

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
www.seda-shoals.com



Florence Park – Alexander Addition



Site Data	
Total Acres	64
Available Acres	64
Smallest Tract	3 acres
Largest Tract	64 acres
Divisible	Yes
Zoning	Industrial
Sale Price	\$17,000-\$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	34.85250 -87.66850
Street Address	Helton Dr.
City/Nearest City	Florence
Zip Code	35630
County	Lauderdale
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	Florence Park—Alexander Addition

Google Map	Click here for map
Mapquest Map	Click here for map
Utilities	
Electricity	Florence Utilities--Distributor; TVA—Supplier 12 kV distribution line approximately 500' from eastern boundary of site
Natural Gas	Florence Utilities: 6-inch 125 PSI line approximately 150' from eastern boundary of site; 4-inch line within 200' of northern boundary of site
Sewer	Florence Utilities; 15-inch line along eastern boundary of site
Water	Florence Utilities; 8-inch main approximately 100' from northern boundary 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	Tennessee Southern Rail—rail adjacent to site; connects to CSX Rail in Natco, TN
Highway	Federal: US Highway 72 – 2 miles US Highway 43 – 2 miles US Highway 45 - 64 miles I-65 - 45 miles US Highway 78 (I-22) - 63 miles State: AL Highway 20 – 4 miles AL Highway 157 - 2 miles AL Highway 133 – 0.5 miles AL Highway 17 - 0.5 miles AL Highway 13 – 2 miles
Air	Northwest Alabama Regional Airport (MSL) – 11 miles Huntsville International Airport (HSV) – 66 miles Birmingham International Airport (BHM) – 142 miles Nashville International Airport (BNA) – 149 miles
Water	Port of Florence docks 6 miles south on the Tennessee River
Other	
Free Trade Zone	Possible to create a subzone of FTZ 83
Fire Rating	4
General Comments	