

AVAILABLE ADVANTAGESITE SITE

CONNERS ISLAND BUSINESS PARK
1000 CONNERS ISLAND PKWAY, GUNTERSVILLE, MARSHALL, AL, 35976



Description

Site qualifies for HubZone and New Market Tax Credit incentives (2016).

Sale / Lease

For Sale: Yes
Sale Price: \$ 25,000.00 per acre
Pricing Information: Prices are negotiable contingent on compliance with stated covenants and intended use.

Utilities

Electric Provider: North Alabama Electric Co-op
Natural Gas Provider: Marshall County Gas District
Natural Gas Size of Main: 10"
Water Provider: Guntersville Water & Sewer
Water Size of Main: 12"
Telecommunications Provider: AT&T
Fiber Available: Yes
DSL Available: Yes
Sewer Provider:
Sewer Size of Main: 10"

Zoning

Zoning: Light Industry

Port

Nearest Port:
Dock Distance: Port 1 to 5 miles

Property Details

Latitude: 34.410300
Longitude: -86.295000
Total Acreage: 428 Acre(s)
Available Acres: 350 Acre(s)
Largest Tract Available: 221 Acre(s)
Smallest Tract Available: 3 Acre(s)
Expandable: Yes
Wetlands: Yes
Phase 1 Audit Done: Yes

Interstate/Highway

Interstate: I-65
To Interstate (miles): 44.00 Mile(s)
Interstate #2: I-565
To Interstate #2 (miles): 36.00 Mile(s)
Highway: 69
To Highway (miles): 3.00 Mile(s)
State Highway: 69
To State Highway (miles): 3.00

Rail

Carrier: CSX Transportation
Rail 1 Track Status: Not Available
Rail 2 Track Status: Not Specified

Advantage Alabama

6 Interstates converge in Alabama

All Communities within 2 hours of a commercial airport

92 Public-use airports

5 Class 1 railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

WIN with Alabama

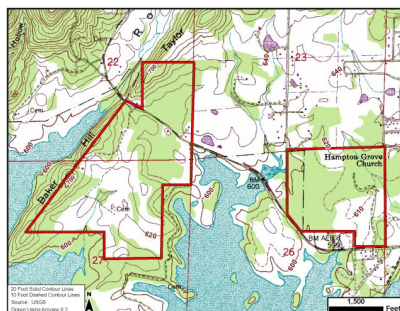
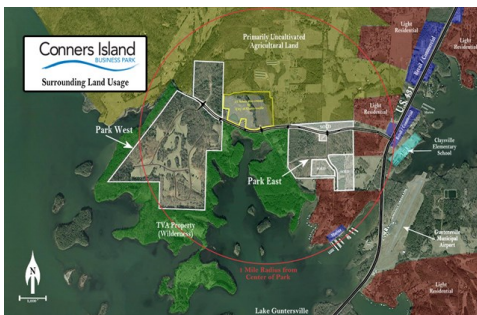
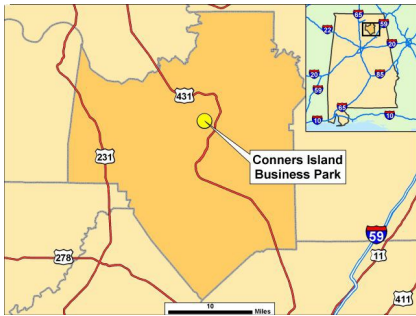
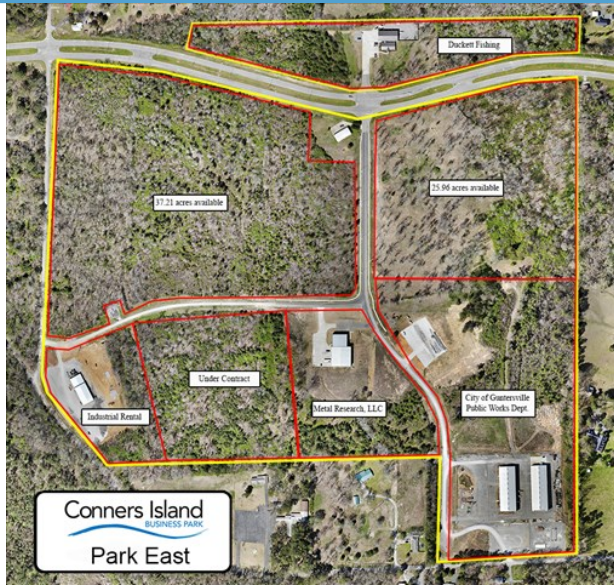
For more information, please contact:

Marshall County Economic Development Council
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