

## Shoals Economic Development Authority

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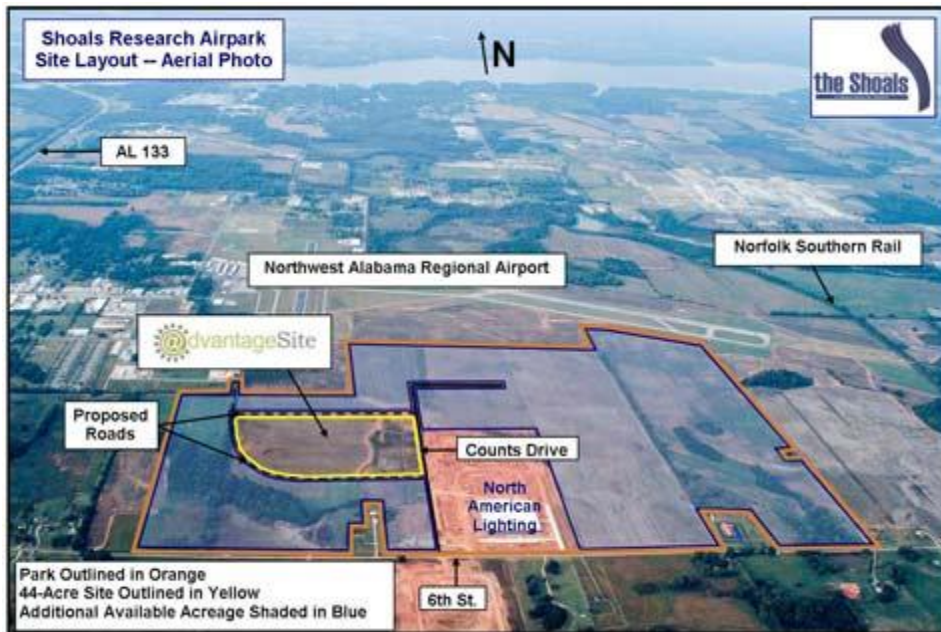
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## Shoals Research Airpark



Site Data	
Total Acres	470
Available Acres	430
Smallest Tract	3 acres
Largest Tract	300 acres
Divisible	Yes
Zoning	Industrial
Sale Price	\$21,000 per acre within the park; \$24,000 per acre fronting 6 <sup>th</sup> St.
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	34.734801, -87.609101
Street Address	2829 East 6 <sup>th</sup> St.
City/Nearest City	Muscle Shoals
Zip Code	35661
County	Colbert
State	Alabama
MSA	Florence-Muscle Shoals, AL
Industrial Park	Shoals Research Airpark
Google Map	<a href="#">Click here for map</a> (See the green arrow)
Utilities	
Electricity	Muscle Shoals Electric Board--Distributor; TVA—Supplier; 12 kV distribution lines on site; 161 kV lines within less than one mile
Natural Gas	North Alabama Gas District; 2-inch and 4-inch 50 PSI lines on northern boundary; 4-inch 50 PSI line on southern boundary and along Counts Drive; 8-inch 600 PSI line approximately 2,500' east of site; American Midstream: 10-inch 550 PSI transmission line in western end of park
Sewer	Muscle Shoals Utilities Board; 10-inch line
Water	Muscle Shoals Utilities Board; 16-inch line on site; 500,000-gallon elevated storage tank
Telecommunications	AT&T; Fiber optic lines on site; 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: Fiber optic; T1 Private Line; IP T1 Data; Ethernet; IP Network Services; Internet Access  Fiber based services are provided when a firm order is received from the actual customer.
Transportation	
Rail	Norfolk Southern Rail
Highway	Federal: US Highway 72 Alt. – 3 miles US Highway 72 – 3 miles US Highway 43 – 3 miles US Highway 45 - 58 miles I-65 – 48 miles US Highway 78 - 57 miles  State: AL Highway 20 – 3 miles AL Highway 157 – 3 miles AL Highway 17 – 3 miles AL Highway 13 – 3 miles AL Highway 184 – 2 miles AL Highway 133 – 1 mile
Air	Northwest Alabama Regional Airport (MSL) – on site Huntsville International Airport (HSV) – 57 miles Birmingham International Airport (BHM) – 117 miles Nashville International Airport (BNA)—134 miles
Water	Port of Florence—8 miles northwest 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

<b>Fire Rating</b>	3
<b>Cultural Resources Survey</b>	Yes
<b>Wetland Survey</b>	Yes; on a portion of the industrial park
<b>Soil Boring Report</b>	Yes; on a portion of the industrial park
<b>Protective Covenants</b>	No
<b>General Comments</b>	A 44-acre site in the Shoals Research Airpark has been designated as an <a href="#">AdvantageSite</a> by the Economic Development Partnership of Alabama (EDPA). This means that documentation critical to the site selection process is available for industry. See <a href="#">press release from EDPA</a> .