

AVAILABLE INDUSTRIAL SITE

COOSAVALLEY IND PARK
120 ODYSSEY LANE
TALLADEGA, TALLADEGA COUNTY, ALABAMA, 35160



Description

This is a full service park with existing roads and curbs.

Sale / Lease

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

Site Details

Latitude	33.497
Longitude	-86.1279
Within City Limits	No
Available Acres	33
Total Acres	128
Largest Tract Available	28 Acres
Max. Contiguous Space	28
Expandable	Yes
Divisible	No
Current Land Use	Cleared Site
Prior Use	Forest
Ownership	Talladega County Economic Development Authority
Site Improvements	Cleared
Phase 1 Environmental Audit Done	Yes
Preliminary Geotechnical Report	Yes
Preliminary Wetlands Assessment	Yes
Phase I Environmental Site Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Cultural Resource Identification Survey	Completed
Cultural/Historical Resources Review	Yes
Environmental Assessment	Yes
Boundary Survey	Completed
Topographical Survey	Completed

Surrounding Land Use

Details	Manufacturing
North	Manufacturing
South	Manufacturing
East	Manufacturing
West	Highway

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
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<https://www.edpa.org>

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Electric

Provider Coosa Valley Electric Co-op
Service Available Yes
On-Site Yes

Water

Provider Talladega Water & Sewer
On-Site Yes
Service Yes
Size of Main (inches) 12

Sewer

Provider Talladega Water & Sewer
Distance To Adjacent to property
On-Site Yes
Service Yes
Size of Main 10 Inches

Natural Gas

Provider Spire
Size of Main 4 Inches
Pressure (psi) 35 Psi

Telecom

Provider At&T
Fiber Available Yes
DSL Available Yes

Zoning

Opportunity No

Interstate

Interstate I-20
To Interstate 5 Miles

Highway

US Highway 77

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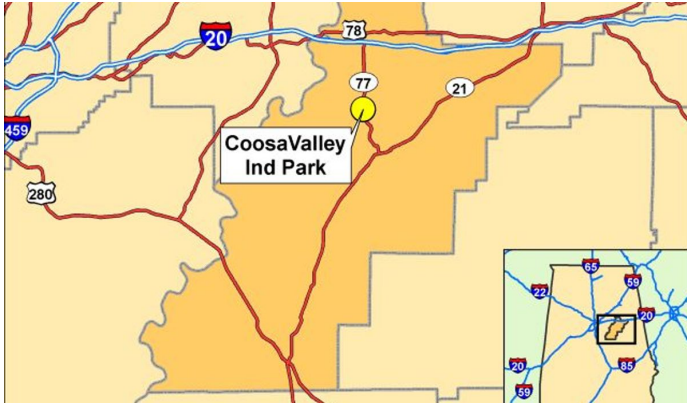
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