

Shoals Economic Development Authority

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Dry Creek Site



Site Data	
Total Acres	67
Available Acres	67
Smallest Tract	24 acres
Largest Tract	43 acres
Divisible	Yes
Zoning	None
Sale Price	Based on fair market value of recent appraisal
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	34.725531,-87.795011
Street Address	Highway 72
City/Nearest City	Tuscumbia
Zip Code	35674
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	N/A
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Sheffield Utilities--Distributor; TVA—Supplier 46 kV transmission lines adjacent and 12 kV distribution line on site
Natural Gas	Sheffield Utilities: 4-inch 50 PSI distribution line on site; American Midstream: (2) 10-inch, (1) 12-inch, (1) 16-inch and (1) 30-inch transmission line within 1000' of property boundary (all lines 800 PSI); North Alabama Gas District: 8-inch line within 500' of property boundary
Sewer	No municipal sewer on site; municipal sewer service can be extended from Tuscumbia sewer services
Water	Colbert County Water System; 6-inch water line on site; 8-inch main located on south side of US Highway 72 just south of site
Telecommunications	Voice: ISDN-BRI; Voice Mail; calling features; Centrex; Channelized T1; ISDN-PRI; PBX; Long Distance; Key and PBX Systems; Data: T1 Private Line; IP T1 Data Ethernet; IP Network Services; Internet Access; Fiber-based services are available also, but are not provided until a firm order is received from the actual customer
Transportation	
Rail	Norfolk Southern Rail—mainline rail adjacent to site
Highway	Federal: US Highway 72 – adjacent US Highway 43 – 7 miles US Highway 45 - 47 miles I-65 - 53 miles US Highway 78 (I-22) - 51 miles I-40 – 131 miles State: AL Highway 20 – 7 miles AL Highway 247 - 1 mile AL Highway 13 - 7 miles AL Highway 17 - 7 miles AL Highway 157 - 7 miles
Air	Northwest Alabama Regional Airport (MSL) – 12 miles Huntsville International Airport (HSV) – 62 miles
Water	Tennessee River; 9-foot navigable channel; flow regulated by dams; 13 highway miles to Port of Florence
Other	
Free Trade Zone	Possible to create a subzone of FTZ 83
General Comments	