



## TCIDA Cedar Cove Tech. Park

City: Tuscaloosa

County: Tuscaloosa



**Street Address:** Progress Drive + Ed Stephens Road  
**Nearest City:** Tuscaloosa  
**Within City Limits:** Yes  
**Zip Code:** 35453  
**MSA:** Tuscaloosa, AL  
**Latitude:** 33.18160000  
**Longitude:** -87.32380000  
**Loc. In Industrial Par:** Yes  
**Park Name:** Cedar Cove  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** No  
**Within Renewal Community:** No

### Transportation

#### Rail Service

Provider:  
 Track Status: Not Available  
 Provider 2:  
 Track Status: Not Specified

#### Waterway

Provider: Black Warrior River  
 Dock Facility: Port 11 to 25 miles

#### Nearest Commercial Air City

Mi. to Service: : 40.00

#### Highways

Type	Name	Mi. To Access	4 Lane?
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**Total Acres:** 500.00  
**Available Acres:** 400.00  
**Additional Available:**  
**Largest Tract:** 50.00  
**Smallest Tract:** 5.00  
**Protective Covenants:** Yes  
**Phase 1 Enviro:** Yes  
**Prelim Geotech:** Yes

**Topography:** Rolling  
**Wetlands Assesment:** Yes

**Ecol Review:** Yes

**Cultural Resources Review:** Yes

**Zoning:**

**Previous Use:** No

#### Use Description:



### Utilities

#### Natural Gas

Provider: Spire  
Status: Existing  
Size of Main: 6  
Main PSI: 300

#### Electric

Provider: Alabama Power Company  
Status: Existing  
Amps:  
Phase:  
Voltage:

#### Water

Provider: City of Tuscaloosa  
Status: Existing  
Size of Main: 16

#### Telecommunications

Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available:

#### Sewer

Provider: City of Tuscaloosa  
Status: Existing  
Size of Main: 24

### Price

#### Base Rent(Annual):

per sq ft.

**Sale Price:** \$30,000.00 per acre

**Negotiable:** Yes

**Date Quoted:** 6/20/2017 3:34:25 PM

**Price Comments:** Price of \$30,000-\$100,000 per acre is negotiable depending upon the investment, employment and hourly wage of the prospective company.

### Site Comments:

