



**Description**

This site is Norfolk Southern NS Prime Industrial Site. For more information, please contact: Calvin Miller, 256.245.8332, millercalv@tceda.com

**Sale / Lease**

<b>For Sale</b>	Yes
<b>Sale Price</b>	\$20,000
<b>Sale Price/Unit</b>	per acre
<b>Price Per (acre)</b>	\$20,000
<b>For Lease</b>	No

**Site Details**

<b>Latitude</b>	33.3487
<b>Longitude</b>	-86.3373
<b>Available Acres</b>	115
<b>Total Acres</b>	115
<b>Smallest Tract Available</b>	5
<b>Largest Tract Available</b>	115 Acres
<b>Expandable</b>	Yes
<b>Phase 1 Environmental Audit Done</b>	Yes
<b>Preliminary Geotechnical Report</b>	Yes
<b>Preliminary Wetlands Assessment</b>	Yes

**Advantage Alabama**

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

**Deep water port on the Gulf of Mexico**

**One of the longest inland waterway systems**

**Right-To-Work state**

**WIN** with Alabama

**For more information, please contact:**

Calvin Miller  
 (256) 245 - 8332  
 millercalv@tceda.com

Economic Development Partnership of Alabama  
 1320 1st Avenue South  
 Birmingham, AL 35233  
 Greg Blalock  
 Project Director  
 P 205.943.4700  
 gblalock@edpa.org  
 https://www.edpa.org

**AVAILABLE ADVANTAGESITE SITE**

CHILDERSBURG IP ADVANTAGE SITE  
HIGHWAY 235  
CHILDERSBURG , TALLADEGA COUNTY , ALABAMA , 35044



**Electric**

**Provider** Alabama Power Company  
**Distance To** < 1500ft  
**Transmission** Yes  
**Distribution** Yes

**Water**

**Provider** Childersburg Wt, Gas, & Sew Bd  
**Distance To** Existing Connection  
**Size of Main (inches)** 8

**Sewer**

**Distance To** > 1 mile

**Natural Gas**

**Provider** Childersburg Wt, Gas, & Sew Bd  
**Distance To** Existing Connection  
**Size of Main** 10 Inches  
**Pressure (psi)** 500 Psi

**Telecom**

**Provider** At&T  
**Fiber Available** Yes  
**DSL Available** Yes

**Zoning**

**Opportunity No**  
**Site** Heavy Industry

**Interstate**

**Interstate** I-20  
**To Interstate** 40 Miles  
**Interstate #2** I-459  
**To Interstate #2** 35 Miles  
**Interstate #3** I-65  
**To Interstate #3** 40 Miles

**Highway**

**US Highway** 235  
**State Highway** 235

**Port**

**Dock Distance** Not Specified

**Rail**

**Carrier** RJ Corman  
**Track Status** Onto Site  
**Rail Access Available** Yes  
**Rail Type** Short line  
**Carrier #2** Norfolk Southern  
**Track Status #2** Onto Site

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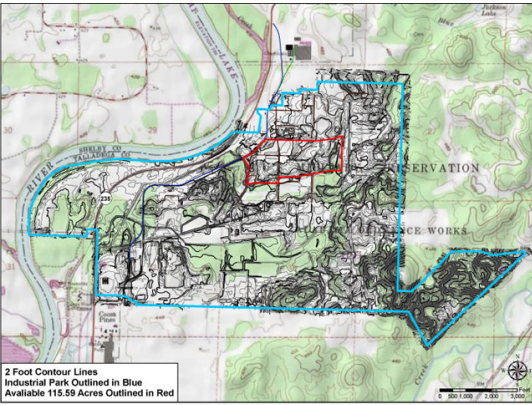
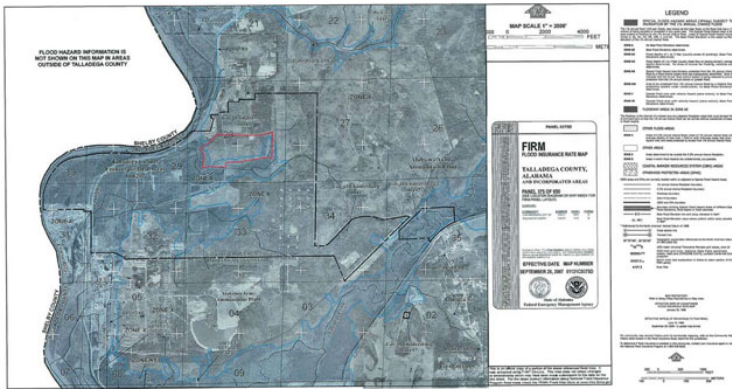
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