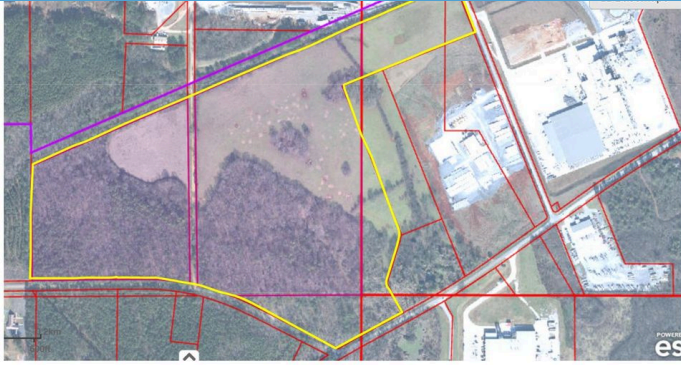


AVAILABLE RAIL SERVED SITE

DOBBINS 115

SYLACAUGA FAYETTEVILLE HIGHWAY

SYLACAUGA , TALLADEGA COUNTY , ALABAMA , 35151



Description

Sale / Lease

For Sale	Yes
Sale Price	\$25,000
Sale Price/Unit	per acre
For Lease	No

Building Details

Comments	This property is comprised of four contiguous parcels of property all owned by the same family.
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Surrounding Land Use

Details Manufacturing and Pasture Land

Site Details

Latitude	33.16288
Longitude	-86.31034
Within City Limits	No
Available Acres	115
Total Acres	115
Largest Tract Available	115 Acres
Site Developable Acreage	115
Current Land Use	Pasture
Prior Use	Pasture land
Topography	Flat

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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SYLACAUGA , TALLADEGA COUNTY , ALABAMA , 35151



Electric

Provider Alabama Power Company
Redundancy Yes

Water

Provider Sylacauga Utilities Board
Distance To Existing Connection
Size of Main (inches) 16

Sewer

Distance To Existing Connection
Size of Main 8 Inches

Natural Gas

Provider Sylacauga Utilities Board
Distance To Existing Connection
Size of Main 4 Inches
Pressure (psi) 200 Psi

Telecom

Provider Sylacauga Utilities Board
Fiber Available Yes

Zoning

Opportunity No
Site None

Airport

International Birmingham Shuttlesworth International Airport
To International 45 Miles
Airport #3 Sylacauga Airport
To Airport #3 1 Miles

Interstate

Interstate I-20
To Interstate 47 Miles
Lane Type 4-lane
Four-Laned Yes
Interstate #2 I-459
To Interstate #2 38 Miles
Four-Laned Yes
Interstate #3 I-65
To Interstate #3 44 Miles
Four-Laned Yes

Highway

US Highway US Highway 280
To US Highway 4 Miles
Four-Laned Yes
State Highway 21
To State Highway 5 Miles
State Highway #2 77

Rail

Carrier East Alabama Railway
Track Status Adjacent Track
Rail Type Short Line
Carrier #2 Norfolk Southern
Track Status #2 Adjacent Track

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