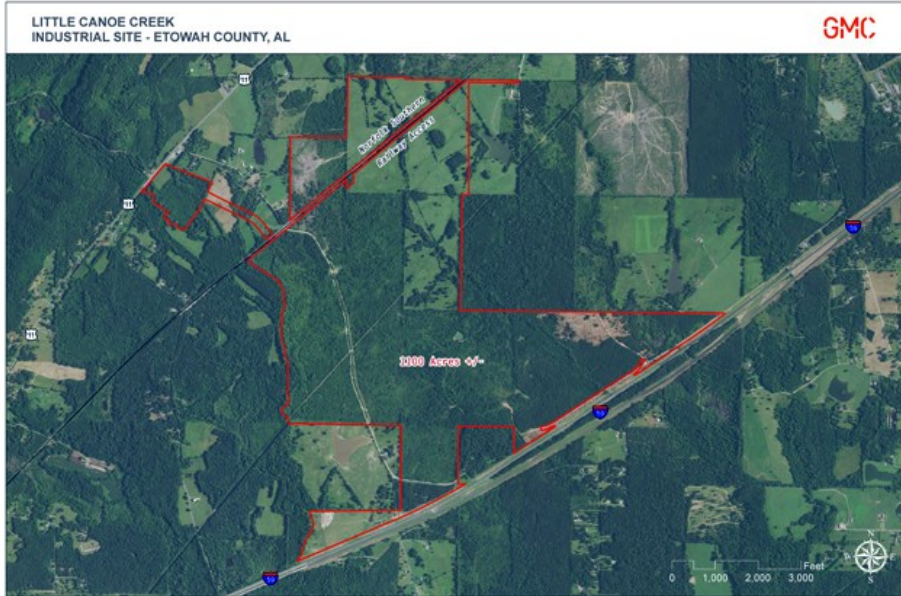


AVAILABLE ADVANTAGESITE SITE

LITTLE CANOE CREEK MEGA-SITE



1765 Canoe Creek Road North, Gadsden, Etowah, AL, 35954

Sale / Lease

For Sale: Yes
Sale Price: \$ 12,000.00 per acre
Pricing Information:

Zoning

Zoning: None

Property Details

Latitude: 33.964600
Longitude: -86.164300
Total Acreage: 1,100 Acre(s)
Available Acres: 1,100 Acre(s)
Largest Tract Available: 1,000 Acre(s)
Smallest Tract Available: 1 Acre(s)
Expandable: Yes
Wetlands: Yes
Phase 1 Audit Done: Yes

Description

A \$2.7-million site development project is underway to build a minimum 50-acre pad-ready rail-served site and a new railroad crossing. There are options for gas providers. Boaz Gas Board has 2 gas mains located on the site - 4" and 8", both with 300 psi. Spire's 4" gas line with 150 psi is located adjacent to the site at US Hwy. 11. Southern Natural Gas could possibly direct-serve the site with 10" or 12" transmission lines with 500 psig.



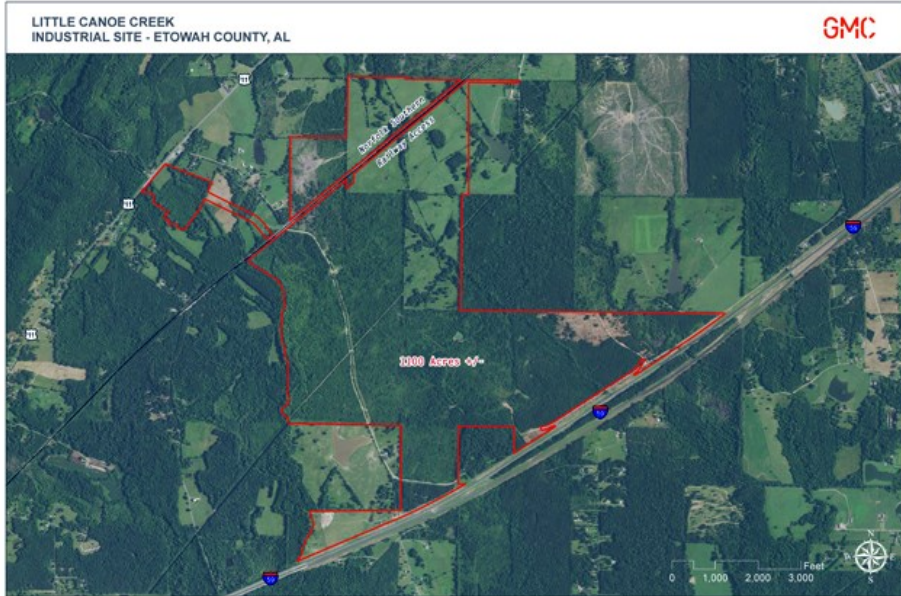
For more information, please contact:

Etowah County Economic Development
Marilyn Lott
(256) 456-9938
mlott@etowahcounty.org

Economic Development Partnership of Alabama
1320 1st Avenue South
Birmingham, AL 35233
P 205.943.4700
gblalock@edpa.org
https://www.edpa.org

AVAILABLE ADVANTAGESITE SITE

LITTLE CANOE CREEK MEGA-SITE



1765 Canoe Creek Road North, Gadsden, Etowah, AL, 35954

Interstate/Highway

Interstate: I-59
To Interstate (miles): 3 Mile(s)
Interstate #2: I-20
To Interstate #2 (miles): 45.00 Mile(s)
Highway: US Hwy 11
To Highway (miles): On-Site

Electric

Provider: Alabama Power Company

Natural Gas

Provider: Boaz Gas Board
Pressure (bars): 300 Psi
Size of Main: 8"

Rail

Carrier: Norfolk Southern

Water

Provider: Rainbow City Utility Board
Size of Main: 16"

Telecommunications

Provider: AT&T
Fiber Available: Yes
DSL Available: Yes

Sewer

Provider: Rainbow City Utility Board
Size of Main: 12"



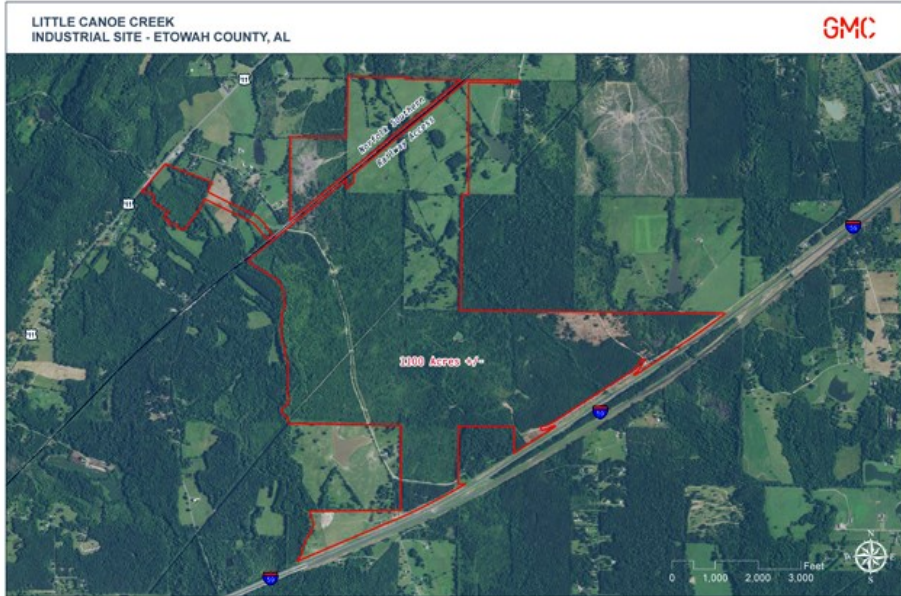
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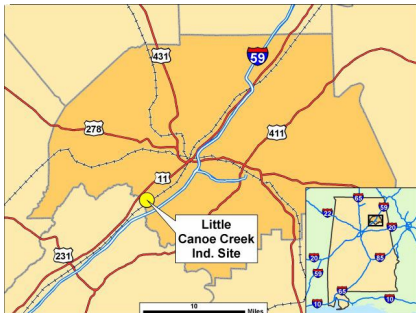
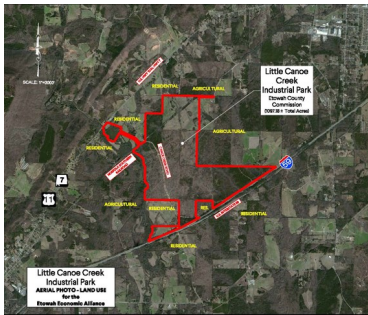
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