

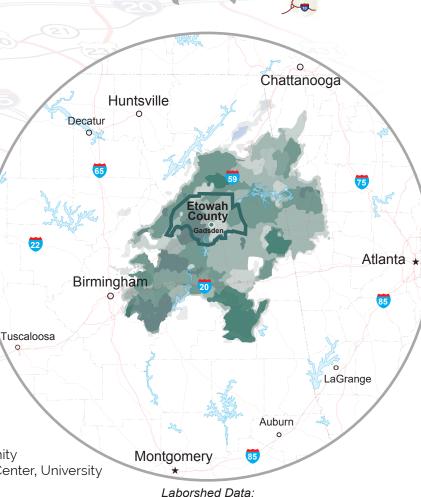
LITTLE CANOE CREEK
MEGA-SITE
1,000+ ACRES ON RAIL

# 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
- \* One-hour drive of the mega-site

# 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



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Gadsden, Alabama

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# LITTLE CANOE CREEK MEGA-SITE 1,000+ ACRES ON RAIL



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

### Contact:

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## **QUALITY SITE**

### Alabama AdvantageSite

Site Name:	Little Canoe Creek Mega-Site
Address:	1765 Canoe Creek Road North, Gadsden AL
Latitude/Longi	ude: 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