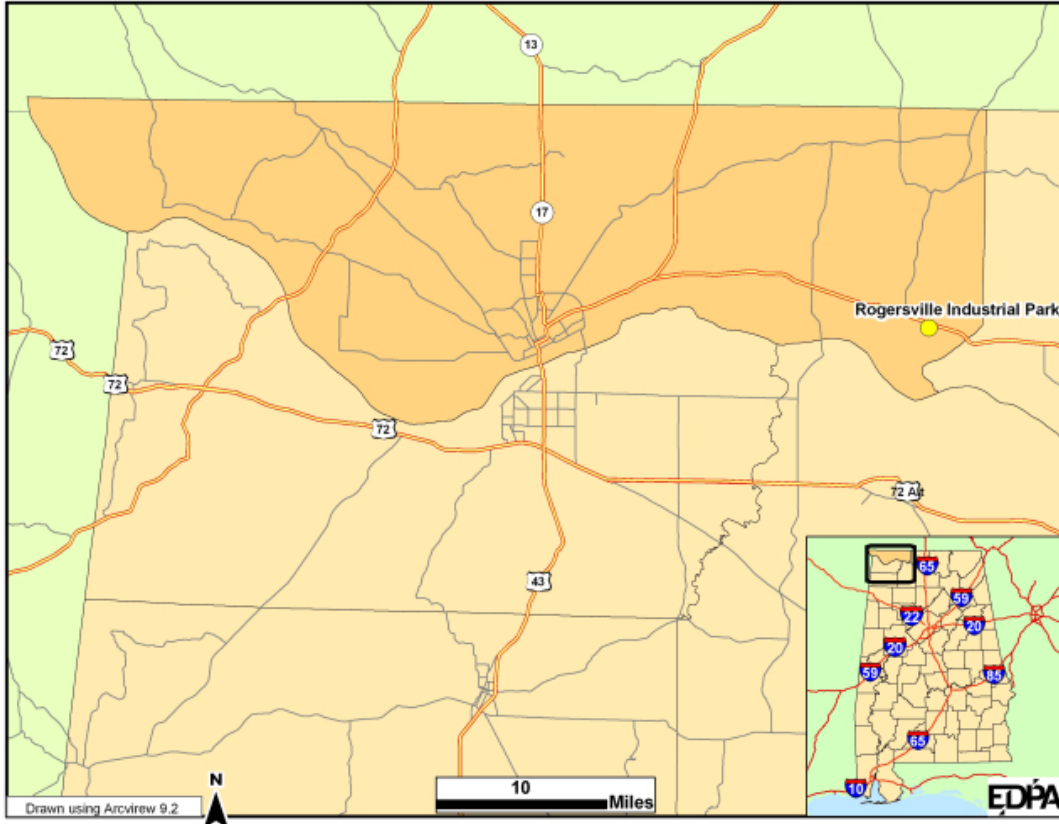
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