

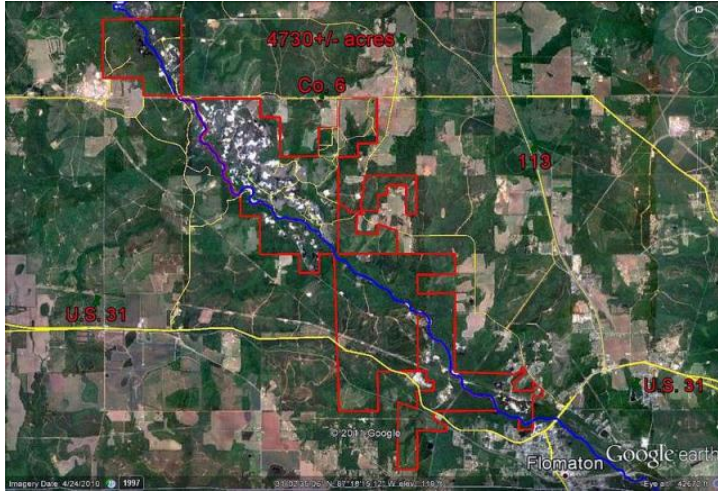
Site Profile

Alabama Site Selection Database

Flomaton Industrial Property 1

City: Flomaton

County: Escambia



General Site Data

Total Acres	4,730
Available Acres	4,730
Additional Available	Yes
Largest Tract	4,730
Smallest Tract	100
Protective Covenants	
Phase 1 Environmental	
Preliminary Geotechnical:	
Topography	Slight Rolling
Preliminary Wetlands	
Assessment:	
Ecological Review:	
Cultural Resources Review:	
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	Agriculture

Site Id: 4779

Street Address U.S. Highway 31

Nearest City Flomaton

Within City Limits Yes

Zip Code 36441

Latitude 31.0127

Longitude -87.2903

Located in Industrial Park No

Park Name

Within Enterprise Zone Yes

Within Favored Geographic Area No

Within Renewal Community No

Transportation

Rail Service

Provider: CSX Transportation

Track Status: Onto Site

Provider #2:

Track Status:

Navigable Waterway Alabama River

Dock Facility: Port > 50 miles

Nearest Commercial Air City Pensacola, FL

Miles to Nearest Service: 45

Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	15.0	
Federal Highway	29	1.0	Yes
Federal Highway	31	0.0	Yes
Alabama Highway	113	1.0	Yes
Alabama Highway	6	0.0	Yes

Price

Sale Price \$10,943,750.00

Land Lease Rate (Annual)

per acre

Negotiable?

Yes

Date Quoted

Jan 13, 2012

Price Comments

Limited time offer - all offers considered. Extremely motivated! 1,175 acres priced at \$1,750 per acre and 3,555 acres priced at \$2,500 per acre.

Utilities

Natural Gas

Provider: South Alabama Gas

Status: Existing Connection

Size of Main:

Main PSI:

Water

Provider: Town of Flomaton

Status: Existing Connection

Size of Main:

Sewer

Provider: Town of Flomaton

Status: Not Specified

Size of Main:

Electricity

Provider #1: PowerSouth

Status: Existing Connection

Service to Property

(Distribution):

Transmission:

Provider #2:

Telecommunications

Provider: AT&T

Fiber Optics: Yes

Redundancy:

xDSL Available: No

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General Comments

The Port of Pensacola is 50 miles from the site. Port of Mobile 65 interstate miles away. City utilities in city limits. Portion of property is located in the county. McCall Water System services in county portion of property.

Site information is current as of 1/13/12

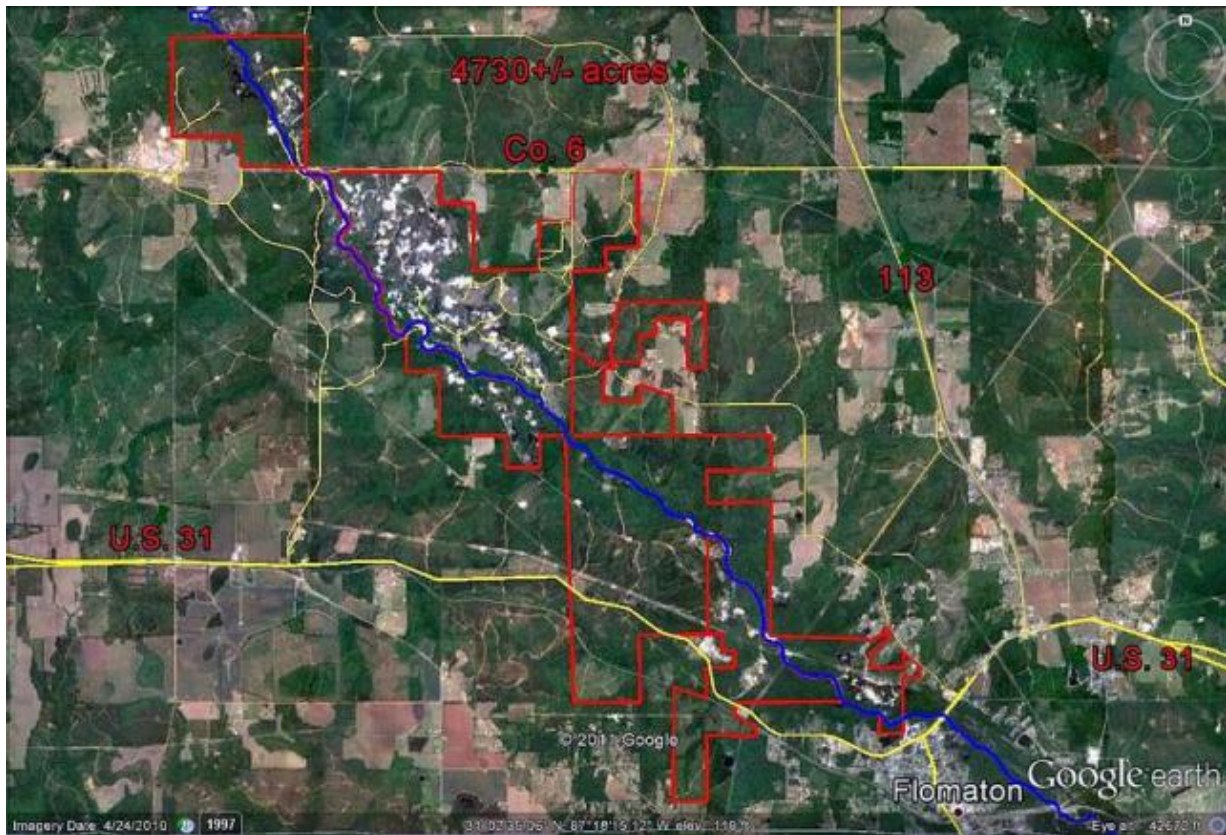
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Economic Development Partnership of Alabama
www.edpa.org