



Site is served by RJ Corman with access to Norfolk Southern and CSX. Extensive environmental studies available and federal indemnification. For more information, please contact: Calvin Miller, 256.245.8332, millercalv@tceda.com

Sale / Lease	
For Sale	Yes
Sale Price	\$10,000
Sale Price/Unit	per acre
For Lease	No
Negotiable	Yes
Pricing Information	Property is \$10,000 to \$20,000

Site Details	
Latitude	33.3418
Longitude	-86.3281
Available Acres	1,622
Total Acres	1,622
Smallest Tract Available	10
Largest Tract Available	765
Site Developable Acreage	1,622
Current Land Use	Vacant Lot
Ownership	Childersburg Local Redevelopment Authority and Talladega County Economic Development Authority
Site Improvements	Partially Cleared
Wetlands Delineation	Completed
Phase 1 Environmental Audit Done	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
Boundary Survey	Completed

Details Manufacturing

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>

Electric

Provider Alabama Power Company
Service Available Yes
On-Site Yes

Water

Provider Childersburg Wt,Gas,&Sew Bd
Size of Main (inches) 8

Sewer

Size of Main 8

Natural Gas

Provider Childersburg Wt,Gas,&Sew Bd
On-Site Yes
Service Yes
Size of Main 10
Gas Line Size 10
Pressure (psi) 500

Telecom

Provider Coosa Valley Technologies
Fiber Available Yes
Fiber Optics Yes
DSL Available Yes

Zoning

Opportunity No
Site Heavy Industry

Interstate

Interstate I-459
To Interstate 35 Miles
Interstate #2 I-65
To Interstate #2 40 Miles
Interstate #3 I-20
To Interstate #3 38 Miles

Highway

US Highway 235

Rail

Carrier RJ Corman
Track Status Onto Site
Rail Access Available Yes
Rail Type Short line
Carrier #2 Norfolk Southern
Track Status #2 Onto Site

Advantage Alabama

6

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All

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Public-use airports

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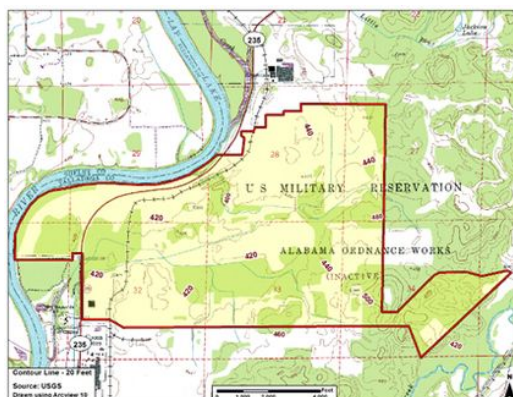
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