



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...

Sale / Lease

For Sale	Yes
Sale Price	\$60,000
Price Per (acre)	\$60,000
For Lease	Yes
Lease Price	\$60,000
Negotiable	Yes
Pricing Information	per acre

Site Details

Latitude	33.579895
Longitude	-86.069472
Within City Limits	No
Available Acres	215
Largest Tract Available	215 Acres
Max. Contiguous Space	296
Expandable	Yes
Site Developable Acreage	215
Divisible	Yes
Current Land Use	Campground and parking lot
Prior Use	Campground and parking lot
Ownership	Talladega Superspeedway LLC and NASCAR
Topography	Flat
Site Improvements	Cleared
Wetlands Delineation	Completed
Phase 1 Environmental Audit Done	No
Preliminary Geotechnical Report	No
Preliminary Wetlands Assessment	No
Phase I Environmental Site Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Cultural Resource Identification Survey	Not Completed
Protected Species Assessment	Not Completed
Ecological Review (endangered species)	No
Cultural/Historical Resources Review	No
Boundary Survey	Not Completed

Building Details

This property is comprised of six contiguous parcels of property all owned by the Talladega Superspeedway LLC and International Speedway Corp.

Comments

Surrounding Land Use

Details Commercial, Manufacturing, Residential

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>

Electric

Provider	Alabama Power Company
Service Available	Yes
On-Site	Yes
Transmission	Yes
Distribution	Yes
Redundancy	Yes

Water

Provider	Talladega Water & Sewer
Service	Yes
Size of Main (inches)	8
Line Size	8

Sewer

Provider	Talladega Water & Sewer
Distance To	.25 mile
Size of Main	8 Inches

Natural Gas

Distance To	Within the public right-of-way of Speedway Blvd
On-Site	Yes
Service	Yes
Size of Main	6 Inches
Gas Line Size	6 Inches

Telecom

Provider	AT&T Century Tel
Fiber Optics	Yes
DSL Available	Yes

Zoning

Opportunity	No
Site	No zoning. Located in unincorporated Talladega County.

Airport

International	Birmingham-Shuttlesworth International Airport
To International	40 Miles
Domestic	Birmingham-Shuttlesworth International Airport
Airport #3	Talladega Municipal Airport
To Airport #3	1 Miles

Interstate

Interstate	i-20
To Interstate	2 Miles
Interstate #2	I-459
To Interstate #2	34 Miles
Four-Laned	Yes
Interstate #3	I-65
To Interstate #3	48 Miles
Four-Laned	Yes

Highway

Four-Laned	Yes
State Highway	Alabama Highway 77
To State Highway	3 Miles
Four-Laned	Yes
State Highway #2	Alabama Highway 21
To State Highway #2	10 Miles

Port

Port	Port of Mobile
To Port	275 Miles

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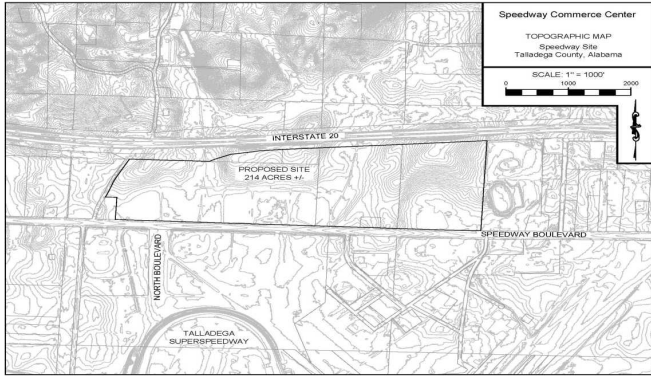
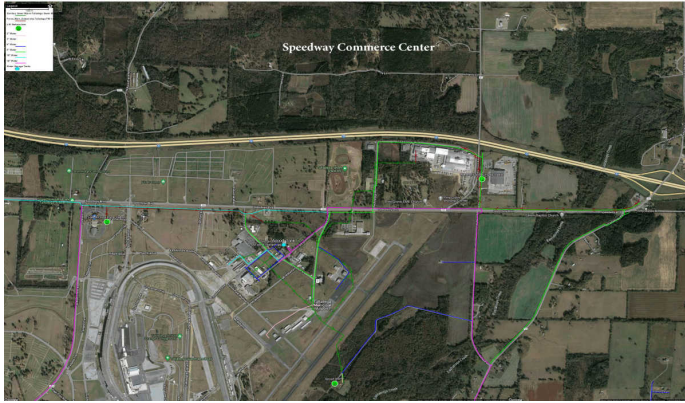
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AVAILABLE FLEX SITE

SPEEDWAY COMMERCE CENTER
3366 SPEEDWAY BOULEVARD
LINCOLN , TALLADEGA COUNTY , ALABAMA , 35096



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