

**McMillan Property**

**City: Evergreen**

**County: Conecuh**



**General Site Data**

**Street Address:** US Highway 31 South  
**Nearest City:** Evergreen  
**Within City Limits:** No  
**Zip Code:** 36401  
**MSA:**  
**Latitude:** 31.37730000  
**Longitude:** -87.02620000  
**Loc. In Industrial Par:** No  
**Park Name:** N/A  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** Yes  
**Within Renewal Community:** Yes  
**Within HubZone:** Yes  
**Within New Market Tax Credit Area:**

**Total Acres:** 351.00  
**Available Acres:** 351.00  
**Additional Available:** Yes  
**Largest Tract:** 351.00  
**Smallest Tract:** 250.00  
**Protective Covenants:**  
**Phase 1 Enviro:** Yes  
**Prelim Geotech:** No  
**Topography:** Flat  
**Wetlands Assesment:** Yes  
**Ecol Review:** No  
**Cultural Resources Review:** No  
**Zoning:** None  
**Previous Use:** Forest  
**Description of Current Use:** Planted pine/other agriculture

**Transportation**

**Rail Service**

**Provider:** CSX Transportation  
**Track Status:** Adjacent Track

**Waterway**

**Provider:** Alabama River  
**Dock Facility:** Port > 50 miles

**Nearest Commercial Air City**

Montgomey, AL  
**Mi. to Service:** 78.00

**Nearest Municipal Air City**

Evergreen  
**Mi. to Service:** 7.00

**Highways Type**

Name	Mi. To Access	4 Lane?
29	20.0	Yes
31	0.0	
84	5.0	
I-65	7.0	Yes
41	14.0	
83	7.0	

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# SITE PROFILE

## Utilities

### Natural Gas

Provider: South Alabama Gas  
 Status: Existing  
 Size of Main: 4  
 Main PSI: 360

### Electric

Provider: Alabama Power Company  
 Status: >1 mile  
 Transmission:  
 Distribution:

### Water

Provider: Fairview Water System  
 Status: Existing  
 Size of Main: 4

### Fiber/Telecom

Provider: AT&T  
 Provider: AT&T  
 Fiber Optics: No  
 Redundancy: No  
 xDSL Available: Yes

### Sewer

Provider: Evergreen Utilities  
 Status: >1 mile  
 Size of Main: 6

## Price

### Lease Rate:

**Sale Price:** \$7,000.00 per acre  
**Negotiable:** Yes  
**Date Quoted:** 1/26/2018 11:43:57 AM  
**Price Comments:**

## Site Comments:

CSX mainline rail passes through the property.

## Area Amenities:

Close access to U.S. Highway 31 and U.S Highway 84, as well as Interstate 65 at Exit 93. Municipal airport with updated facilities less than 10 miles away. Located in a HUB Zone.

## Current Park Tenants:

Nearby industries include Guyoungtech and Weyerhaeuser.

