

AVAILABLE INDUSTRIAL SITE

HOLIFIELD PROPERTY
 36000 ALABAMA HIGHWAY 21
 TALLADEGA, TALLADEGA COUNTY, ALABAMA, 35160



Holifield Property
 Highway 21, Talladega, Alabama
 32 Acres



Description

Flat property with all utilities available. Dual rail served.

Sale / Lease

For Sale	Yes
Sale Price	\$12,000
Price Per (acre)	\$12,000
For Lease	No
Negotiable	Yes

Site Details

Latitude	33.455998
Longitude	-86.045180
Within City Limits	No
Available Acres	32
Total Acres	32
Smallest Tract Available	12
Largest Tract Available	20 Acres
Max. Contiguous Space	32
Expandable	Yes
Min. Subdivide (acres)	12
Site Developable Acreage	32
Current Land Use	Pasture
Prior Use	Pasture land
Topography	Flat
Site Improvements	Cleared
Wetlands Delineation	Completed
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
Protected Species Assessment	Completed
Ecological Review (endangered species)	Yes
Cultural/Historical Resources Review	Yes
Topographical Survey	Completed

Surrounding Land Use

Details Manufacturing and Pasture Land

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



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 INDUSTRIAL SITE

HOLIFIELD PROPERTY
36000 ALABAMA HIGHWAY 21
TALLADEGA, TALLADEGA COUNTY, ALABAMA, 35160



Electric

Provider Alabama Power Company
Service Available Yes
On-Site Yes

Zoning

Opportunity No

Water

Provider Talladega Water & Sewer
On-Site Yes
Service Yes
Size of Main (inches) 8

Sewer

Provider Talladega Water & Sewer
On-Site Yes
Service Yes
Size of Main 8 Inches

Natural Gas

On-Site Yes
Service Yes
Gas Line Size 6 Inches

Telecom

Provider At&T
On-Site Yes
Fiber Available 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

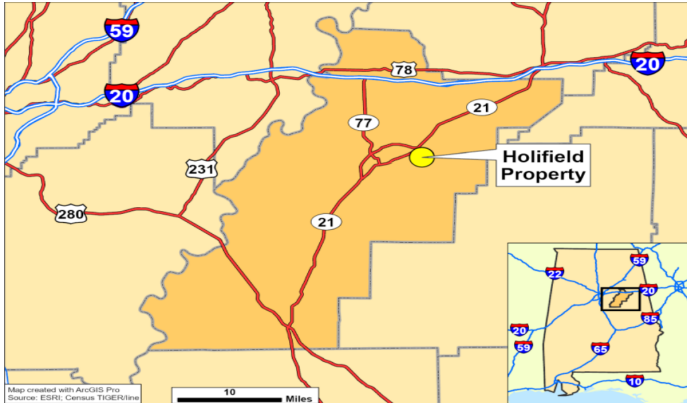
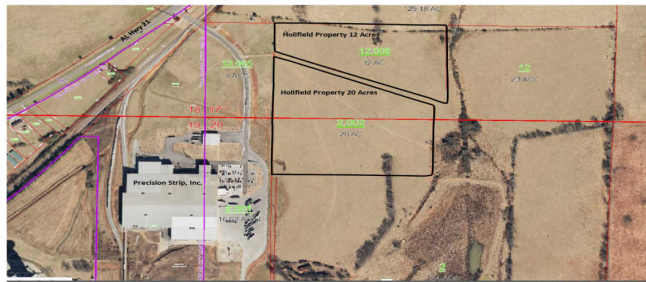
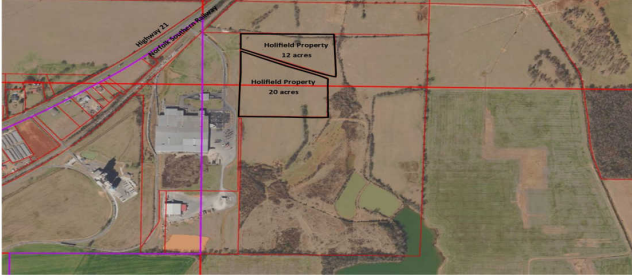
WIN with Alabama

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>

Holifield Property
 Highway 21, Talladega, Alabama
 32 acres



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