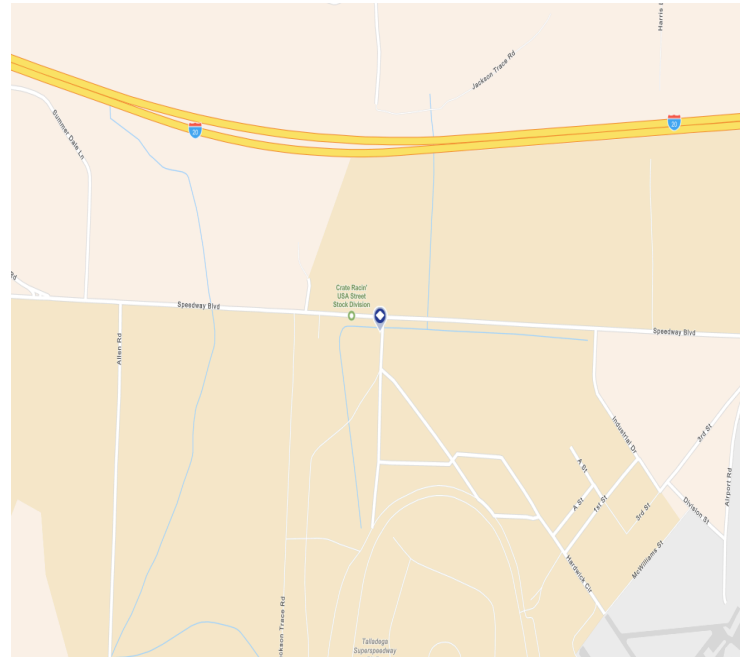


Speedway Commerce Center
3366 Speedway Boulevard
Lincoln, Talladega County, Alabama, 35096



Description

The Speedway Commerce Center is a 215-acre site located between Interstate 20 and four-lane Speedway Boulevard. The site is visible from I-20 and is accessed by two exits, one two miles from the site and one three miles away. Access to the site is four-laned Speedway Boulevard. The site is flat, cleared and has been used for camping and parking for race weeks at the Talladega Superspeedway. It has all utilities in place and in sizes and capacities to meet large project requirements. The site is not within the city limits or police jurisdiction of Lincoln as it has Industrial Park status through the Talladega Superspeedway.

Economic Development Contact

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

Location

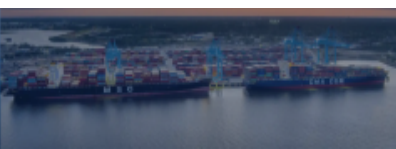
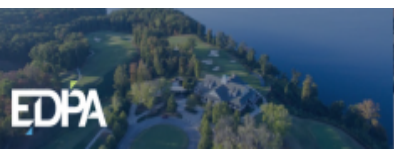
- **Property Name:** Speedway Commerce Center
- **Property Type:** Site
- **Property SubType:** Flex
- **Property Address:** 3366 Speedway Boulevard
- **Property City:** Lincoln
- **Property State:** Alabama
- **Property County:** Talladega County
- **Property Zip Code:** 35096
- **Latitude:** 33.579895
- **Longitude:** -86.069472

Contacts

- **Organization Name:** NASCAR
- **First Name:** Jeff
- **Last Name:** Boerger
- **Title:** Director of Real Estate
- **Email:** jboerger@nascar.com
- **Phone:** (386) 681 - 6847
- **Cell:** (913) 526 - 5897
- **City:** Daytona
- **State:** FL

General

- **Tax Map ID:** 08-01-01-0-00-008.000
- **Industrial Park:** Site has Industrial Park Status. Not located in an organized industrial park.
- **Jurisdiction:** Talladega County
- **Elevation (ft):** 545' above sea level
- **Wetlands:** Yes
- **Comments:** This property is comprised of six contiguous parcels of property all owned by the Talladega Superspeedway LLC and International Speedway Corp.
- **Disclaimer:** This parcel number is one of six for this site. All owned by the Talladega Superspeedway and NASCAR.





Speedway Commerce Center
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Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Lease Price:** \$60,000
- **Price Per (sqft):** \$1.38
- **Sale Price:** \$60,000
- **Price Per (acre):** \$60,000
- **Pricing Information:** per acre
- **Negotiable:** Yes

Site

- **Available (acres):** 215
- **Additional Acreage Available:** 81
- **Contiguous (acres):** 215
- **Max. Contiguous Space:** 296
- **Potential Additional Acreage:** 81
- **Expandable:** Yes
- **Largest Tract Available:** 215
- **Site Developable Acreage:** 215
- **Divisible:** Yes
- **Site Size:** 215
- **Within City Limits:** No
- **Ownership:** Talladega Superspeedway LLC and NASCAR
- **Brownfield:** No
- **Unique Amenities:** Highly visible from I-20. Airport within 1/2 mile.
- **Boundary Survey:** Not Completed
- **Site Improvements:** Cleared
- **Cultural Resource Identification Survey:** Not Completed
- **Cultural/Historical Resources Review:** No
- **Ecological Review (endangered species):** No
- **Phase 1 Environmental Audit Done:** No
- **Phase 1 Environmental Report:** No
- **Phase I Environmental Site Assessment:** Not Completed
- **Preliminary Geotechnical Exploration:** Not Completed
- **Preliminary Geotechnical Report:** No
- **Preliminary Wetlands Assessment:** No
- **Protected Species Assessment:** Not Completed
- **Reside in 100 Year Plain:** No
- **Soil Boring Report Available:** No
- **Topographical Survey:** Not Completed
- **Topography:** Flat
- **Wetlands Delineation:** Completed
- **Current Land Use:** Campground and parking lot
- **Prior Use:** Campground and parking lot
- **Surrounding Land Use:** Commercial, Manufacturing, Residential
- **Shovel Ready Certified:** No
- **Advantage Site:** No
- **Competitive Site:** No

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Building Zoning:** No zoning. Located in unincorporated Talladega County.
- **Site Zoning:** No zoning. Located in unincorporated Talladega County.

Broker

- **Company:** Cushman Wakefield/EGS
- **Name:** Deborah McGill Smith
- **Cell:** (205) 314 - 5534
- **Email:** dsmith@egsinc.com
- **Address:** 2100 3rd Avneue North
- **City:** Birmingham
- **State:** AL
- **Zip:** 35203
- **Website:** cushmanwakefield.com

Protective

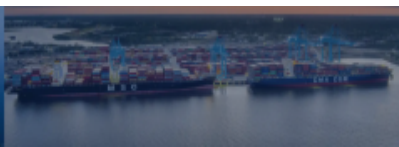
- **Nearest Police Station:** 5
- **Police Patrol 24H:** No
- **Nearest Fire Station:** 5
- **Fire Station Type:** Full-time
- **Fire Insurance Rating:** 2
- **Fire Protection:** City of Lincoln

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Alabama Power Company
- **Electric On-Site:** Yes
- **Electric Provider #2:** Alabama Power Company
- **Electric Phase:** 277/480v-2500kVA transformer
- **Electric Transmission:** Yes
- **Electric Transmission Voltage (kv):** 2
- **Electric Distribution:** Yes
- **Electric Distribution Voltage (kv):** 115,000
- **Electric Redundancy:** Yes

Sewer

- **Sewer Provider:** Talladega Water & Sewer
- **Sewer Distance To Provider:** .25 mile
- **Sewer Size of Main (inches):** 8
- **Sewer Lift Station Required:** No
- **Sewer Treatment Plant Capacity (Mgd):** 500,000 gpd
- **Sewer Treatment Plant Peak Demand (Mgd):** 200,000 gpd
- **Waste Water Main Diameter:** 8





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Water

- **Water Service Available:** Yes
- **Water Provider:** Talladega Water & Sewer
- **Water Line Size (inches):** 8
- **Water Size of Main (inches):** 8
- **Water Main to Site (ft):** 60
- **On Site Storage:** No
- **Water Pressure Residual (Psi):** 100
- **Water On Site Storage (elevated):** No

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas On-Site:** Yes
- **Natural Gas Distance to Provider:** Within the public right-of-way of Speedway Blvd
- **Natural Gas Line Size (inches):** 6
- **Natural Gas Line Diameter (min):** 6
- **Natural Gas Provider #2:** Spire (existing)
- **Natural Gas Size of Main (inches):** 6
- **Nitrogen:** No
- **Oxygen:** No
- **Steam:** No

Telecommunication

- **Telecom Provider:** AT&T Century Tel
- **DSL Available:** Yes
- **Fiber Optics:** Yes

Airport

- **Nearest International Airport:** Birmingham-Shuttlesworth Intl
- **Distance to Nearest International Airport:** 43 Miles
- **International Airport:** Birmingham-Shuttlesworth International Airport
- **Distance to International Airport:** 40 Miles
- **Nearest Domestic Airport:** Birmingham-Shuttlesworth International Airport
- **Distance Nearest Domestic Airport:** 40 Miles
- **Airport #3:** Talladega Municipal Airport
- **Distance to Airport #3:** 1 Miles
- **Airport Access:** Yes

Interstate / Highway

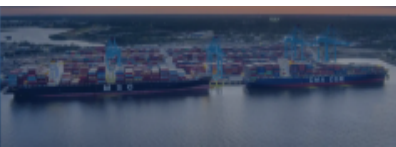
- **Nearest Interstate Exit:** 168 / 173
- **Distance to Nearest Interstate Exit:** NaN Miles
- **Interstate #1:** i-20
- **Distance to Interstate #1:** 2 Miles
- **Interstate #2:** I-459
- **Distance to Interstate #2:** 34 Miles
- **Interstate #2 Four-Laned:** Yes
- **Interstate #3:** I-65
- **Distance to Interstate #3:** 48 Miles
- **Interstate #3 Four-Laned:** Yes
- **US Highway #1 Four-Laned:** Yes
- **State Highway #1:** Alabama Highway 77
- **Distance to State Highway #1:** 3 Miles
- **State Highway Four-Laned:** Yes
- **State Highway #2:** Alabama Highway 21
- **Distance to State Highway #2:** 10 Miles
- **State Highway #2 Four-Laned:** Yes
- **State Highway #3 Four-Laned:** Yes

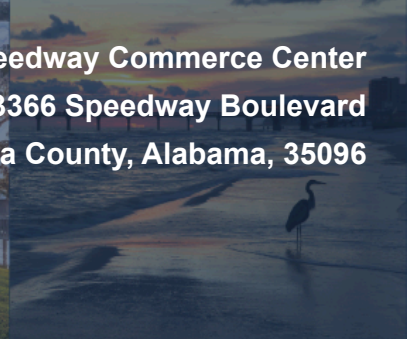
Port

- **Nearest Port:** Port of Mobile
- **Distance to Nearest Port:** 275 Miles

Property Detail Link: [View Details](#)

Property Detail QR Code





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