

Shoals Economic Development Authority

20 Hightower Place, Suite 1

Florence, AL 35630

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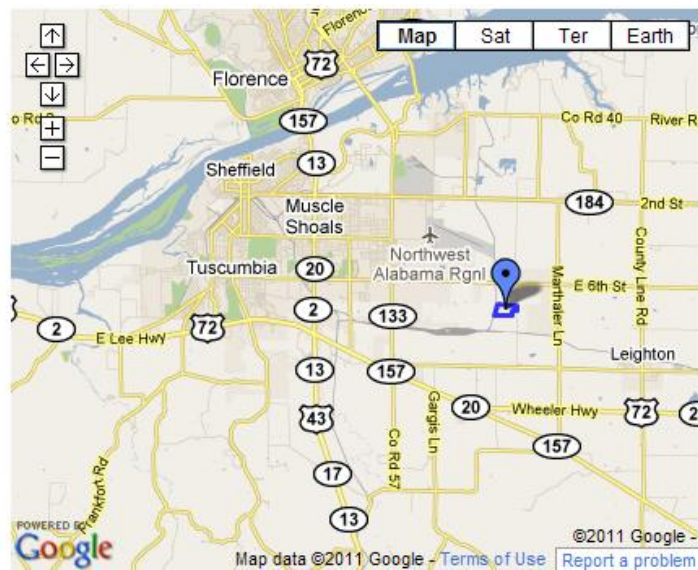
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Muhlendorf Site



Site Data	
Total Acres	65
Available Acres	65
Smallest Tract	2 acres
Largest Tract	65 acres
Divisible	Yes
Zoning	None
Sale Price	\$12,000 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	34.719501, -87.586401
Street Address	Gnat Pond Rd.
City/Nearest City	Muscle Shoals
Zip Code	35661
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals, AL
Industrial Park	No
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Sheffield Utilities--Distributor; TVA—Supplier; 161 kV lines 1000' east of site; 12 kV distribution lines on site
Natural Gas	North Alabama Gas District; 4-inch line on site; 8-inch 600 PSI line on site; American Midstream: (1) 8-inch, (1) 12-inch, and (1) 30-inch 1000 PSI transmission line approximately 1700' SE of site
Sewer	No municipal service; possible to connect to Muscle Shoals sewer lines on 6 th St.
Water	Colbert County Rural Water System; 8-inch line on west side of Gnat Pond Rd.; 8-inch line on south side of Sawmill Rd.
Telecommunications	AT&T; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1; ISDN-PRI; PBX; Long Distance; Key and PBX Systems. Data Services: 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 lead track adjacent to site
Highway	Federal: US Highway 72 Alt. – 3 miles US Highway 72 – 5 miles US Highway 43 – 5 miles US Highway 45 - 60 miles I-65 – 45 miles US Highway 78 - 59 miles State: AL Highway 20 – 3 miles AL Highway 157 – 3 miles AL Highway 17 – 5 miles AL Highway 13 – 5 miles
Air	Northwest Alabama Regional Airport (MSL) – 5 miles Huntsville International Airport (HSV) – 55 miles Birmingham International Airport (BHM) – 114 miles Nashville International Airport (BNA)—136 miles
Water	Port of Florence—11 miles north on Tennessee River; 9-foot navigable channel; flow regulated by dams
Other	
Free Trade Zone	Possible to create a subzone of FTZ 83
Fire Rating	3
General Comments	