



Gibson County Industrial Park - North Site

SITE OVERVIEW

Site Address: **2725 North Central Avenue**

City (where site is located): **Humboldt**

County (where site is located): **Gibson**

Site ownership: **Public**

Site acreage: **285 acres**

Developable acreage: **246 acres**

Additional acreage available: **78 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$25,000 per acre**

Zoning: **Industrial - M1**

Site covenants: **No**

Impact fees: **None**

Foreign trade zone: **FTZ 283 with boundary modification**

Distance to four-lane highway: **Adjacent to site**

Rail service: **Possible**

UTILITY SERVICE

Electric line serving site: **69 kV & 12 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **6" line (1,800 ft.)**

Water line serving site: **12" (1,800ft.)**

Water system capacity: **5 MGD**

Excess water system capacity: **3.2 MGD**

Wastewater line serving site: **12 inch (1,800 ft.)**

Wastewater system capacity: **2.6 MGD**

Excess wastewater capacity: **600,000 GD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not available**

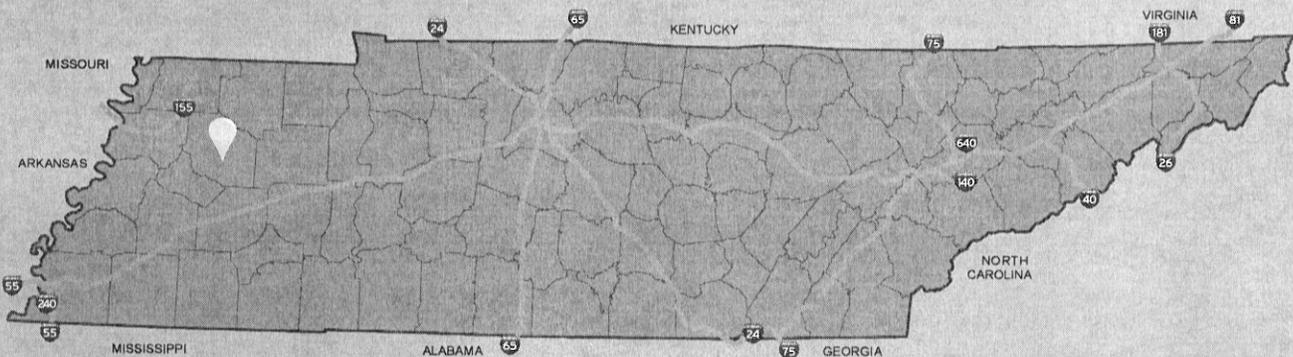
Flood hazard: **A portion inside flood plain**

Phase 1 ESA: **Available [October 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**





Gibson County Industrial Park - South Site

SITE OVERVIEW

Site Address: **2725 North Central Avenue**

City (where site is located): **Humboldt**

County (where site is located): **Gibson**

Site ownership: **Public**

Site acreage: **161 acres**

Developable acreage: **100 acres**

Additional acreage available: **78 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$25,000 per acre**

Zoning: **Industrial - M1**

Site covenants: **No**

Impact fees: **None**

Foreign trade zone: **FTZ 283 with boundary modification**

Distance to four-lane highway: **Adjacent to site**

Rail service: **Possible**

UTILITY SERVICE

Electric line serving site: **69 kV & 12 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **6" line (2,000 ft.)**

Water line serving site: **12" (1,800 ft.)**

Water system capacity: **5 MGD**

Excess water system capacity: **3.2 MGD**

Wastewater line serving site: **12 inch (1,800 ft.)**

Wastewater system capacity: **2.6 MGD**

Excess wastewater capacity: **600,000 GD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not available**

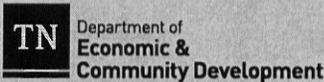
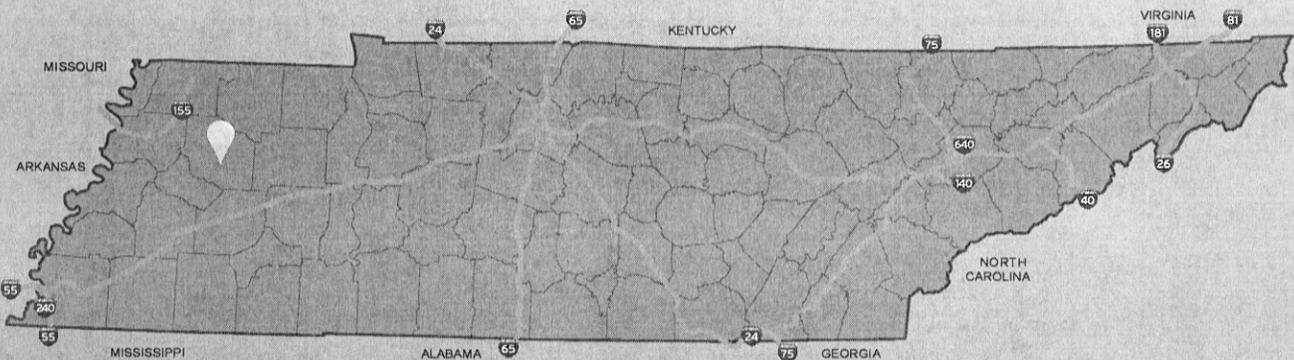
Flood hazard: **A portion inside flood plain**

Phase 1 ESA: **Available [October 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



View our interactive site selection tool at TNECD.com.



Tennessee Department of Economic and Community Development, Authorization #330121 - 2,600 copies, February 2014. This public document was promulgated at a cost of 20¢ per copy.



Clarksville-Montgomery County Corporate Business Park South

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **International Boulevard**

City (where site is located): **Unincorporated**

County (where site is located): **Montgomery**

Site ownership: **Public**

Site acreage: **840 acres**

Developable acreage: **755 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$17,500 to \$44,000 per acre**

Zoning: **M-2 Heavy Industrial**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **FTZ No. 78**

Distance to four-lane highway: **0 miles**

Rail service: **Possible**

UTILITY SERVICE

Electric line serving site: **13.2 kV**

Electric service to substation: **161 kV**

Dual feed service: **Available**

Natural gas service: **6 Inch line / 200 psi**

Water line serving site: **12 Inch**

Water system capacity: **28 MGD**

Excess water system capacity: **14 MGD**

Wastewater line serving site: **12 Inch gravity**

Wastewater system capacity: **25 MGD**

Excess wastewater capacity: **14 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [October, 2012]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



NEWS RELEASE

HUNTSVILLE MEGA SITE CERTIFIED FOR INDUSTRIAL DEVELOPMENT

Huntsville, Alabama (June 15, 2016) – The Tennessee Valley Authority, the City of Huntsville, the Limestone County Commission, and the Chamber of Commerce of Huntsville/Madison County announced today that a **1,252-acre site off Powell Road** in Limestone County has been officially certified as a TVA Mega Site.

“With this certification in hand, the Huntsville Mega Site is well positioned for a wide range of large-scale projects from major companies based around the world,” said Governor Robert Bentley. “The Huntsville area has been a main driver of growth for the state, and this will make it even more attractive for new investment and well-paying jobs.”

Having a certified TVA mega site positions the Huntsville community to **compete internationally for large manufacturing projects.**

“The certification is our international calling card telling global manufacturers we are open for business and a prime place for industry and jobs,” said Huntsville Mayor Tommy Battle. “This site should attract a high tech, high end company for worldwide customers.”

In order for a site to be certified, it must be at least 1,000 acres with Interstate access, have the potential for rail service, and utility service capable of serving a major manufacturing company.

“This announcement is an important step in bringing more jobs and investment to northern Alabama, but its impact extends much further,” said Bill Johnson, president and chief executive officer of the Tennessee Valley Authority. “The entire economy of the Tennessee Valley is a seamless web of communities that support and strengthen each other, so the creation of the Huntsville Mega Site is a victory for the entire Valley.”

During the **certification process, the site also must undergo a series of due diligence studies to determine the capacity of the land to accommodate a manufacturing operation. It also must show that no damage would be done to the environmental, historical or cultural nature of the surrounding area.**

To site selectors, a fully certified mega site sends a green light to companies looking to locate to a site where all of the “homework” has been done and that there are no obstacles for

development. This “homework” is essential in today’s competitive marketplace as it provides a quicker timetable for development and makes the decision process much easier.

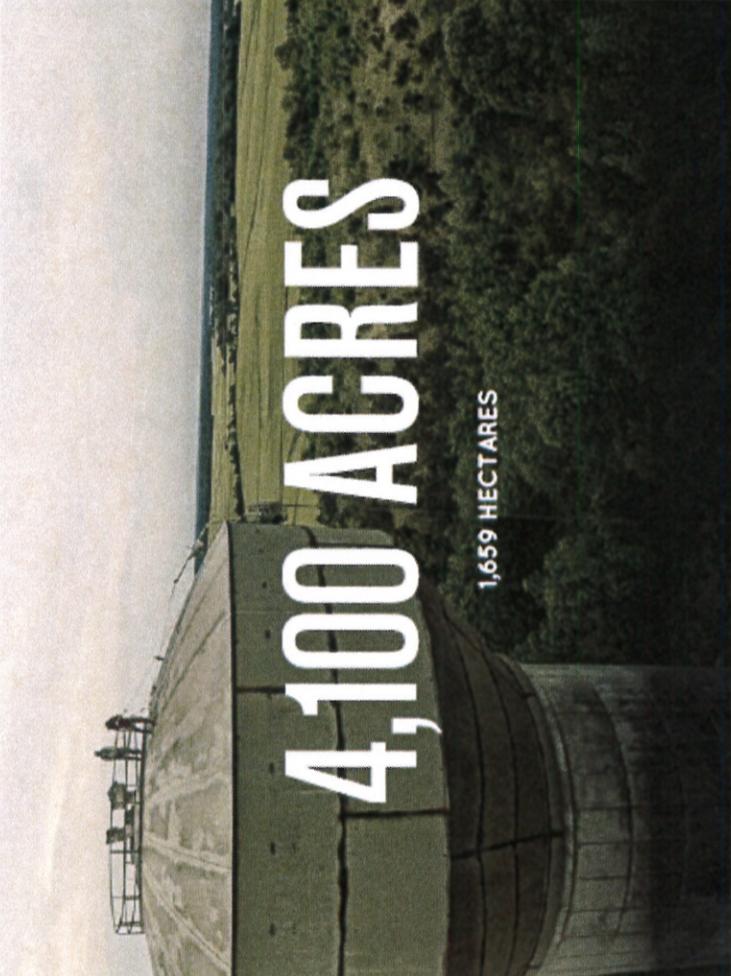
TVA has had proven success with 5 of the 7 previously certified TVA mega sites, landing major industrial projects with investment of over \$5 billion. The Huntsville Mega Site was certified by McCallum Sweeney Consulting.

“The location decision process demands available sites, and those sites need to be ready for development. By achieving certification, the economic development team has proven that the Huntsville Mega Site is ready for development,” said Kimberly L. Williams, principal at McCallum Sweeney Consulting.

The Huntsville Mega Site is in the heart of the industrial development expansion zone for our region and community and county leaders are excited about the possibilities.

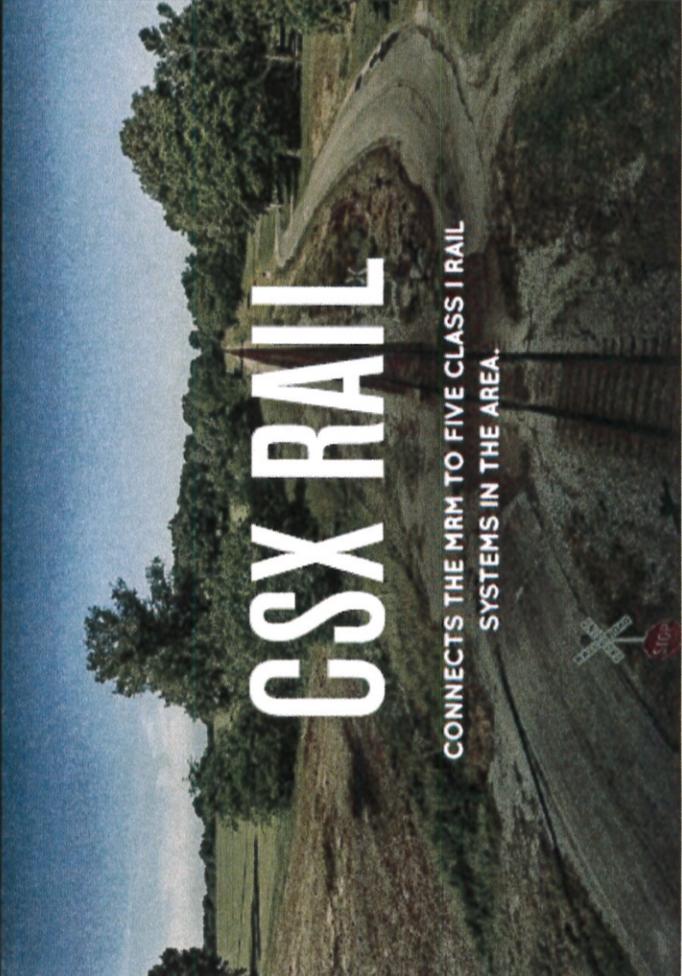
“TVA is not just giving us an opportunity to succeed, but to lead. Their ‘best in class’ power generation and our existing interstates, water, sewer, and natural gas capabilities, our second to none workforce, and our local leader’s commitment to economic development, allows Limestone County to compete globally,” said Limestone County Commission Chairman Mark Yarborough. “I would like to thank TVA President Bill Johnson, as well as Board Chairman Joe Ritch for making these opportunities available for the citizens of Limestone County, and North Alabama.”

-30-



4,100 ACRES

1,659 HECTARES



CSX RAIL

CONNECTS THE MRM TO FIVE CLASS I RAIL SYSTEMS IN THE AREA.

SITE OVERVIEW

- 4,100 ACRES/1,659 HECTARES
- STATE-OWNED PROPERTY
- ADJACENT TO INTERSTATE 40
- 45 MINUTES EAST OF MEMPHIS INTERNATIONAL AIRPORT AND FEDEX WORLD HUB
- CSX CLASS I RAIL, ADJACENT TO SITE, CONNECTS THE MRM TO FIVE CLASS I RAIL SYSTEMS IN THE AREA
- DIRECT ACCESS TO PORT OF MEMPHIS AND PORT OF CATES LANDING, ACCESS TO THE IMPROVED PANAMA CANAL
- EXCELLENT TOPOGRAPHY WITH AVERAGE SLOPE OF 0.7%
- ALL DRAINAGE BEGINS ON SITE
- NO FLOOD ZONES
- MINIMAL WETLANDS
- OVER 80% OF THE CORE SITE IS UNFORESTED AND CLEARED
- IDEAL SOILS
- LOW WATER TABLES
- NO ENDANGERED SPECIES
- NO ARCHAEOLOGICAL IMPEDIMENTS
- NO STRUCTURES ON SITE
- FAST REZONING PROCESS

SOUTH ALABAMA MEGA SITE FACT SHEET

📍 QUICK FACTS ABOUT THE MEGA SITE

- + **3,009 ACRE** site
- + Publically owned
- + All **UTILITIES** are to the site
- + All **ENVIRONMENTAL DUE DILIGENCE** is completed with no significant findings
- + Over 1 mile of **I-65 FRONTAGE**
- + Rail served by **CSX CLASS-1 MAINLINE**
- + Direct **4-LANE HIGHWAY** access
- + **CERTIFIED MEGA SITE** by McCallum Sweeney and **ADVANTAGE SITE** by EDPA



🏠 QUICK FACTS ABOUT BALDWIN COUNTY

-  Tied for **8TH FASTEST GROWING MSA** in the nation according to the U.S. Census Bureau and **FASTEST GROWING COUNTY IN ALABAMA** by population total population growth, 2nd fastest by population change
-  **8 CERTIFIED EDPA ADVANTAGE SITES**, the most in the State of Alabama
-  Regional workforce of **OVER 500,000**
-  **TOP 50** places to grow a business by Forbes magazine
-  **TOP 5** metropolitan area for site selection in 2014 by Site Selection Magazine
-  **43%** population growth since 2000

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From the Triad Business Journal:

<http://www.bizjournals.com/triad/news/2016/04/19/chatham-county-signs-option-to-purchase-megasite.html>

Chatham County signs option to purchase megasite for \$57.8 million

Apr 19, 2016, 6:19pm EDT Updated: Apr 20, 2016, 4:25pm EDT

Chatham County commissioners this week signed off on an option to purchase up to the entirety of the Chatham-Siler City Advanced Manufacturing site if the site is slated to become home to a large-scale manufacturing operation like an automaker.

The commissioners approved the option at their meeting Monday, with the county paying \$540,654 upfront and then paying the balance if a company decides to locate within the site.

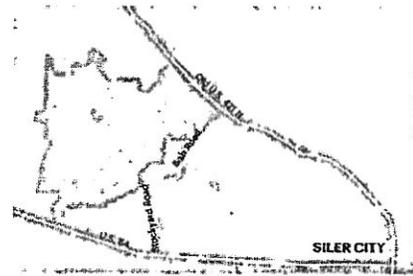
"Putting the property under public control is a major enhancement in marketing the site and will ensure that the N.C. Department of Commerce will give priority to promoting the CAM site to potential industries," said James Crawford, chairman of the Chatham County Board of Commissioners. "In a very competitive market, we need every advantage we can leverage. This is a huge step."

Based on the purchase option, Chatham County would spend \$57.81 million on the 1,800 acres, with a price per acre of \$29,950 for the first 500 acres, and \$32,950 for the remaining 1,300.

The option can be exercised until June 30, 2017, with the county able buy a minimum of 500 acres up to the entire site, with the cost for the entire site being \$57.8 million.

The site is now owned by Triad businessmen D.H. Griffin and Tim Booras, who have already taken the 1,800-acre parcel through a site certification process that includes engineering work for the extension of utilities to the site.

"Ultimately, the majority of large investing companies are really going to focus on publicly held property, as far as megasites go," Kyle Touchstone, president of the Chatham County Economic Development Corp., said last month. "With the state of North Carolina marketing sites, they are



DALE EDWARDS
The Chatham-Siler City Advanced Manufacturing Site sits northwest of Siler City

typically not going to go out and market large privately held private sites. They are going to market large public sites, which makes sense."

The funding for the purchase option is from the proceeds of the sale last year of county property in the Central Carolina Business Campus. If no company selects the Chatham-Siler City site between now and mid-2017 for a major manufacturing option, the county would be released from the option.

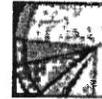
If a company steps forward and selects the site for a plant, the county expects to borrow the money to purchase the land with the loan repaid using tax revenue generated by the development of the site.

If the county doesn't exercise its option before it expires, it would stand to see its upfront payment of \$540,654 refunded to it, less the amount that the property owners spend between now and then on further preparing and promoting the site.

Having the site under public control could put it in line to tap into a share of \$25 million in grant funding the Golden LEAF Foundation has said it will put toward assisting the preparation of large-scale industrial sites around the state.

Owen Covington
Reporter
Triad Business Journal





30th Annual Corporate Survey & 12th Annual Consultants Survey Results

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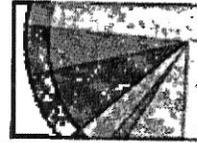
Leading Locations for 2016: San Francisco-Redwood City-South San Francisco Ranks First Among MSAs

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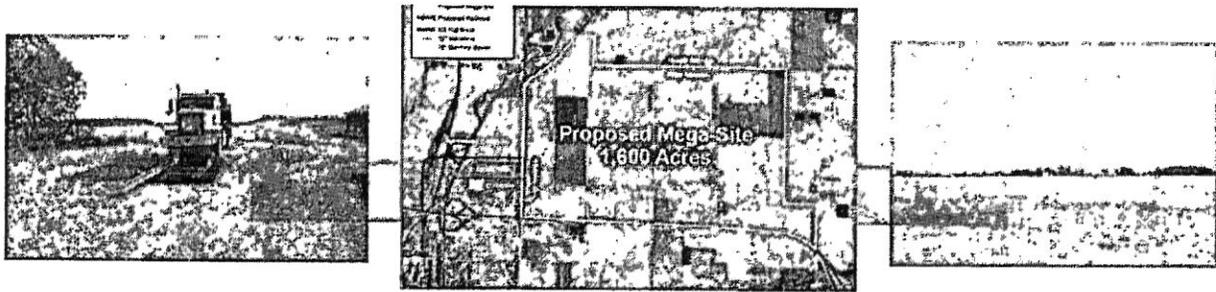
Events focusing on best practices in economic development, bringing together industry leading consultants with economic development professionals.

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1600 Acre Industrial Mega Site



Mega Site is a prime location site with 1600 acres, access to the midwest infrastructure, rail spur, and more.

Click below to find out all about our Mega Site.

[Additional Mega Site Information – Click Here](#)

Logistical Strengths Analysis 2012

- 1600 Acres
- Flat topography
- Secure site with 10 year option agreements
- Immediate access to four-lane Highway 30
- Rail access available
- Regional Airport within 1 mile International Airport within 35 miles
- Two population centers within 35 miles

- \$35,000 per Acre

For more information on the Mega Site, contact

The Van Wert City Economic Development Office
515 East Main Street
Van Wert, Ohio 45891
419 238 2999

Van Wert celebrates completion of mega site

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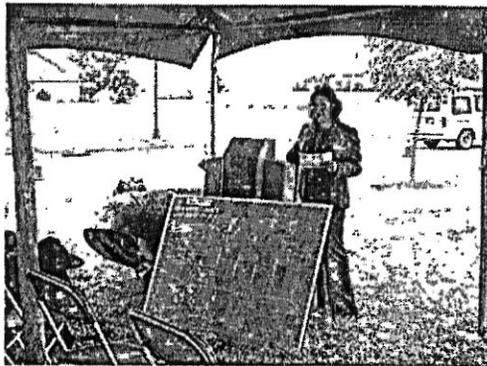
Lima, OH

68°

10:34 am EDT

Sunny

(http://limaohio.com/weetirer)



VAN WERT — Friday marked the end of a project that was nine years in the making for Van Wert residents, officials and economic development leaders.



(#)

The Van Wert

Mega Site is finally done and certified. It's ready for a large company to move in and can offer assets such as water, wastewater, electric, natural gas, highway access, a rail spur, pre-annexation agreements, fiber optics and more.

"This is not the end, this is only the beginning," said Don Farmer, mayor of the city of Van Wert, during an event hosted to celebrate the certification.

Top Searches [Photo Contest \(\)](#) [Land Transfers \(\)](#) [Local Sports \(\)](#)

Now, the city and Cynthia Leis, Van Wert City economic development director, will wait for one of the site selectors they have hired to find a company to occupy the site, and they're also planning on re-branding the site, Farmer said.

"It will no longer be known as the Van Wert Mega Site," Farmer said. "It's an Ohio Northwestern Region Super Site."

The site will benefit more than Van Wert, once it's in use, he said, and, hopefully, the re-branding will bring more attention to the site from companies who are looking at Ohio.

"The state of Ohio is branding themselves as the place for industry to come," Farmer said. "Why don't we hinge on what they're already doing "

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Douglas Born, vice president of the Regional Growth Partnership, based in Toledo, attended and spoke at the certification, as a partner of JobsOhio.

"Its existence alone changes the site selection landscape," Born said.

He praised those involved for their "perseverance, courage and leadership," which he called "truly unique."

"From a site selection stand point this site represents Van Wert's opportunity to compete for very large projects on a national and global scale," Born said.

The site is one of two mega sites in the state and is part of the Ohio Job Ready Sites Program. The city of Van Wert received a \$5 million grant in 2009 to prepare the site and get it outfitted as a job-ready mega site.

"We're cultivating, fertilizing and seeding for the region of Northwest Ohio," Farmer said.

The hope is that the company that uses the site will offer between 600 and 1,000 jobs and take up most of the 1,600 acre mega site. It is located off U S. 30 near Walmart on the north side of Van Wert.

Susan Munroe, president of the Van Wert Area Chamber of Commerce, also spoke at the certification, and recognized the partnerships that made the site possible

"The critical, essential partnership of private and public sector — that's what's gotten us here, and that's what's going to get us the big win," she said

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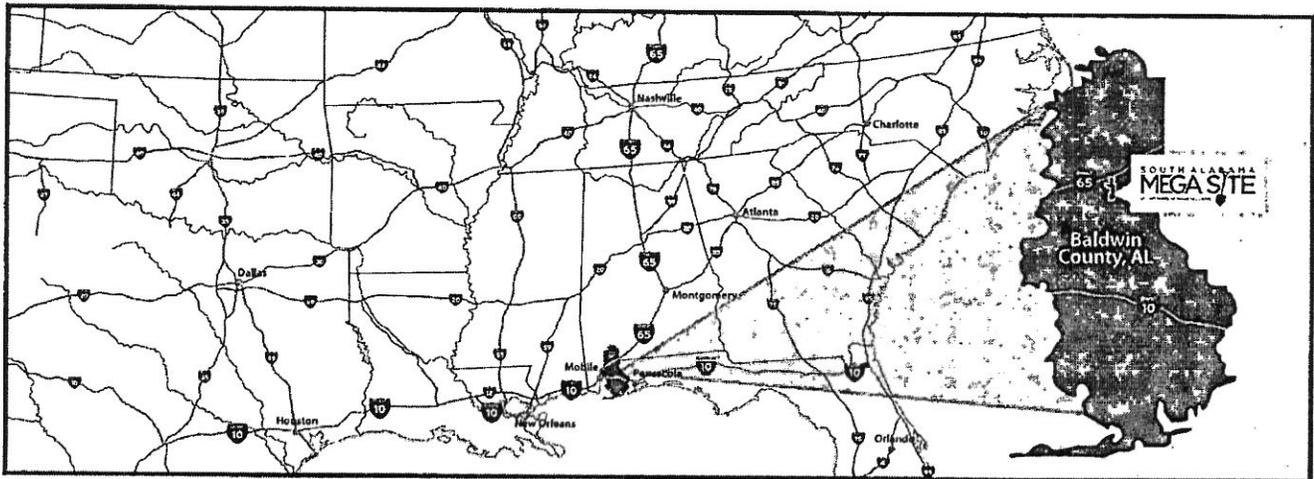
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SOUTH ALABAMA MEGA SITE FACT SHEET

QUICK FACTS ABOUT THE MEGA SITE

- + **3,009 ACRE** site
- + Publically owned
- + All **UTILITIES** are to the site
- + All **ENVIRONMENTAL DUE DILIGENCE** is completed with no significant findings
- + Over 1 mile of **I-65 FRONTAGE**
- + Rail served by **CSX CLASS-1 MAINLINE**
- + Direct **4-LANE HIGHWAY** access
- + **CERTIFIED MEGA SITE** by McCallum Sweeney and **ADVANTAGE SITE** by EDPA



QUICK FACTS ABOUT BALDWIN COUNTY

- 

Tied for **8TH FASTEST GROWING MSA** in the nation according to the U.S. Census Bureau and **FASTEST GROWING COUNTY IN ALABAMA** by population total population growth, 2nd fastest by population change
- 

8 CERTIFIED EDPA ADVANTAGE SITES, the most in the State of Alabama
- 

Regional workforce of **OVER 500,000**
- 

TOP 50 places to grow a business by Forbes magazine
- 

TOP 5 metropolitan area for site selection in 2014 by Site Selection Magazine
- 

43% population growth since 2000


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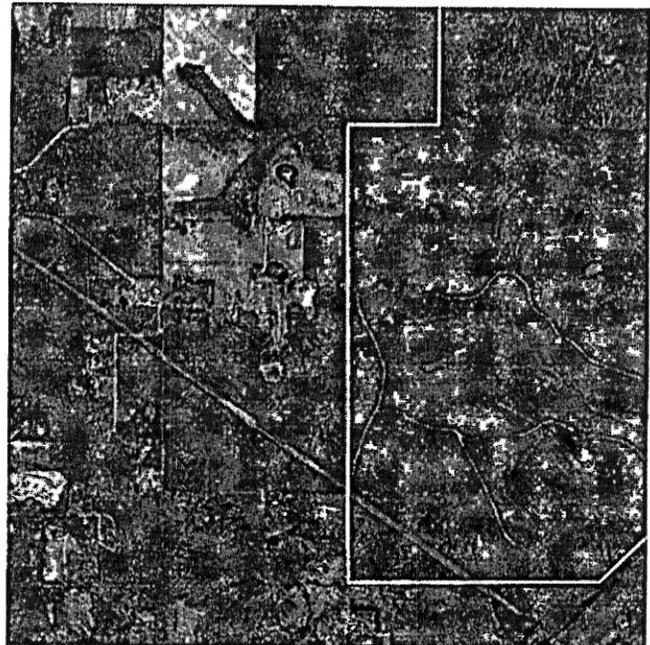
CERTIFIED ADVANTAGE SITE

South Alabama Mega Site

Baldwin County

South Alabama Mega Site (Bay Minette)

This massive site has more than 3,000 acres directly off Interstate 65 and Alabama Highway 287 in Baldwin County. CSX has a Class-1 mainline on the southern edge of the property, which is 23 miles from Interstate 10 and five miles from U.S. 31. In addition to its AdvantageSite designation from the Economic Development Partnership of Alabama, the property has been certified as a "Mega Site" by McCallum Sweeney. The Port of Mobile is just 32 miles away. Baldwin County is one of the fastest growing in the U.S. The property is a perfect fit for any number of industries, particularly aerospace, distribution and logistics, manufacturing and research and development. The property is less than an hour away from seven universities and nine community colleges.



General Site Data

SITE DATA	SITE DETAILS	PRICE	TRANSPORTATION	UTILITIES	LOCATION
	Total Acres			3009	
	Available Acres			2361	
	Is Site Expandable			No	
	Topography			Slight Rolling	
	Previous Use			Timberland	
	Protective Covenants			N/A	
	Environmental Audit Conducted			Yes	
	Soil Report			N/A	
	Fiber Optic			Yes	
	Preliminary Geotechnical Report			Yes	
	Preliminary Wetlands Assessment			Yes	
	Ecological Review			Yes	
	Cultural/Historical Resources Review			Yes	

Alabama Site Details

Properties	Advantage Site
Street Address	Hwy. 287 north
Nearest City	Bay Minette
County	Baldwin
Zoning	None

Price

^

SITE DATA	Sale Price \$25000	Price Comment SITE DETAILS County owned property, negotiable rates. PRICE TRANSPORTATION	UTILITIES	LOCATION
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Transportation

Rail Service	CSX Transportation
Rail Service #2	Bayline
Navigable Waterway	N/A
Nearest Commercial Air City	N/A

Utilities

Electric	Alabama Power Company
Alt. Electric	Alabama Power Company
Natural Gas	North Baldwin Utilities
Water	City of Bay Minette
Sewer	City of Bay Minette
Internet & Telecom	AT&T
Fiber Optic	Yes

Location

Lagniappe (<http://lagniappemobile.com/officials-remain-optimistic-dormant-mega-site/>)

Officials remain optimistic about dormant mega site

By: **ERIC MANN** | December 9, 2015

Baldwin County officials are optimistic a \$32 million investment it made in 2012 will still generate an economic benefit, despite the 3,000-acre South Alabama Mega Site remaining vacant more than three years after the purchase.

According to Treasurer Kimberly Creech, the Baldwin County Commission unanimously approved paying \$25,976,500 to the Crosby Trust and \$6,312,500 to Catawba Land Company LLC for the property in 2012. The county has since paid \$8.5 million on the debt but still owes \$23,775,798, which Creech said is divided into a \$10,350,000 debt tied to the county's 2014 General Obligation Warrant and a \$13,425,798.99 debt remaining on the \$15 million it borrowed from its own oil and gas trust fund.

The county makes annual payments of \$392,790 for the General Obligation Warrant and starting in 2020 it will make annual payments of \$762,790. It pays \$1,297,508 per year to the oil and gas trust fund.

Despite the county's efforts to attract manufacturers to the site, it has been unable to secure an anchor tenant. Baldwin County Economic Development Alliance President Lee Lawson said the site has been a finalist for a handful of major manufacturer relocations, but those projects ended up in areas near Huntsville, Alabama; Nashville, Tennessee; and North Carolina.

"To the outsiders, I get that it looks like it is sitting there dormant," Lawson said. "But to insiders, we know it is a contender. We've been a finalist for several projects and in consideration for others."

Alabama Secretary of State records indicate James H. Faulkner Jr., Donald P. Robinson, Jay B. Faulkner, Daniel G. Blackburn, H. Wade Faulkner and Paul M. Taupeka are members of Catawba Land Company LLC, which was formed in 2000 in Bay Minette with the purpose of purchasing, selling and managing real and personal property. Blackburn is a former attorney for the Baldwin County Commission.

The county purchased the bulk of the property from the Crosby Trust, which Lawson identified as a family-owned timber investment company. Principals of the company include Bettigray Crosby Hollingsworth, Lynn Crosby Clark, John D. Crosby III and James H. Crosby.

As far as the previous suitors, Lawson said marketing efforts coordinated by the Tennessee Valley Authority made other sites in the southeast more desirable.

"If you look at where a lot of large projects are announced, like in Huntsville or the Carolinas, most of the large projects have dropped in there," he said. "The TVA identified these sites for them. The reason why the commissioners are not down in the dumps about it is because they know how close we've been."

One highly publicized potential deal was a tentative 2011 agreement with Chinese company HK Motors, which promised to build ecologically friendly cars at the site. At the time, several local officials joined corporate leaders at an event organized by the BCEDA to unveil artist renderings of an impressive manufacturing facility. But according to reports, HK Motors eventually canceled plans for the site when it could not secure financing.

Commissioner Chris Elliott, who was appointed to office in 2014, recently downplayed that deal.

"I don't think it ever got as far as was reported in the media at the time," he said. "When the county vetted the interest, there wasn't much there. We are much more thorough in our vetting now and we are working hard to find the right tenant."

Lawson said there are approximately 2,300 developable acres on the site, excluding wetlands and a proposed spur to the existing CSX railway on its southern border.

Elliott said BP's Deepwater Horizon oil spill revealed the county's economy was heavily dependent on tourism and exposed its need to diversify with advanced manufacturing, defined as manufacturing that "entails a rapid transfer of science and technology into manufacturing products and processes." Advanced manufacturing industries include, but are not limited to, aerospace, automobile manufacturing and high-tech products.

According to a report from the BCEDA, of the county's 62,719-employee workforce, 11,319 are employed in the accommodation and food services industry. The service industry is the second-largest employer in the county behind retail, which employs 12,642 workers. The county's largest industrial employers are Foley's UTC Aerospace Systems with 820 employees and Bay Minette's Standard Furniture, which employs 600 workers.

"Our top two employers are retail and food and accommodation, and rightfully so, because 5.7 million visit here each year," Lawson said. "One thing we saw through the oil spill and various hurricanes is that the tourism industry is susceptible to outside forces. White-collar and advanced manufacturing is not. When the oil spill hit, every single manufacturing company kept going. We need to balance it out."

North Baldwin Chamber of Commerce Executive Director Ashley Jones said the economy in Bay Minette is growing, but at a slow pace. She cited Quincy Compressor, an air compressor manufacturer that recently moved its base of operations from Illinois, bringing approximately 100 new jobs with it.

Another, Plasmine Technology, a chemical company that manufactures the adhesive agent on the back of labels, recently brought 10 jobs to the area. With a home base in Pensacola, Plasmine has manufacturing operations in Bay Minette and Portland, Maine.

"We are growing and some new businesses are moving in," Jones said. "We have had a huge increase in requests for relocation packages because some industries have expanded their operations here."

Jones said a handful of small businesses have opened in Bay Minette in the last few years, but suggested an advanced manufacturer at the mega site would make a big impact on one of the county's slowest-growing economies.

"It would certainly increase our economic activity," she said. "Having a large manufacturer out there would help the quality of life here, bringing high-paying jobs and economic stability."

According to Elliott, what makes the mega site appealing is that it is already owned by the county and most of the necessary infrastructure is in place. The commissioner said it isn't a matter of if an industry will move into the site, but when.

According to Southern Business and Development magazine, the South Alabama Mega Site is one of a small handful of "certified" mega sites on the Gulf Coast. In its online register of mega sites, the magazine lists the 1,323-acre Pryor/Interstate 65 site in Atmore and the 3,467-acre Tensaw Tract in Mobile as the only other South Alabama sites. Nearby mega sites in Florida are the 11,000-acre Shoal River Ranch site in Crestview near Eglin Air Force Base and the West Bay Sector site near Panama City.

Lawson said Baldwin's site differs from the others because of its proximity to I-65 and the CSX railway, its 2011 CSX megasite certification from McCallum Sweeney Consulting and its Advantage Site certification from Economic Development Partnership Alabama. The site offers water and natural gas service from North Baldwin Utilities, electricity from Baldwin EMC and Alabama Power, and telecommunications service from AT&T.

While Elliott has heard a handful of complaints that the initial purchase was a waste of tax dollars, he said the county is making efforts to ensure it finds the right tenant for the site.

"Whether you agree with it or not, the investment has been made and in order to recoup the value of the investment, we have to make sure we get the right tenant," Elliott said. "We have to look forward instead of back."

County Commissioner Tucker Dorsey estimated that an automobile manufacturer at the site, employing 1,500 workers at an average annual salary of \$50,000 to \$60,000 per worker, would mean an additional \$1.5 million in tax revenue to the county annually — an amount that would increase as more companies follow. The BCEDA and the County Commission would like to attract a large automobile or similar manufacturer to anchor a large portion of the space.

“That would pay for the mega site, and the gravy would be that businesses around the site would also be able to expand,” Dorsey said. “The auto company would need parts nearby, payroll services and other amenities that would come in and employ more people. It could be a potential \$4.5 million windfall for the county.”

