

Shoals Economic Development Authority

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Shoals Commerce Park



Site Data	
Total Acres	193
Available Acres	71
Smallest Tract	3 acres
Largest Tract	41 acres
Divisible	Yes
Zoning	Industrial
Sale Price	\$15,000 to \$18,000 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	34.692201, -87.655501
Street Address	Denton Rd. at U.S. Highway 72 Alt. / AL Highway 20
City/Nearest City	Tuscumbia
Zip Code	35674
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals, AL
Industrial Park	Shoals Commerce Park
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Sheffield Utilities--Distributor; TVA—Supplier 12 kV distribution lines; 3-phase power; 46 kV transmission lines approx. 1,800' NW of park; 161 kV transmission lines approx. 3,600' S of park and 1.2 miles E of park
Natural Gas	North Alabama Gas District; 4-inch 45 PSI line on site; 8-inch 600 PSI line 3500' north of site; American Midstream: (1) 10-inch (1) 12-inch (1) 16-inch 800 PSI transmission line 3400' north of site
Sewer	Tuscumbia Utilities; 8-inch line
Water	Tuscumbia Utilities: 10-inch and 8-inch lines
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 Rail line runs along the western boundary of the industrial park
Highway	Federal: US Highway 72 Alt. -- 0.3 miles US Highway 72 – 1 mile US Highway 43 – 1 mile US Highway 45 - 55 miles I-65 – 45 miles US Highway 78 - 54 miles State: AL Highway 20 – 0.3 miles AL Highway 157 – 0.3 miles AL Highway 17 – 1 mile AL Highway 13 – 1 mile
Air	Northwest Alabama Regional Airport (MSL) – 5 miles Huntsville International Airport (HSV) – 55 miles Birmingham International Airport (BHM) – 115 miles Nashville International Airport (BNA)—133 miles
Water	Port of Florence—7 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
Phase I Environmental	Yes
Fire Rating	6
Soil Boring Report	Yes; on a portion of the park
Preliminary Wetlands	Yes

Assessment	
Threatened and Endangered Species Survey	Yes
Archaeological Records Review	Yes
Protective Covenants	Yes
General Comments	