

## Shoals Economic Development Authority

20 Hightower Place, Suite 1

Florence, AL 35630

(256) 764-0351

(800) 239-6087

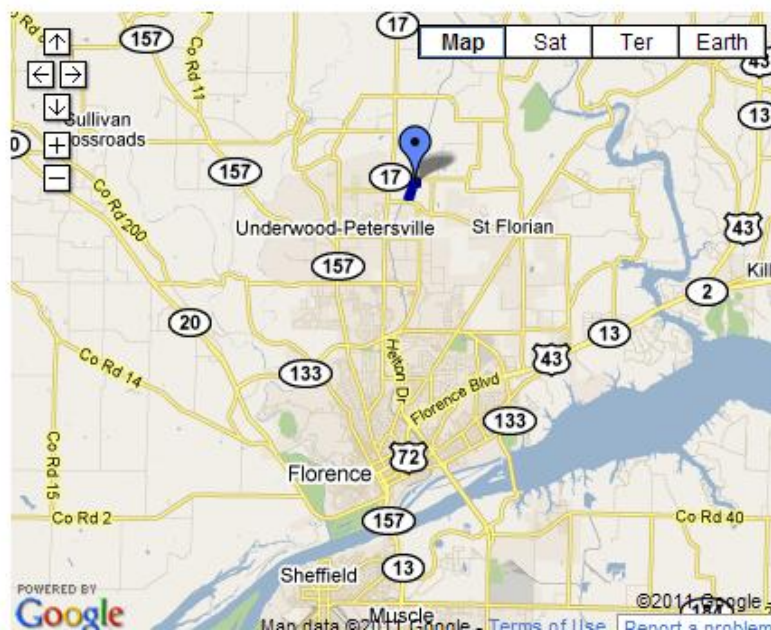
(256) 764-3850 (FAX)

[shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)

[www.seda-shoals.com](http://www.seda-shoals.com)



## Walcar Site



Site Data	
Total Acres	29 +/-
Available Acres	29 +/-
Smallest Tract	N/A
Largest Tract	29 +/- acres
Divisible	No
Zoning	Industrial
Sale Price	\$15,500 per acre (assuming no real estate agent commissions)
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	34.889101, -87.662901
Street Address	County Rd. 28
City/Nearest City	Florence
Zip Code	35633
County	Lauderdale
State	Alabama
MSA	Florence-Muscle Shoals, AL
Industrial Park	No
Google Map	<a href="#">Click here for map</a> (See the green arrow)
Utilities	
Electricity	Florence Utilities, local distributor for TVA; 12 kV three-phase distribution lines adjacent to site; tap line on site
Natural Gas	Florence Utilities, 6-inch line adjacent to site on south side of Jacksonburg Road, which is adjacent to site
Sewer	Florence Utilities; no sewer on site; 8-inch line on Church Road, approx. 800' south
Water	Florence Utilities, 6-inch water line along the north side of Jacksonburg Road, which is adjacent to site
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	Tennessee Southern Rail adjacent to site; a spur is possible but not in place
Highway	Federal: US Highway 72 – 7 miles US Highway 43 – 7 miles I-65 – 48 miles  State: AL Highway 17 – 1 mile AL Highway 133 – 4 miles
Air	Northwest Alabama Regional Airport (MSL) – 14 miles Huntsville International Airport (HSV) – 68 miles Birmingham International Airport (BHM) – 130 miles Nashville International Airport (BNA)—125 miles
Water	Port of Florence -- 9 miles south 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	4
General Comments	