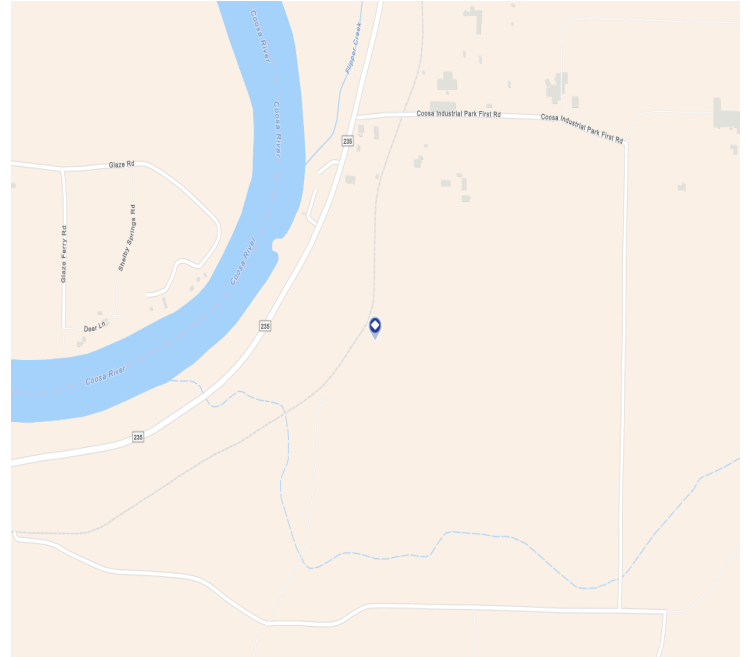
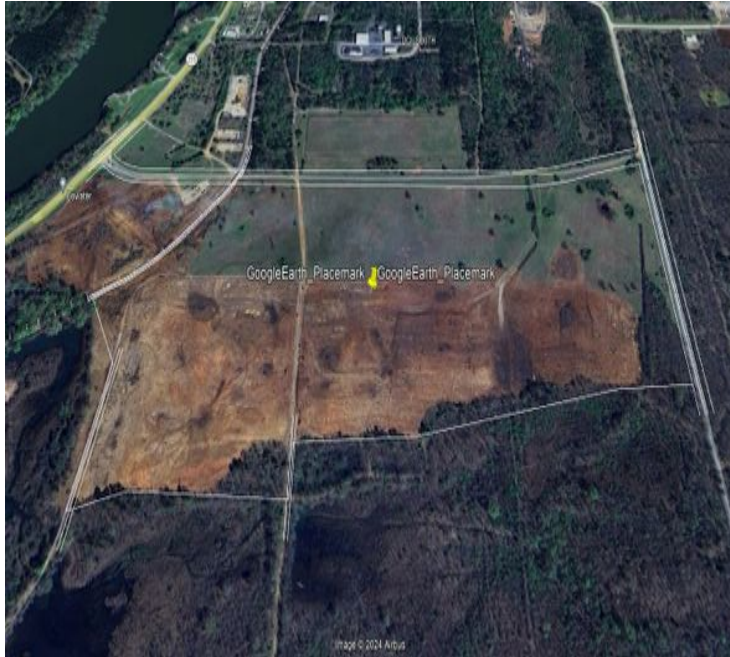


# Childersburg IP Advantage Site Highway 235

Childersburg, Talladega County, Alabama, 35044



### Description

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

### Economic Development Contact

**Calvin Miller**  
Talladega County Economic Development Authority  
E: millercalv@tceda.com  
P: (256) 245 - 8332  
M: 0

### Location

- **Property Name:** Childersburg IP Advantage Site
- **Property Type:** Site
- **Property SubType:** AdvantageSite
- **Property Address:** Highway 235
- **Property City:** Childersburg
- **Property State:** Alabama
- **Property County:** Talladega County
- **Property Zip Code:** 35044
- **Latitude:** 33.3487
- **Longitude:** -86.3373

### Contacts

- **Title:** Executive Director
- **Address:** PO Box 867 / 225 North Norton Avenue
- **City:** Sylacauga
- **State:** Alabama

### General

- **Featured:** Featured
- **Wetlands:** Yes

### Sale / Lease

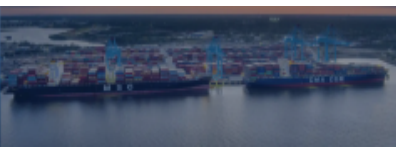
- **For Lease:** No
- **For Sale:** Yes
- **Sale Price:** \$20,000
- **Sale Price/Unit:** per acre
- **Price Per (acre):** \$20,000

### Building

- **Located in Industrial Park:** Yes

### Site

- **Available (acres):** 115
- **Total (acres):** 115
- **Smallest Tract Available:** 5
- **Expandable:** Yes
- **Largest Tract Available:** 115
- **Phase 1 Environmental Audit Done:** Yes
- **Preliminary Geotechnical Report:** Yes
- **Preliminary Wetlands Assessment:** Yes





# Childersburg IP Advantage Site Highway 235

Childersburg, Talladega County, Alabama, 35044



### Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** Heavy Industry

### Electric

- **Electric Provider:** Alabama Power Company
- **Electric Transmission:** Yes
- **Electric Distribution:** Yes

### Sewer

- **Sewer Distance To Provider:** > 1 mile

### Water

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

### Gas

- **Natural Gas Provider:** Childersburg Wt,Gas,&Sew Bd
- **Natural Gas Distance to Provider:** Existing Connection
- **Natural Gas Size of Main (inches):** 10
- **Natural Gas Pressure (psi):** 500

### Telecommunication

- **Telecom Provider:** At&T
- **DSL Available:** Yes
- **Fiber Available:** Yes

### Airport

- **Distance to Nearest International Airport:** 44 Miles

### Interstate / Highway

- **Distance to Nearest Interstate Exit:** 22 Miles
- **Interstate #1:** I-20
- **Distance to Interstate #1:** 40 Miles
- **Interstate #2:** I-459
- **Distance to Interstate #2:** 35 Miles
- **Interstate #3:** I-65
- **Distance to Interstate #3:** 40 Miles
- **US Highway #1:** 235
- **State Highway #1:** 235

### Rail

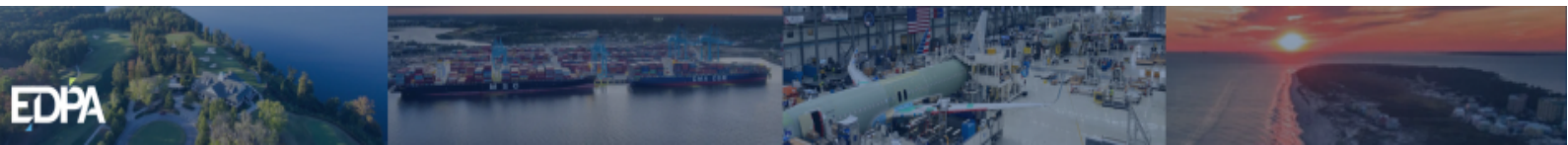
- **Rail Access Available:** Yes
- **Rail Service Active:** Yes
- **Rail Carrier:** RJ Corman
- **Rail #1 Track Status:** Onto Site
- **Rail Service Type:** Short line
- **Rail Carrier #2:** Norfolk Southern
- **Distance to Rail #2:** 3 Miles
- **Rail #2 Track Status:** Onto Site
- **Rail Carrier #3:** CSX
- **Spur Available:** No
- **Spur Existing on Property:** Yes
- **Dual Rail:** Yes
- **Can Rail Service be Provided to Property?:** Yes
- **Switch Present on Property:** Yes
- **Additional Land Required to Service Property:** No

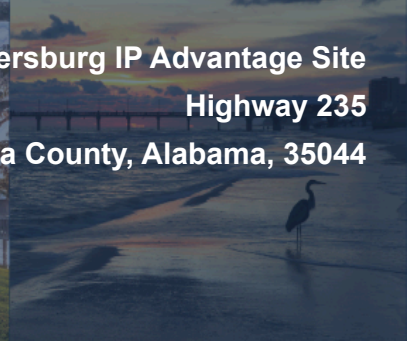
### Port

- **Distance to Dock:** Not Specified

Property Detail Link: [View Details](#)

Property Detail QR Code





**Childersburg IP Advantage Site**  
**Highway 235**  
**Childersburg, Talladega County, Alabama, 35044**

