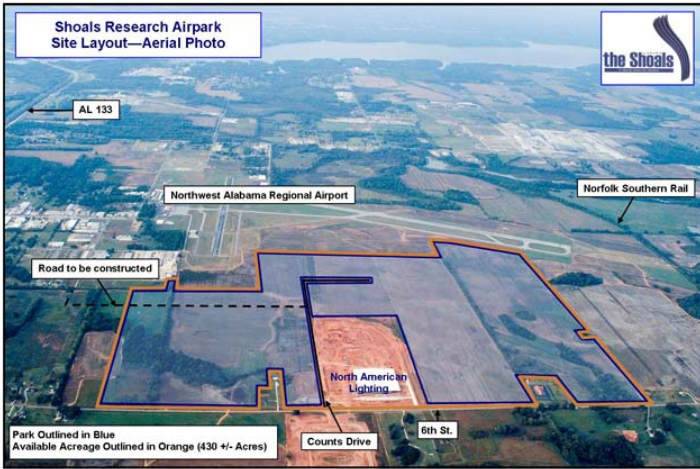


Site Profile

Alabama Site Selection Database

Shoals Research Airpark

City: Muscle Shoals County: Colbert
MSA: Florence-Muscle Shoals, AL



General Site Data	
Total Acres	470
Available Acres	430
Additional Available	Yes
Largest Tract	300
Smallest Tract	2
Protective Covenants	No
Phase 1 Environmental	Yes
Preliminary Geotechnical:	Yes
Topography	Slight Rolling
Preliminary Wetlands Assessment:	Yes
Ecological Review:	Yes
Cultural Resources Review:	Yes
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	

Site Id: 3286	
Street Address	2929 East Sixth Street Counts Drive Muscle Shoals
Nearest City	Muscle Shoals
Within City Limits	Yes
Zip Code	35661
Latitude	34.7348
Longitude	-87.6091
Located in Industrial Park	Yes
Park Name	Shoals Research Airpark
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

Transportation	
Rail Service	
Provider:	Norfolk Southern
Track Status:	< 1 mile
Provider #2:	
Track Status:	
Navigable Waterway	Tennessee River
Dock Facility:	Port 6 to 10 miles
Nearest Commercial Air City	Muscle Shoals, AL
Miles to Nearest Service:	0

Highways			
Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	47.7	
Federal Highway	43	3.2	Yes
Federal Highway	72	3.2	Yes
Alabama Highway	133	1.3	Yes

Price	
Sale Price	\$27,000.00 per acre
Land Lease Rate (Annual)	
Negotiable?	Yes
Date Quoted	Aug 4, 2008
Price Comments	
The property which fronts 6th Street is priced at \$27,000 per acre; the property within the park is \$21,000 per acre.	

Utilities	
Natural Gas	
Provider:	North Alabama Gas District
Status:	Existing Connection
Size of Main:	4 in.
Main PSI:	45
Water	
Provider:	City of Muscle Shoals
Status:	Existing Connection
Size of Main:	16 in.
Sewer	
Provider:	City of Muscle Shoals
Status:	Existing Connection
Size of Main:	10 in.
Electricity	
Provider #1:	Muscle Shoals Electric
Status:	Existing Connection
Service to Property	Yes
(Distribution):	
Transmission:	Yes
Provider #2:	
Telecommunications	
Provider:	AT&T
Fiber Optics:	Yes
Redundancy:	No
xDSL Available:	No

Site Profile

Alabama Site Selection Database

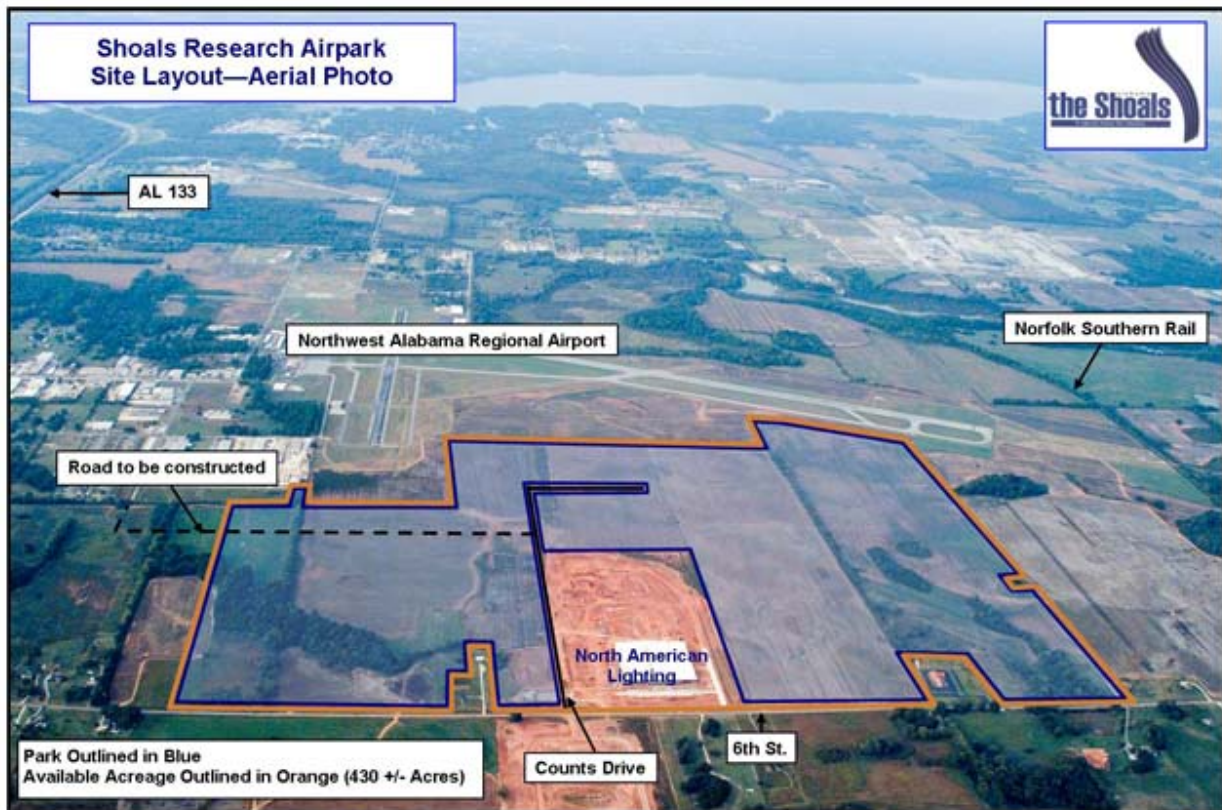
Shoals Research Airpark

City: Muscle Shoals County: Colbert
MSA: Florence-Muscle Shoals, AL

General Comments

New 500,000 gal. elev storage tank; 8.625" 600 PSI gas main on Gnat Pond Road. 10" 550 PSI gas main in west end of park.

Site information is current as of 8/4/08



Site Profile

Alabama Site Selection Database

Shoals Research Airpark

City: Muscle Shoals County: Colbert
MSA: Florence-Muscle Shoals, AL

