

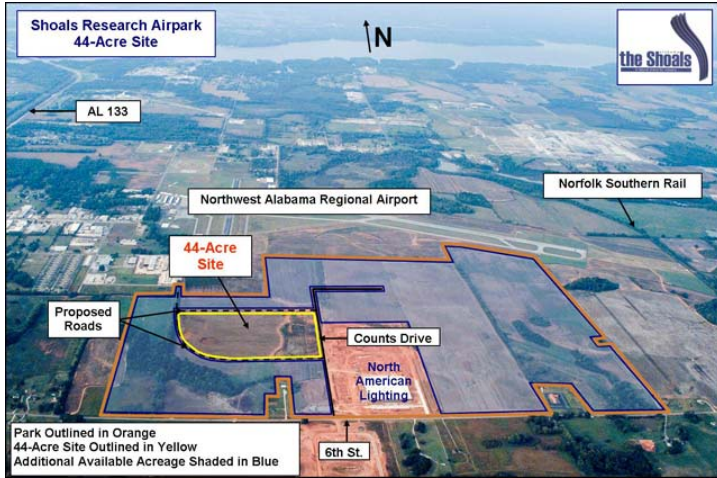
Site Profile



Alabama Site Selection Database

SRAP -- 44-Acre Site

City: Muscle Shoals County: Colbert
MSA: Florence-Muscle Shoals, AL



General Site Data

Total Acres	44
Available Acres	44
Additional Available	Yes
Largest Tract	44
Smallest Tract	8
Protective Covenants	
Phase 1 Environmental	Yes
Preliminary Geotechnical:	Yes
Topography	Slight Rolling
Preliminary Wetlands	Yes
Assessment:	
Ecological Review:	Yes
Cultural Resources Review:	Yes
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	Row crops

Utilities

Natural Gas

Provider: North Alabama Gas District
Status: Existing Connection
Size of Main: 4 in.
Main PSI: 45

Water

Provider: City of Muscle Shoals
Status: Existing Connection
Size of Main: 16 in.

Sewer

Provider: City of Muscle Shoals
Status: < 500ft
Size of Main: 10 in.

Electricity

Provider #1: Muscle Shoals Electric
Status: Existing Connection
Service to Property: Yes
(Distribution):
Transmission: Yes
Provider #2:

Telecommunications

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

Site Id: 4652

Street Address: Counts Drive

Nearest City: Muscle Shoals

Within City Limits: Yes

Zip Code: 35661

Latitude: 34.7358

Longitude: -87.6121

Located in Industrial Park: Yes

Park Name: Shoals Research Airpark

Within Enterprise Zone: No

Within Favored Geographic Area: No

Within Renewal Community: No

Transportation

Rail Service

Provider:
Track Status: Not Specified
Provider #2:
Track Status:

Navigable Waterway: Tennessee River

Dock Facility: Port 6 to 10 miles

Nearest Commercial Air City: Muscle Shoals, AL

Miles to Nearest Service: 0

Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	48.0	
Federal Highway	43	3.4	Yes
Federal Highway	72	3.4	Yes
Federal Highway	72A	3.7	Yes
Alabama Highway	157	3.4	Yes
Alabama Highway	20	3.4	Yes

Price

Sale Price: \$18,000.00 per acre

Land Lease Rate (Annual)

Negotiable?: Yes

Date Quoted: Feb 1, 2010

Price Comments

Total price for all 44 acres is \$792,000 and is negotiable.

Current Industrial Tenants

None on site; North American Lighting has an automotive tail lighting manufacturing facility located in close proximity to the SE of the site

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.

This information has been secured from sources we believe to be reliable; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

Economic Development Partnership of Alabama

www.advantagealabama.com

Site Profile



Alabama Site Selection Database

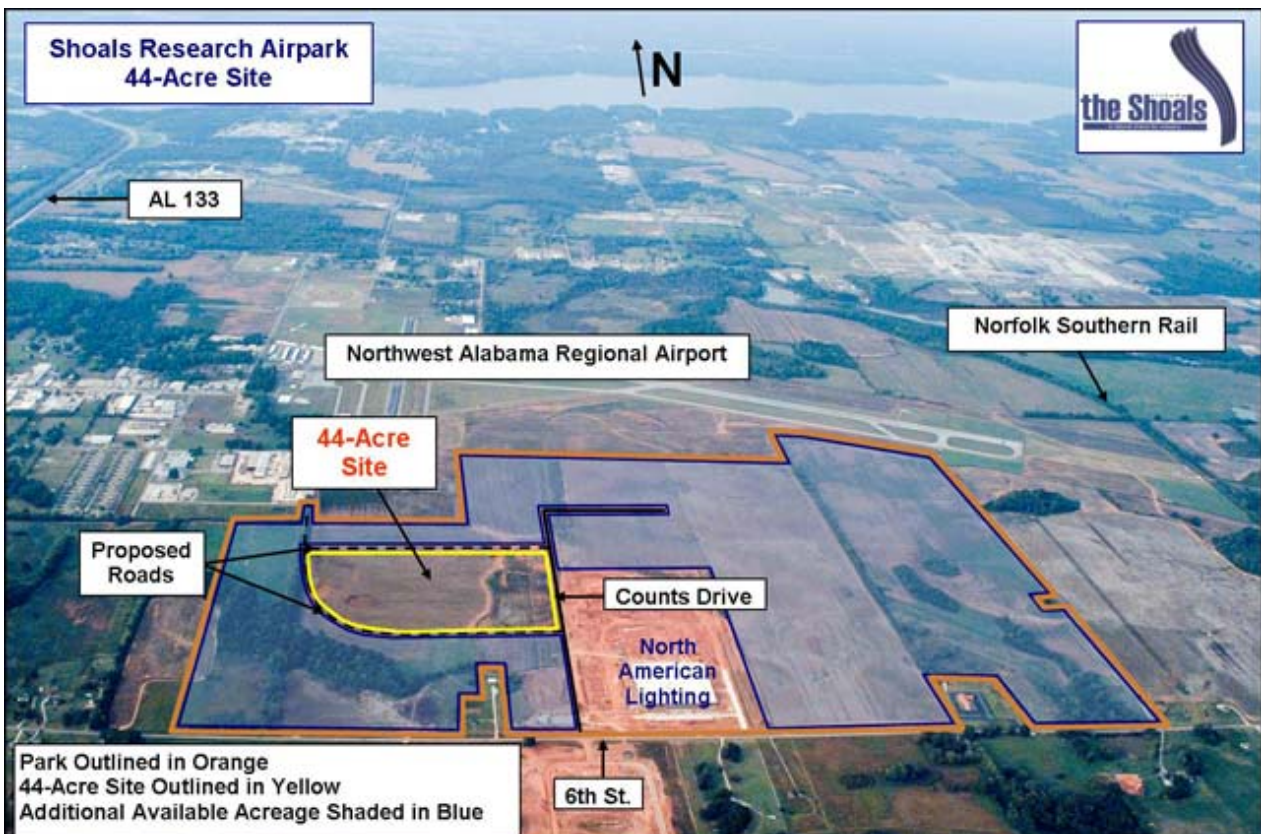
SRAP -- 44-Acre Site

City: Muscle Shoals County: Colbert
MSA: Florence-Muscle Shoals, AL

General Comments

Site is located in the Shoals Research Airpark, which is adjacent to the Northwest Alabama Regional Airport. All utilities are in place except sewer, which is being extended to the site by May 2010; also a 10-inch 550 PSI gas line is on site.

Site information is current as of 3/11/10



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.

This information has been secured from sources we believe to be reliable; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

Economic Development Partnership of Alabama

www.advantagealabama.com

