

Site Profile

Alabama Site Selection Database

Morgan Center Business Park

City: Hartselle

County: Morgan
MSA: Decatur, AL



Site Id: 3425

Street Address I-65 at Thompson Road

Nearest City	Hartselle
Within City Limits	Yes
Zip Code	35640
Latitude	34.4162
Longitude	-86.8993
Located in Industrial Park	Yes
Park Name	
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

Transportation

Rail Service

Provider:
Track Status: Not Specified
Provider #2:
Track Status:

Navigable Waterway Tennessee River
Dock Facility: Port 11 to 25 miles

Nearest Commercial Air City Huntsville, AL
Miles to Nearest Service: 25

Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	0.0	
Federal Highway	31	2.0	Yes
Alabama Highway	36	8.0	No

Price

Sale Price \$50,000.00 per acre

Land Lease Rate (Annual)

Negotiable? Yes
Date Quoted Jan 26, 2010

Price Comments

Price of property is \$30,000 - \$50,000 per acre.

General Site Data

Total Acres	135
Available Acres	135
Additional Available	No
Largest Tract	
Smallest Tract	
Protective Covenants	
Phase 1 Environmental	Yes
Preliminary Geotechnical:	Yes
Topography	Slight Rolling
Preliminary Wetlands	Yes
Assessment:	
Ecological Review:	Yes
Cultural Resources Review:	Yes
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	

Utilities

Natural Gas

Provider: Wheeler Basin
Status: Existing Connection
Size of Main:
Main PSI:

Water

Provider: Hartselle Utilities
Status: Existing Connection
Size of Main: 16 in.

Sewer

Provider: Hartselle Utilities
Status: Existing Connection
Size of Main: 10 in.

Electricity

Provider #1: Joe Wheeler Electric Co-op
Status: Existing Connection
Service to Property
(Distribution):
Transmission:
Provider #2:

Telecommunications

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

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General Comments

Groundbreaking for this park was held in early November and is in the process of being developed.

Site information is current as of 9/24/10

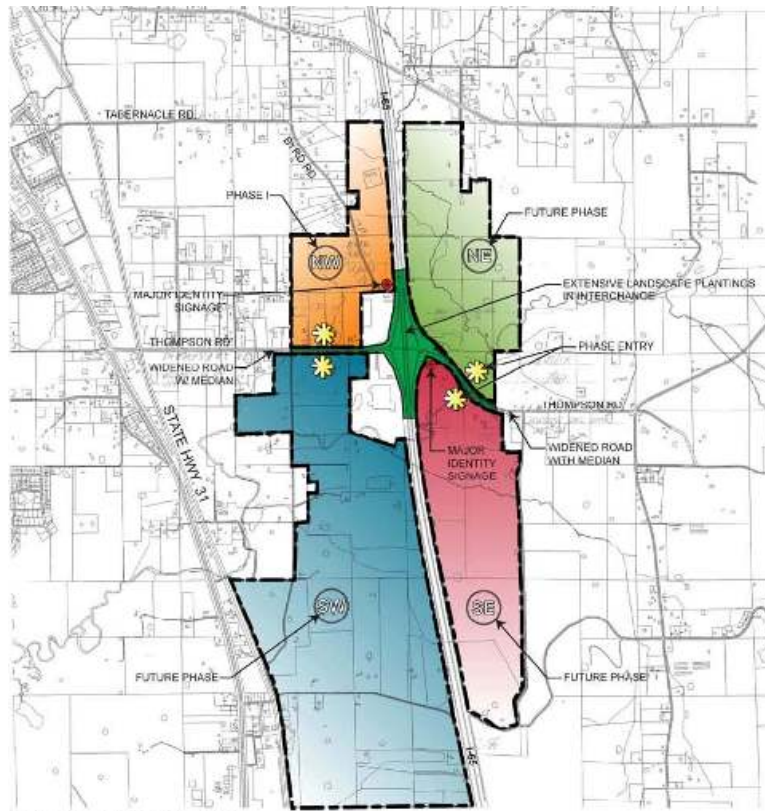
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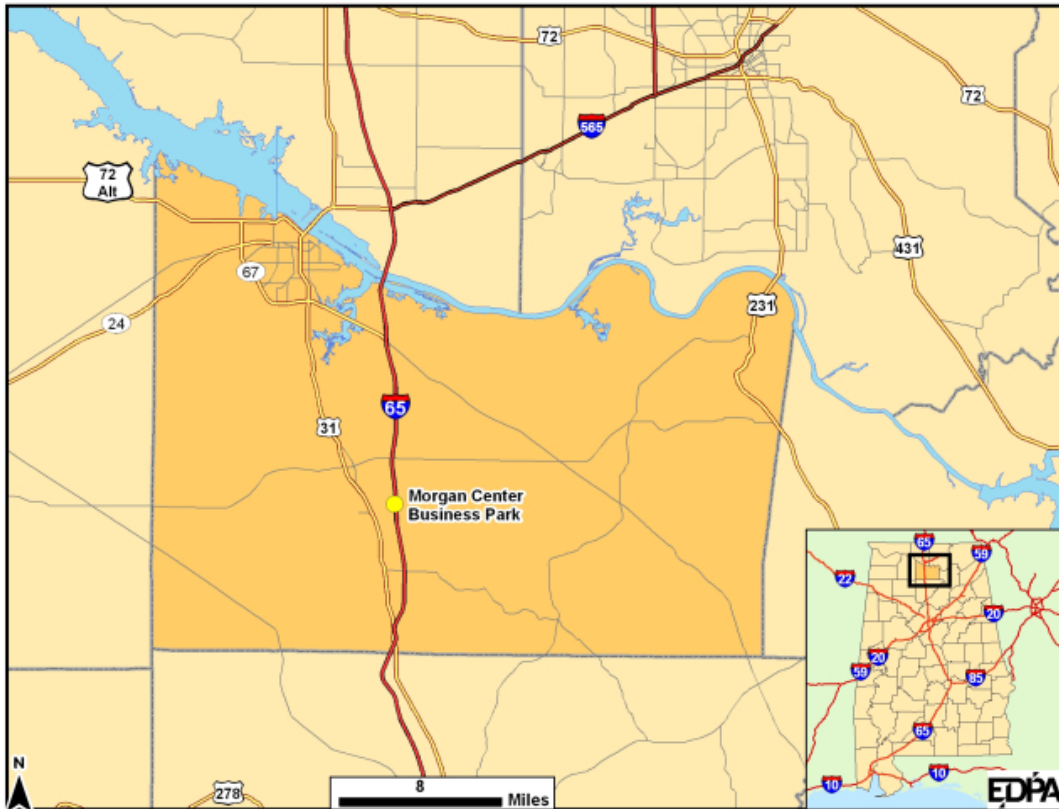
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PHASE I MASTER PLAN



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Economic Development Partnership of Alabama
www.edpa.org