

## Shoals Economic Development Authority

20 Hightower Place, Suite 1  
 P.O. Box 580  
 Florence, AL 35630  
 (256) 764-0351  
 (800) 239-6087  
 (256) 764-3850 (FAX)  
[shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)  
[www.seda-shoals.com](http://www.seda-shoals.com)



## 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
Sale Price	\$15,000 to \$25,000 per acre
Lease Price	Not for lease
Topographic Map	<a href="#">Click here to open .pdf</a>
Floodplain Map	<a href="#">Click here to open .pdf</a>
Tax Map	<a href="#">Click here to open .pdf</a>
Location Information	
Latitude/Longitude	34.75430 -87.88540
Street Address	Haley Drive
City/Nearest City	Cherokee
Zip Code	35616
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	Barton Riverfront Industrial Park
Google Map	<a href="#">Click here for map</a>

Mapquest Map	<a href="#">Click here for map</a>
<b>Utilities</b>	
<b>Electricity</b>	Sheffield Utilities--Distributor; TVA—Supplier 161 kV transmission lines and 12 kV distribution lines onsite; 1300 MW TVA fossil fuel generating plant adjacent to industrial park; new substation to be constructed
<b>Natural Gas</b>	North Alabama Gas – 6-inch and 8-inch lines on site; Tennessee Gas Pipelines – (1) 30-inch and (2) 36-inch gas pipelines; Enbridge Pipelines – (1) 10-inch and (1) 12-inch 800 PSI transmission line near park entrance
<b>Sewer</b>	4" main; 40,000 GPD package plant on site (domestic wastewater only); new sewer treatment facility to be constructed
<b>Water</b>	18" line south of storage tank; 16" line north of storage tank; 500,000 gallon storage tank on site; new water tank to be constructed
<b>Telecommunications</b>	Cherokee Telephone Company; Fiber optic conduit in place; fiber optic cable would be available; Data: DSL (3 mbps); T1; Ethernet Voice: ISDN-BRI & PRI; PBX
<b>Transportation</b>	
<b>Rail</b>	Norfolk Southern Rail—mainline rail adjacent to industrial park; rail right-of-way already in place
<b>Highway</b>	Federal: 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  State: AL Highway 247 - 4 miles AL Highway 13 - 13 miles AL Highway 17 - 13 miles AL Highway 157 - 13 miles
<b>Air</b>	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
<b>Water</b>	Tennessee River; 9-foot navigable channel; flow regulated by dams; port feasibility study available; Port of Florence is 13 river miles and 21 highway miles from the park
<b>Other</b>	
<b>Free Trade Zone</b>	Possible to create a subzone of FTZ 83
<b>Phase I Environmental</b>	Yes
<b>Fire Rating</b>	9 for Barton Fire Department 5 for Cherokee Fire Department
<b>Soil Boring Report</b>	Available for many areas within the park
<b>Protective Covenants</b>	No
<b>General Comments</b>	National Alabama Corporation is constructing a 2-million-square-foot railcar manufacturing facility in the Barton Riverfront Industrial Park; expected completion in late 2008