

# Etowah

## ECONOMIC ALLIANCE

*Quality Comes to Life*

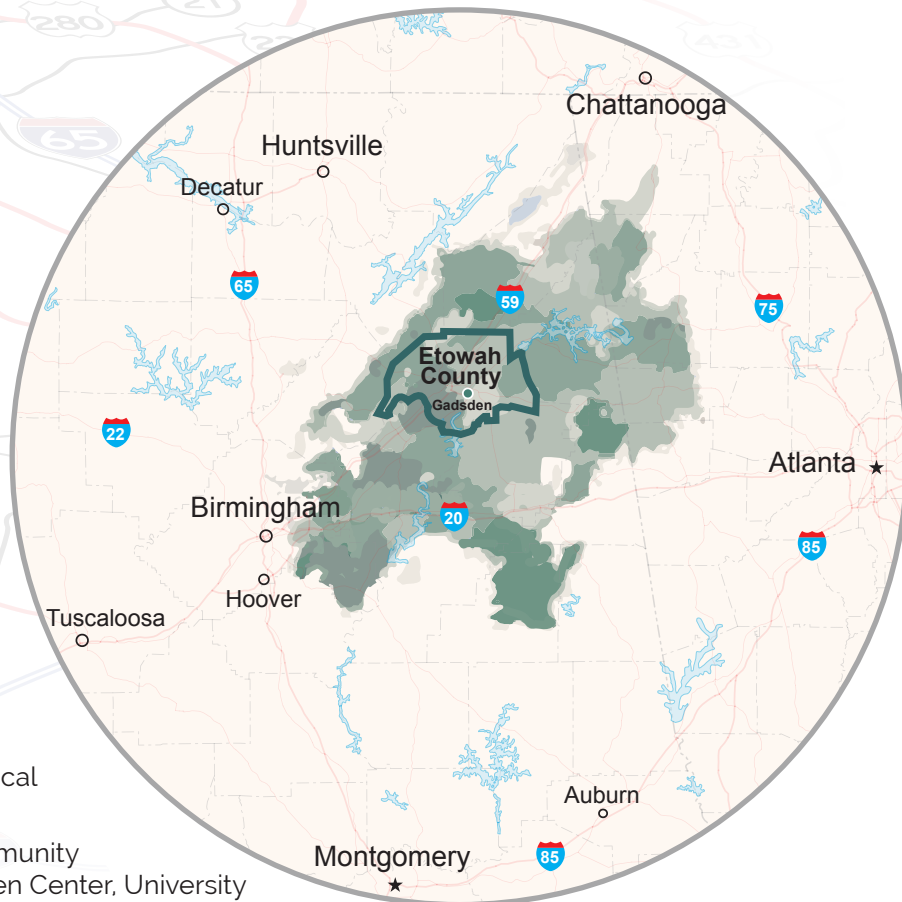
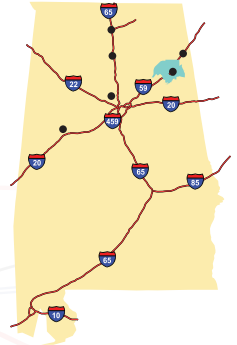
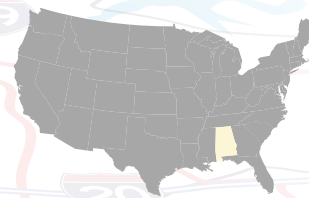
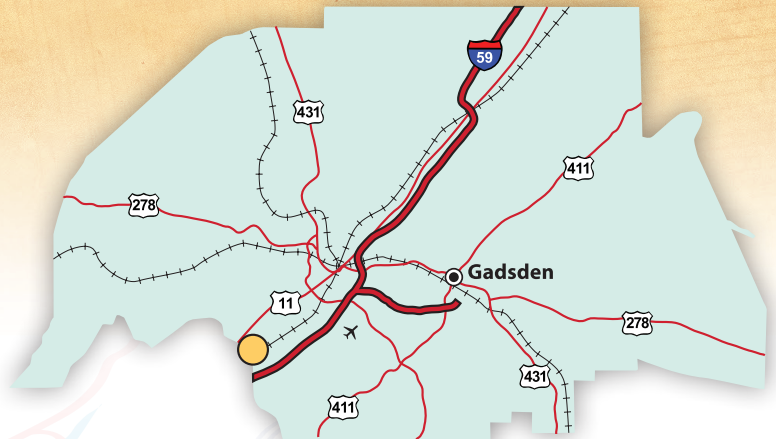
### LITTLE CANOE CREEK ADVANTAGE-SITE 1,100 ACRES ON RAIL

#### QUALITY 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

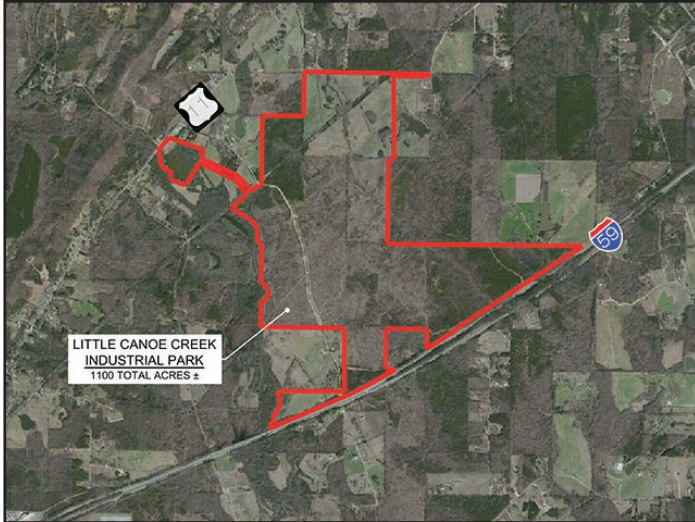
#### QUALITY OF LIFE

- **Cost of living:** 85.6% of national average
- **Median Housing Cost:** \$138,000
- **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**



\*within approximately one-hour drive of the site

# LITTLE CANOE CREEK ADVANTAGE-SITE 1,100 ACRES ON RAIL



## Contact:

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## QUALITY SITE

### Alabama AdvantageSite

<b>Site Name:</b>	Little Canoe Creek Industrial Park
<b>Address:</b>	1765 Canoe Creek Road North, Gadsden AL
<b>Latitude/Longitude:</b>	33.9646, -86.1643
<b>Ownership:</b>	Etowah County

### Site Details

<b>Acreage:</b>	1,100
<b>Description of Topography:</b>	Slightly Rolling
<b>Zoning:</b>	Industrial

### Transportation

<b>Highway Access:</b>	Adjacent to I-59   US-11 On-site
<b>Distance to Regional Airport:</b>	Gadsden - 5 miles
<b>Distance to International Airport:</b>	BHM - 50 miles, ATL - 140
<b>Rail Access:</b>	Norfolk Southern
<b>Rail Service:</b>	Main Line, Class 1
<b>Distance to Rail Line:</b>	On-site

## QUALITY INFRASTRUCTURE

### Electricity

<b>Electricity Provider:</b>	Alabama Power Company
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### Natural Gas

<b>Gas Provider:</b>	Boaz Gas Board
<b>Gas Main:</b>	Two Available, 4" and 8"
<b>Gas Pressure:</b>	300 psi

### Water

<b>Water Provider:</b>	The Utilities Board of Rainbow City
<b>Water Main Size:</b>	12"

### Sewer

<b>Sewer Provider:</b>	The Utilities Board of Rainbow City
<b>Sewer Main Size:</b>	16"

### Telecommunications

<b>Telecom Provider:</b>	AT&T
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