

Shoals Economic Development Authority

20 Hightower Place, Suite 1

Florence, AL 35630

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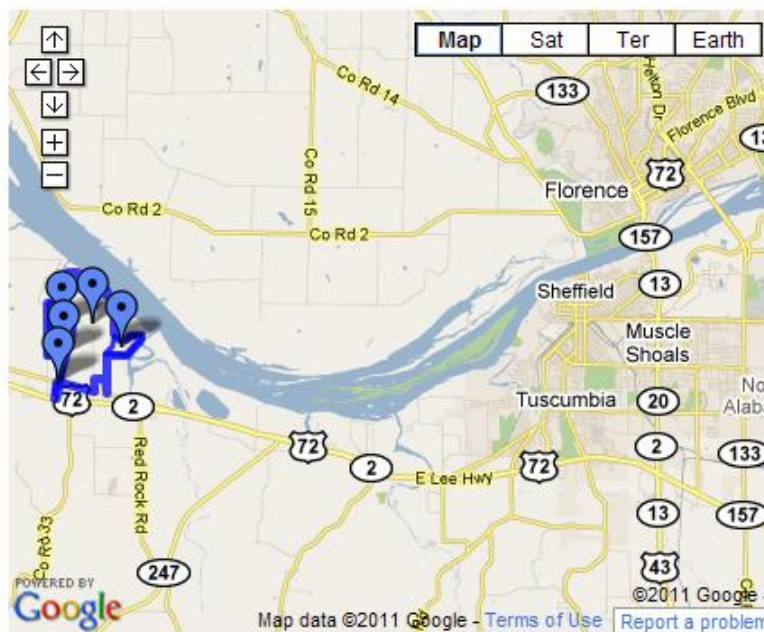
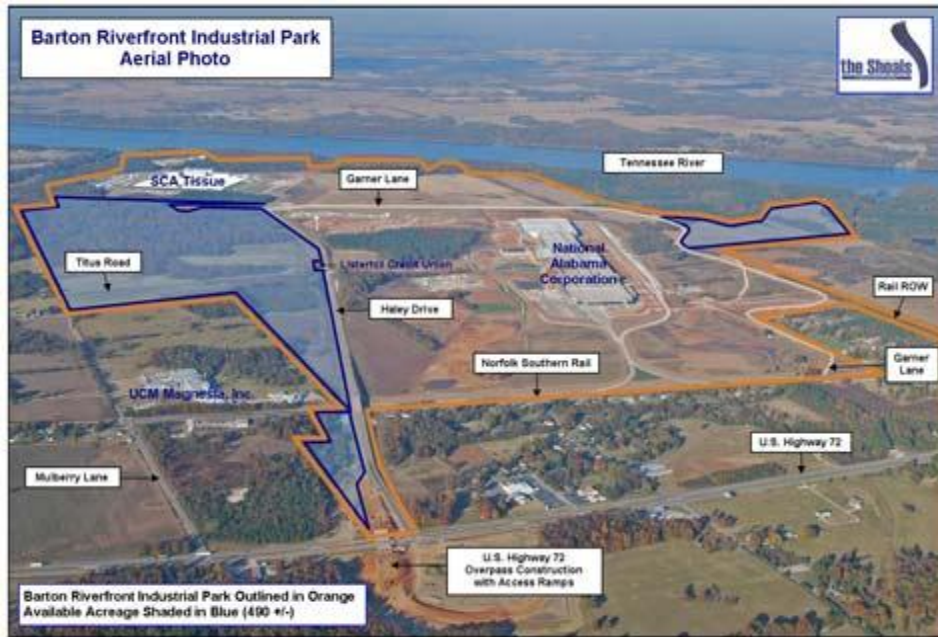
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Barton Riverfront Industrial Park



Site Data	
Total Acres	1910 +/- acres
Available Acres	490 +/- acres
Smallest Tract	6 acres
Largest Tract	297 acres
Divisible	Yes
Zoning	None; set aside for light to heavy industrial use
Sale Price	\$15,000 to \$25,000 per acre
Lease Price	Not for lease
Topographic Map	Click here to open .pdf
Floodplain Map	Click here to open .pdf
Tax Map	Click here to open .pdf
Location Information	
Latitude/Longitude	34.754311 -87.885411
Street Address	Haley Drive
City/Nearest City	Cherokee (4 miles)
Zip Code	35616
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	Barton Riverfront Industrial Park
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Sheffield Utilities--Distributor; TVA--Supplier; 161 kV transmission / 46 kV Sub-Transmission / 12.47 kV distribution lines on site; a new electrical sub-station on Garner Lane (2) identical transformers (12/16/20 MVA units; 161kV to 12.47 kV); a 1300 MW TVA fossil fuel generating plant (Colbert Steam Plant) is adjacent to the property.
Natural Gas	North Alabama Gas – (1) 4-inch, (1) 6-inch and (1) 8-inch gas pipeline along eastern border of site; all 600-800 PSI. Tennessee Gas Pipelines – (1) 30-inch and (2) 36-inch 1200 PSI lines on site; American Midstream – (1) 10-inch and (1) 12-inch 800 PSI transmission line near park entrance.
Wastewater	Colbert County Rural Water System - 4-inch line on site; 100,000-gallon-per-day domestic waste permitted facility on site.
Water	Colbert County Rural Water System; 18-inch line on site south of storage tank; 16-inch line on site north of storage tank; 500,000-gallon storage tank on site; 10-inch line along southern portion of Garner Lane; nearest treatment plant is 5 miles (2.5 MGD, expandable to 5.0 MGD)
Telecommunications	TEC-Cherokee Division; T1; Broadband and VoIP; 10 Mbps Ethernet available; ISDN--BRI & PRI; PBX; DSL (3 mbps); Fiber optic along Titus Road and Haley Drive intersection; new copper along Garner Lane with inner duct under railroad tracks for fiber.
Transportation	
Rail	Norfolk Southern Corporation has mainline rail service adjacent to site; Sheffield rail classification yard is 16 miles east of site; rail ROW in place.
Highway	<u>Federal:</u> US Highway 72 - adjacent US Highway 43 - 13 miles US Highway 45 - 41 miles I-65 - 59 miles US Highway 78 (I-22) - 53 miles I-40 – 125 miles (Memphis, TN) <u>State:</u> AL Highway 247 - 4 miles AL Highway 13 - 13 miles AL Highway 17 - 13 miles AL Highway 157 - 13 miles
Air	Northwest Alabama Regional Airport (MSL) – 19 miles Huntsville International Airport (HSV) – 69 miles Birmingham International Airport (BHM) – 130 miles Nashville International Airport (BNA) – 146 miles
Navigation Channel	Tennessee River; along northern boundary of property; 9-foot navigable channel maintained by TVA Corps of Engineers; flow regulated by locks and dams. A port feasibility study has been conducted. Port of Florence is 13 miles by river, 21 miles by highway.
Other	

Free Trade Zone	Possible to create a subzone of FTZ 83
Phase I Environmental	Yes
Fire Rating	9 for Barton Fire Department 5 for Cherokee Fire Department
Soil Boring Report	Available for many areas within the park
Protective Covenants	No
General Comments	Industries in park include SCA Tissue and National Alabama Corporation. UCM Magnesia, Inc. is adjacent to the industrial park.