

**AVAILABLE RAIL SERVED SITE**  
 POWE PROPERTY 57.65 ACRES  
 1667 SYLACAUGA-FAYETTEVILLE HIGHWAY  
 SYLACAUGA, TALLADEGA COUNTY, ALABAMA, 35151



### Description

For more information, please contact: Calvin Miller, 256.245.8332,  
 millercalv@tceda.com.

#### Sale / Lease

|                            |                                             |
|----------------------------|---------------------------------------------|
| <b>For Sale</b>            | Yes                                         |
| <b>Sale Price</b>          | \$17,092                                    |
| <b>Sale Price/Unit</b>     | per acre                                    |
| <b>For Lease</b>           | No                                          |
| <b>Pricing Information</b> | Dual rail served site.<br>Owner may divide. |

#### Site Details

|                                |            |
|--------------------------------|------------|
| <b>Latitude</b>                | 33.165008  |
| <b>Longitude</b>               | -86.298456 |
| <b>Available Acres</b>         | 57.6       |
| <b>Total Acres</b>             | 57.6       |
| <b>Largest Tract Available</b> | 57.6 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>

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### Electric

**Provider** Alabama Power Company

### Water

**Provider** Sylacauga Utilities Board

**Size of Main (inches)** 16

### Sewer

**Size of Main** 8 Inches

### Natural Gas

**Provider** Sylacauga Utilities Board

**Size of Main** 6 Inches

**Pressure (psi)** 200 Psi

### Telecom

**Provider** At&T

**Fiber Available** Yes

**DSL Available** Yes

### Zoning

**Opportunity Site** No  
None

### Interstate

**Interstate** I-459  
**To Interstate** 38 Miles  
**Interstate #2** I-20  
**To Interstate #2** 40 Miles

### Highway

**US Highway** 231  
**To US Highway** 4 Miles

### Rail

**Carrier** CSX Transportation  
**Carrier #2** Norfolk Southern

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