

*Quality Comes to Life*

The map displays the Gadsden, Alabama area, highlighting the intersection of major highways. Interstate 59 runs north-south through the center. Other highways shown include US-278, US-431, US-411, and AL-11. A yellow circle marks the location of the study area, situated near the intersection of I-59 and AL-11. An inset map of Alabama in the bottom right corner shows the state's highway network, with a blue dot indicating the location of Gadsden in the northern part of the state.

- **\*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 mega-site

- **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:  
[LittleCanoeCreek.com/laborshed](http://LittleCanoeCreek.com/laborshed)

# LITTLE CANOE CREEK MEGA-SITE

## 1,000+ ACRES ON RAIL



70-acre, pad-ready, rail-served site under construction

### Contact:

Marilyn Lott  
Economic Development Director  
Etowah County, Alabama

256-456-9938 (office) • 256-613-9891 (cell)  
mlott@etowahcounty.org  
LittleCanoeCreek.com



## QUALITY SITE

### Alabama AdvantageSite

Site Name:	Little Canoe Creek Mega-Site
Address:	1765 Canoe Creek Road North, Gadsden AL
Latitude/Longitude:	33.9646, -86.1643
Ownership:	Etowah County, Alabama

### Zoning/Acreage/Topography

Acreage:	1,000+ total / 70-acre, pad-ready, rail-served site
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

## QUALITY INFRASTRUCTURE

### Electricity

Electricity Provider: Alabama Power 115kV substation (2021)

### Natural Gas

Gas Provider:	Southern Natural Gas, Spire, Boaz Gas Board
Gas Main:	4", 6", 8", 10", 12"
Gas Pressure:	150 psi, 300 psi, 500 psi

### Water

Water Provider:	To be determined - Options available
Water Main Size:	Proposed 16"

### Sewer

Sewer Provider:	To be determined - Options available
Sewer Main Size:	Proposed 12"

### Telecommunications

Telecom Provider:	AT&T, fiber and copper
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