

# Site Profile

## Alabama Site Selection Database

### Performance Site

City: Scottsboro    County: Jackson  
 Micropolitan Area: Scottsboro

Performance Fibers Excess Property For Sale  
 Scottsboro, Alabama



#### General Site Data

<b>Total Acres</b>	67
<b>Available Acres</b>	67
<b>Additional Available</b>	No
<b>Largest Tract</b>	18
<b>Smallest Tract</b>	10
<b>Protective Covenants</b>	
<b>Phase 1 Environmental</b>	No
<b>Preliminary Geotechnical:</b>	No
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	No
<b>Assessment:</b>	
<b>Ecological Review:</b>	No
<b>Cultural Resources Review:</b>	No
<b>Zoning</b>	Heavy Industrial
<b>Previous Use</b>	Agriculture
<b>Previous Use Description</b>	Agriculture

**Site Id:** 4681

**Street Address** 7526 Roy Owens Blvd.

<b>Nearest City</b>	Scottsboro
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	35769
<b>Latitude</b>	34.6210
<b>Longitude</b>	-86.0943
<b>Located in Industrial Park</b>	No
<b>Park Name</b>	N/A
<b>Within Enterprise Zone</b>	Yes
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	No

#### Transportation

<b>Rail Service</b>	Provider: Norfolk Southern
	Track Status: Adjacent Track
	Provider #2:
	Track Status:

<b>Navigable Waterway</b>	Dock Facility: Not Specified
<b>Nearest Commercial Air City</b>	Huntsville, AL
<b>Miles to Nearest Service:</b>	

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-24	35.0	
Interstate	I-565	35.0	
Interstate	I-59	27.0	
Federal Highway	72	0.0	Yes
Alabama Highway	35	4.0	No

<b>Price</b>	
<b>Sale Price</b>	\$2,180,500.00 Total

#### Land Lease Rate (Annual)

<b>Negotiable?</b>	Yes
<b>Date Quoted</b>	Jun 22, 2010

#### Price Comments

This is 5 separate tracts:  
 Tract A: 10.5 acres @ \$49K/ac; B: 18 acres @ \$60K/ac; C: 12 acres @ \$15K/ac; D: 10 acres @ \$15K/ac; E: 16 acres @ \$16K/ac

#### Utilities

<b>Natural Gas</b>	Provider: Scottsboro Water/Sewer & Gas
	Status: Existing Connection
	Size of Main: 6 in.
	Main PSI:
<b>Water</b>	Provider: Scottsboro Water/Sewer & Gas
	Status: Existing Connection
	Size of Main: 16 in.
<b>Sewer</b>	Provider: Scottsboro Water/Sewer & Gas
	Status: Existing Connection
	Size of Main: 8 in.
<b>Electricity</b>	Provider #1: Scottsboro Electric Board
	Status: Existing Connection
	Service to Property (Distribution):
	Transmission:
	Provider #2:
<b>Telecommunications</b>	Provider: CenturyLink
	Fiber Optics: Yes
	Redundancy: Yes
	xDSL Available: Yes

This information has been secured from sources we believe to be reliable; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

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#### General Comments

Rail on Tracts B&C. Tract A-commercial property; Tract B-a high-profile corner tract; Tract C-accessible only by roadway to be done in Fall 2010; Tract D-in front of the former Performance Fibers parking lot; Tract E-commercial and/or industrial use.

*Site information is current as of 6/22/10*

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Economic Development Partnership of Alabama  
www.edpa.org