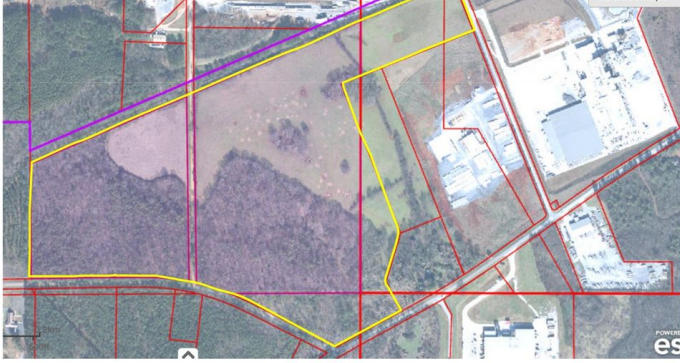


## AVAILABLE RAIL SERVED SITE

DOBBINS 115  
SYLACAUGA FAYETTEVILLE HIGHWAY  
SYLACAUGA , TALLADEGA COUNTY , ALABAMA , 35151



### Description

#### Sale / Lease

<b>For Sale</b>	Yes
<b>Sale Price</b>	\$25,000
<b>Sale Price/Unit</b>	per acre
<b>For Lease</b>	No

#### Building Details

**Comments** This property is comprised of four contiguous parcels of property all owned by the same family.

#### Surrounding Land Use

**Details** Manufacturing and Pasture Land

#### Site Details

<b>Latitude</b>	33.16288
<b>Longitude</b>	-86.31034
<b>Within City Limits</b>	No
<b>Available Acres</b>	115
<b>Total Acres</b>	115
<b>Largest Tract Available</b>	115 Acres
<b>Site Developable Acreage</b>	115
<b>Current Land Use</b>	Pasture
<b>Prior Use</b>	Pasture land
<b>Topography</b>	Flat

## 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>

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### Electric

**Provider** Alabama Power Company  
**Redundancy** Yes

### Water

**Provider** Sylacauga Utilities Board  
**Distance To Existing Connection**  
**Size of Main (inches)** 16

### Sewer

**Distance To Existing Connection**  
**Size of Main** 8 Inches

### Natural Gas

**Provider** Sylacauga Utilities Board  
**Distance To Existing Connection**  
**Size of Main** 4 Inches  
**Pressure (psi)** 200 Psi

### Telecom

**Provider** Sylacauga Utilities Board  
**Fiber Available** Yes

### Zoning

**Opportunity** No  
**Site** None

### Airport

**International** Birmingham Shuttlesworth International Airport  
**To International** 45 Miles  
**Airport #3** Sylacauga Airport  
**To Airport #3** 1 Miles

### Interstate

**Interstate** I-20  
**To Interstate** 47 Miles  
**Lane Type** 4-lane  
**Four-Laned** Yes  
**Interstate #2** I-459  
**To Interstate #2** 38 Miles  
**Four-Laned** Yes  
**Interstate #3** I-65  
**To Interstate #3** 44 Miles  
**Four-Laned** Yes

### Highway

**US Highway** US Highway 280  
**To US Highway** 4 Miles  
**Four-Laned** Yes  
**State Highway** 21  
**To State Highway** 5 Miles  
**State Highway #2** 77

### Rail

**Carrier** East Alabama Railway  
**Track Status** Adjacent Track  
**Rail Type** Short Line  
**Carrier #2** Norfolk Southern  
**Track Status #2** Adjacent Track

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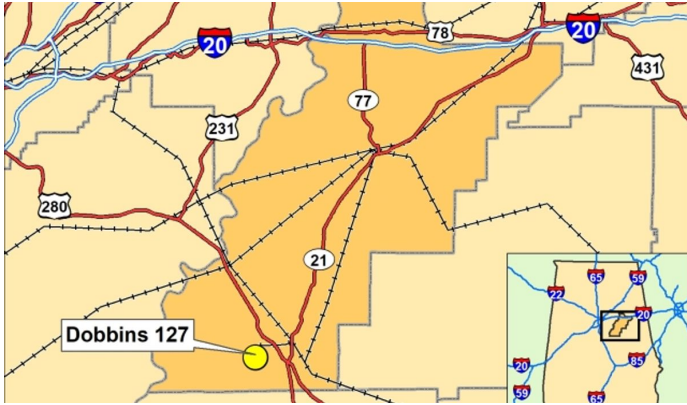
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