



South Industrial Park

City: Demopolis

County: Marengo



General Site Data

Street Address:	125 Industrial Park Road	Total Acres:	80.00
Nearest City:	Demopolis	Available Acres:	60.00
Within City Limits:	Yes	Additional Available:	Yes
Zip Code:	36732	Largest Tract:	60.00
MSA:		Smallest Tract:	
Latitude:	32.47740000	Protective Covenants:	Yes
Longitude:	-87.83480000	Phase 1 Enviro:	Yes
Loc. In Industrial Par:	Yes	Prelim Geotech:	Yes
Park Name:	Demopolis South Industrial Park	Topography:	Flat
Within Enterprise Zone:	Yes	Wetlands Assesment:	Yes
Within Favored Geo Area:	No	Ecol Review:	Yes
Within Renewal Community:	No	Cultural Resources Review:	Yes
Within HubZone:	Yes	Zoning:	Light Industry
Within New Market Tax Credit Area:	Yes	Previous Use:	Agriculture
		Description of Current Use:	Industrial

Transportation

Rail Service

Provider:	BNSF
Track Status:	<1500

Waterway

Provider:	Tennessee-Tombigbee Waterway
Dock Facility:	Port 1 to 5 miles

Nearest Commercial Air City

	Meridian, MS
Mi. to Service:	54.00

Nearest Municipal Air City

	Demopolis
Mi. to Service:	5.00

Highways

Type	Name	Mi. To Access	4 Lane?
Federal	43	2.0	Yes
Federal	80	2.0	Yes
Interstate	I-20	32.0	Yes
Interstate	I-59	31.0	Yes
State	21	0.0	Yes
State	69	13.0	Yes

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PROFILE

Utilities

Natural Gas

Provider: Spire
Status: Existing
Size of Main: 2
Main PSI:

Electric

Provider: Alabama Power Company
Status: Existing
Transmission: Yes
Distribution: Yes

Water

Provider: City of Demopolis
Status: Existing
Size of Main: 8

Fiber/Telecom

Provider: AT&T
Provider: AT&T
Fiber Optics: Yes
Redundancy:
xDSL Available: Yes

Sewer

Provider: City of Demopolis
Status: Existing
Size of Main: 10

Price

Lease Rate: \$5,000.00
Total
Sale Price: per acre
Negotiable: Yes
Date Quoted: 5/23/2019 1:34:23 PM
Price Comments: Price per acre is negotiable based on job creation. \$5000 per acre per year negotiable.

Site Comments:

Area Amenities:

Soggy Bottom - one of the best deer hunting facilities in the country, Rich Historic Community with museums, plays, theater; Excellent education system and job training and SO much more! Home of Babe Ruth World Series in August 2019

Current Park Tenants:

Foster Farms, Prystup Packaging, Motion Industries, Newell Paper, Lewis Construction, Gulf Coast Marine Supply, Rowley Recycling, RBK Warehousing, Gaddy Electric, ServoPro



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SITE PROFILE



