

NORTHEAST ALABAMA REGIONAL

NEAR MEGASITE

NORTHEAST ALABAMA REGIONAL MEGASITE 1,100 ACRES ON RAIL

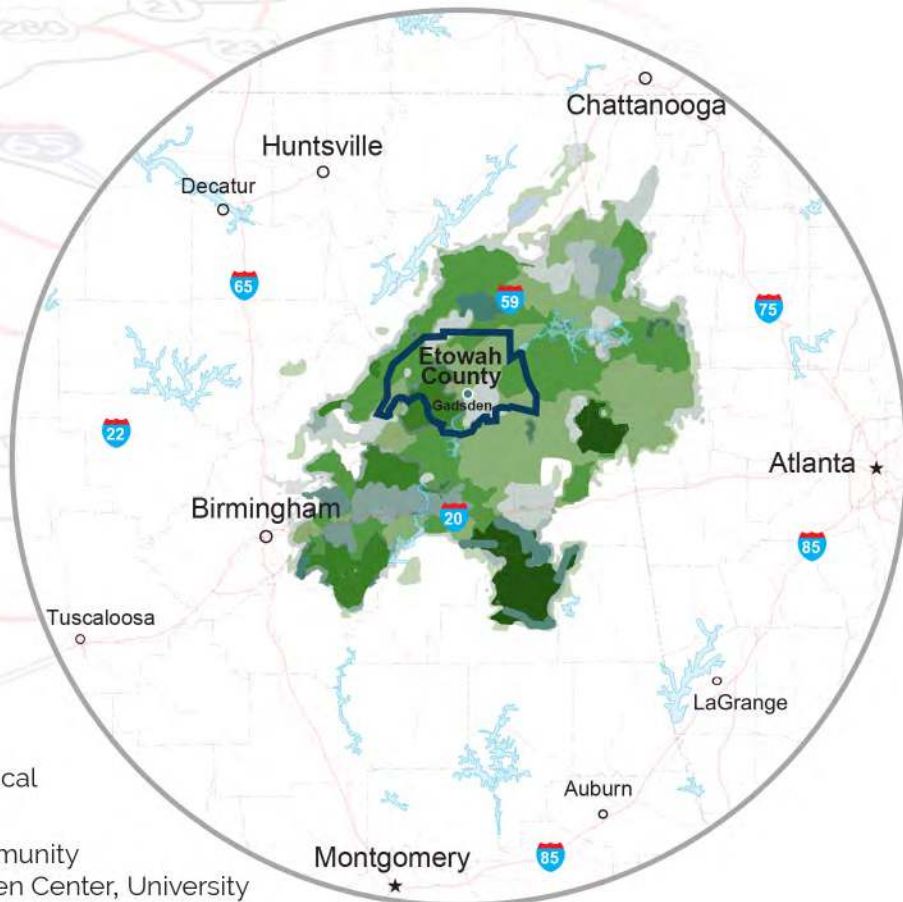
WORKFORCE

- ***Regional Population:** 1,200,000
- ***Regional Labor Force:** 590,000 including 60,000 in Manufacturing
- ***Educational Pipeline:** 120,000 with bachelor's degree or higher and 15,000 annual graduates with certificate or associate's degree or higher
- **Strong Industry Sectors** include Automotive, Metalworking, and Food Processing
 - Labor market above national average
 - Regional industry presence growing faster than national and state average
 - Competitive wage below national and state average
 - Alabama is a Right to Work State

* One-hour drive of the megasite

QUALITY OF LIFE

- **Cost of living:** 85.6% of national average
- **Median Housing Cost:** \$150,000
- **Average Apartment Rent:** \$650
- **Healthcare Facilities:** Gadsden Regional Medical Center, Riverview Medical Center
- **Educational Institutions:** Gadsden State Community College, Jacksonville State University's Gadsden Center, University of Alabama's Gadsden Center
- **Thriving Historic Downtown Gadsden** with growing arts and entertainment district
- **Beautiful nature and outdoor recreation**



Laborshed Data:
alabamamegasite.com

NORTHEAST ALABAMA REGIONAL MEGASITE 1,100 ACRES ON RAIL

SITE

Alabama AdvantageSite

Site Name:	Northeast Alabama Regional "NEAR" Megasite
Address:	705 Bynum Industrial Drive, Attalla, AL 35954
Latitude/Longitude:	33.9646, -86.1643
Ownership:	Etowah County Commission

Zoning/Acreage/Topography

Acreage:	1,100 acres
Pad:	100 Acres/4.3 Million S.F.
Description of Topography:	Flat and Slightly Rolling
Zoning:	None / Approved for Industrial

Transportation

Highway Access:	Adjacent to I-59 and US-11
Distance to Regional Airport:	Northeast Alabama - 10 miles
Distance to International Airport:	BHM - 50 miles, ATL - 140
Rail Access:	Norfolk Southern
Rail Service:	Main Line
Distance to Rail Line:	On site

100 Acres/4.3 Million S.F pad-ready, rail-served site



INFRASTRUCTURE

Electricity

Electricity Provider:	Alabama Power
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Natural Gas

Gas Provider:	Southern Natural Gas, Spire, Boaz Gas Board
Gas Main:	4" & 8"
Gas Pressure:	290 PSIG

Water

Water Provider:	Utilities Board of Rainbow City
Water Main Size:	Proposed 16"

Sewer

Sewer Provider:	Utilities Board of Rainbow City
Sewer Main Size:	Proposed 12"

Telecommunications

Telecom Provider:	Comcast
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Contact:

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