

# Site Profile



## Alabama Site Selection Database

### Jackson County Industrial Park

City: Hollywood County: Jackson  
 Micropolitan Area: Scottsboro



#### General Site Data

<b>Total Acres</b>	311
<b>Available Acres</b>	295
<b>Additional Available</b>	No
<b>Largest Tract</b>	91
<b>Smallest Tract</b>	5
<b>Protective Covenants</b>	Yes
<b>Phase 1 Environmental</b>	Yes
<b>Preliminary Geotechnical:</b>	Yes
<b>Topography</b>	Slight Rolling
<b>Preliminary Wetlands</b>	Yes
<b>Assessment:</b>	
<b>Ecological Review:</b>	Yes
<b>Cultural Resources Review:</b>	Yes
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	Agriculture
<b>Previous Use Description</b>	

#### Utilities

##### Natural Gas

Provider: Scottsboro Water/Sewer & Gas  
 Status: Existing Connection  
 Size of Main: 8 in.  
 Main PSI:

##### Water

Provider: Scottsboro Water/Sewer & Gas  
 Status: Existing Connection  
 Size of Main: 12 in.

##### Sewer

Provider: Scottsboro Water/Sewer & Gas  
 Status: Existing Connection  
 Size of Main: 8 in.

##### Electricity

Provider #1: North Alabama Electric Co-op  
 Status: Existing Connection  
 Service to Property: Yes  
 (Distribution):  
 Transmission: Yes  
 Provider #2:

##### Telecommunications

Provider: Century Tel  
 Fiber Optics: Yes  
 Redundancy: No  
 xDSL Available: Yes

Site Id: 4227

Street Address 29731 US Highway 72

<b>Nearest City</b>	Hollywood
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	35752
<b>Latitude</b>	34.7205
<b>Longitude</b>	-85.9556
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Jackson Co. Industry Park
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	No
<b>Within Renewal Community</b>	No

#### Transportation

##### Rail Service

Provider: Norfolk Southern  
 Track Status: Onto Site  
 Provider #2:  
 Track Status:

**Navigable Waterway** Tennessee River  
 Dock Facility: Port 1 to 5 miles

**Nearest Commercial Air City** Huntsville, AL  
 Miles to Nearest Service: 55

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-24	27.0	
Interstate	I-59	35.0	
Federal Highway	72	0.0	Yes
Alabama Highway	35	7.0	No

#### Price

**Sale Price** \$24,895.00 per acre

#### Land Lease Rate (Annual)

**Negotiable?** Yes  
**Date Quoted** Jul 28, 2008

#### Price Comments

Possible build-to-suit and lease-back option available.

To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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#### General Comments

Geotechnical Soil boring data available. Phase I Environmental, Endangered species Survey, & Historical/Archeological Survey performed - all clear. Sub-station on site with dual feed. The industrial park is located in a HUB Zone.

*Site information is current as of 7/28/08*



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Economic Development Partnership of Alabama  
[www.advantagealabama.com](http://www.advantagealabama.com)

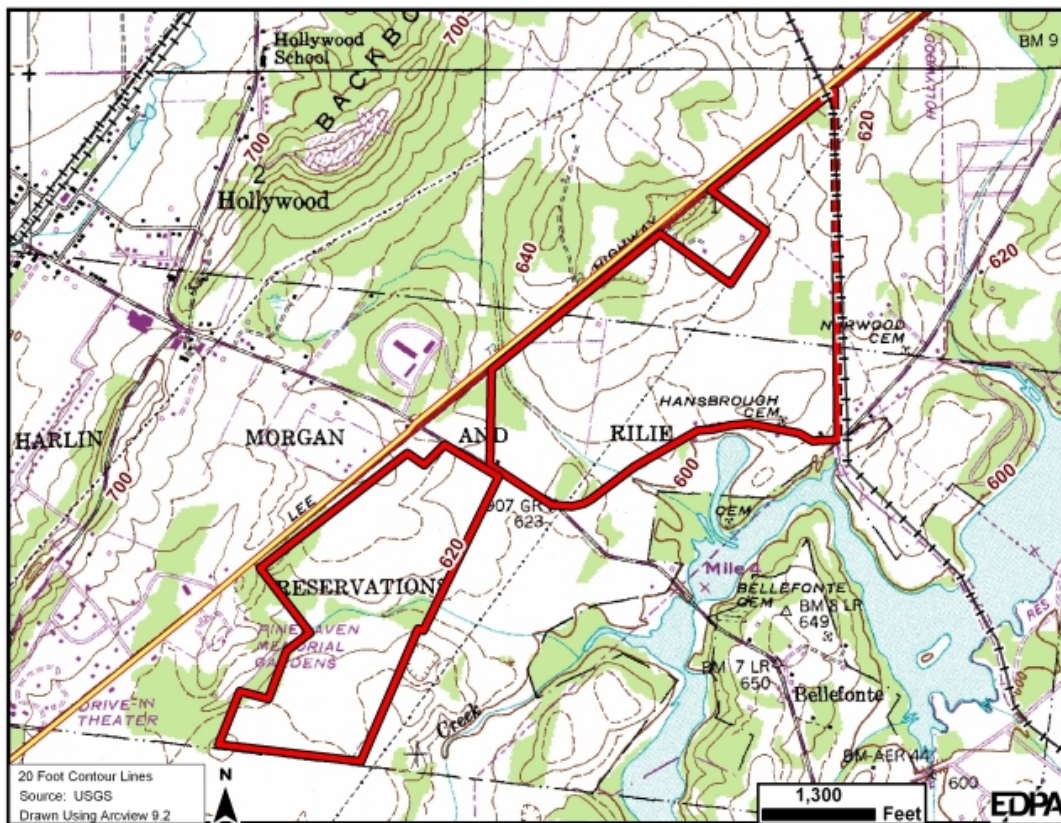
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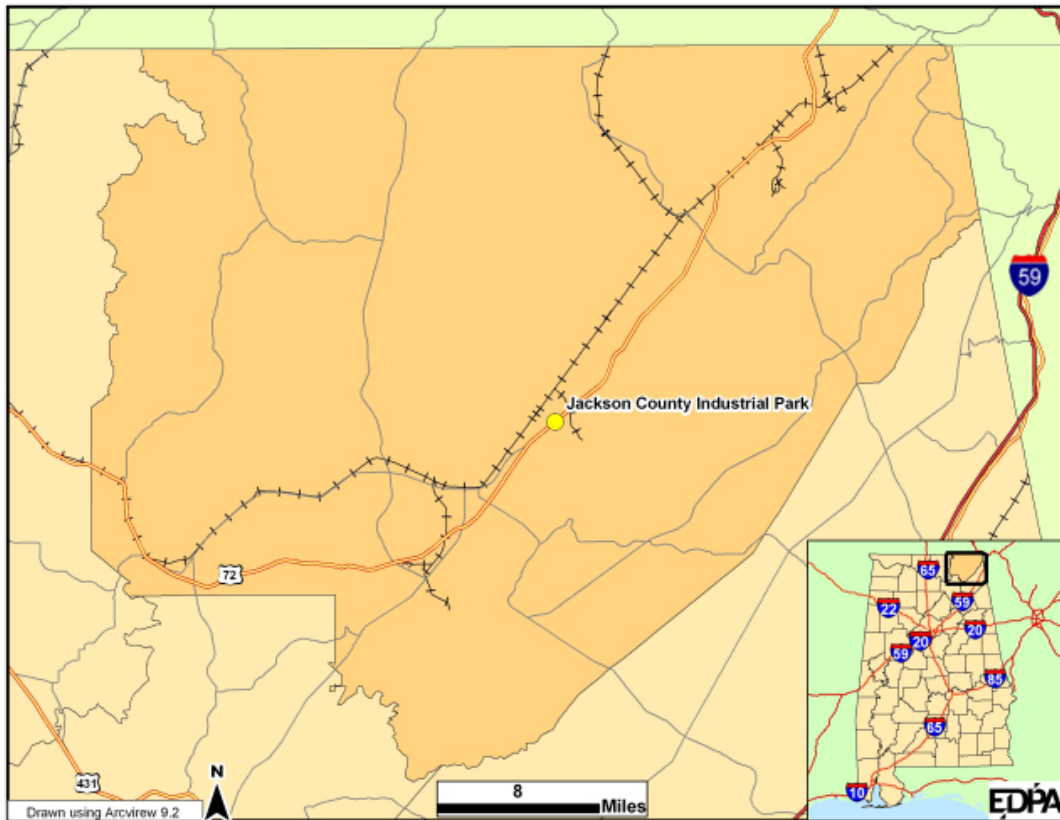
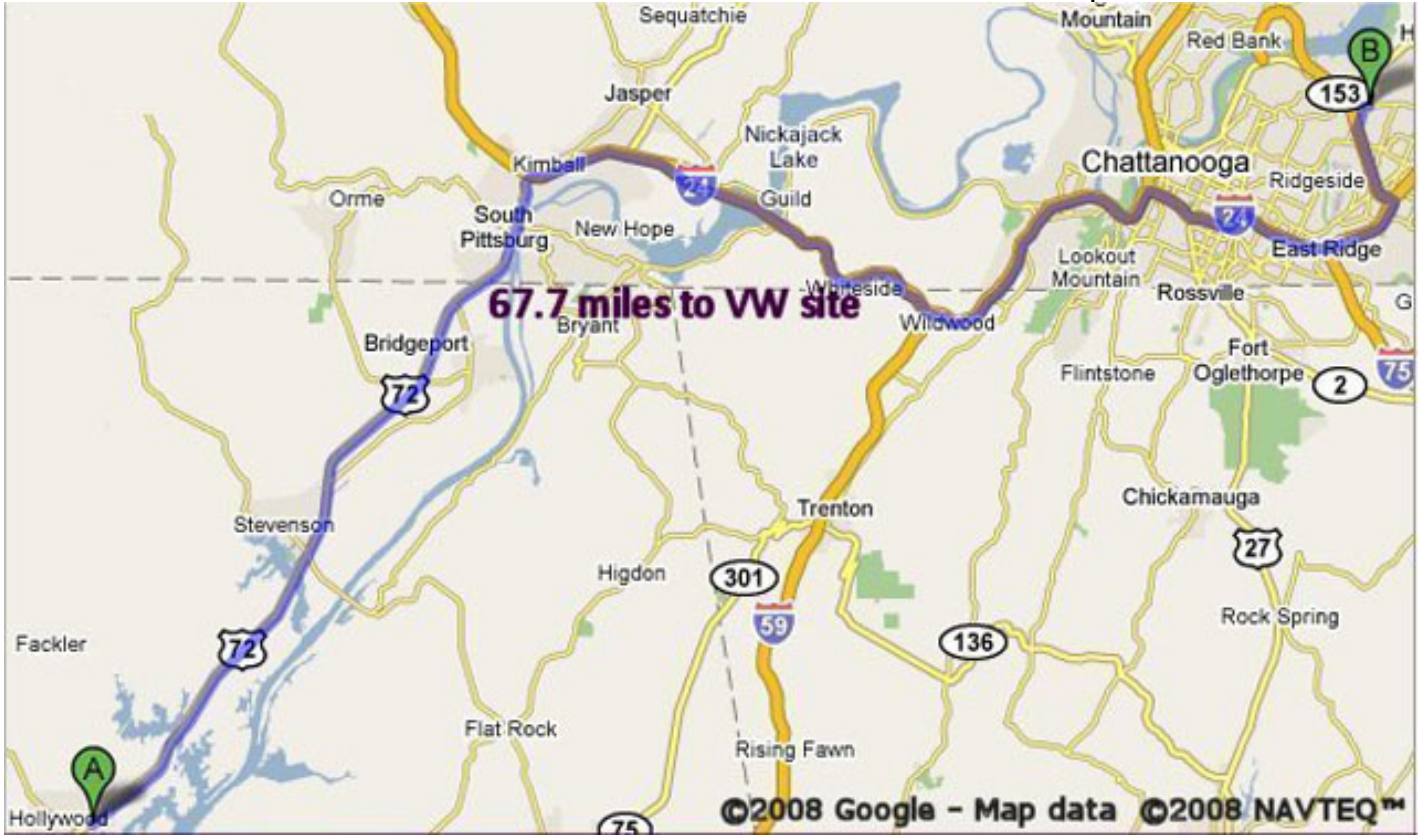
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