

# Site Profile

## Alabama Site Selection Database



### Conners Island Business Park

City: Guntersville County: Marshall  
Micropolitan Area: Albertville



#### General Site Data

Total Acres	428
Available Acres	426
Additional Available	Yes
Largest Tract	221
Smallest Tract	4
Protective Covenants	Yes
Phase 1 Environmental	Yes
Preliminary Geotechnical:	Yes
Topography	Slight Rolling
Preliminary Wetlands	Yes
Assessment:	
Ecological Review:	Yes
Cultural Resources Review:	Yes
Zoning	Light Industrial
Previous Use	Agriculture
Previous Use Description	Farmland

Site Id: 2534

Street Address Bakers Chapel Rd and Conners Island Rd

Nearest City	Guntersville
Within City Limits	Yes
Zip Code	35976
Latitude	34.4103
Longitude	-86.2950
Located in Industrial Park	Yes
Park Name	Conners Island
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

#### Transportation

##### Rail Service

Provider: CSX Transportation  
Track Status: Not Available  
Provider #2:  
Track Status:

Navigable Waterway Tennessee River  
Dock Facility: Port 1 to 5 miles

Nearest Commercial Air City Huntsville, AL  
Miles to Nearest Service: 50

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-565	35.0	
Interstate	I-59	30.0	
Federal Highway	431	0.0	Yes
Alabama Highway	69	3.0	No
Alabama Highway	79	4.0	No

#### Price

Sale Price \$25,000.00 per acre

#### Land Lease Rate (Annual)

Negotiable? Yes  
Date Quoted Nov 24, 2009

#### Price Comments

Prices are negotiable contingent on compliance with stated covenants and intended use.

#### Current Industrial Tenants

Riverpools, Inc. - Manufactures aquatic exercise systems.

#### Utilities

##### Natural Gas

Provider: Marshall County Gas District  
Status: Existing Connection  
Size of Main: 10 in.  
Main PSI: 350

##### Water

Provider: Guntersville Water & Sewer  
Status: Existing Connection  
Size of Main: 12 in.

##### Sewer

Provider: Guntersville Water & Sewer  
Status: Existing Connection  
Size of Main: 10 in.

##### Electricity

Provider #1: North Alabama Electric  
Co-op  
Status: Existing Connection  
Service to Property Yes  
(Distribution):  
Transmission: Yes  
Provider #2: Tennessee Valley Authority

##### Telecommunications

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

To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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.

Economic Development Partnership of Alabama

www.edpa.org

# Site Profile



## Alabama Site Selection Database

### Conners Island Business Park

City: Guntersville      County: Marshall  
Micropolitan Area: Albertville

#### General Comments

Strategically located in the heart of the North Alabama technology corridor on 69,000-acre Lake Guntersville, this unique development offers a natural setting guaranteed to lift your business to new heights.

\*\*\* Located within HubZone \*\*\*

*Site information is current as of 11/24/09*

To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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.

Economic Development Partnership of Alabama  
[www.edpa.org](http://www.edpa.org)



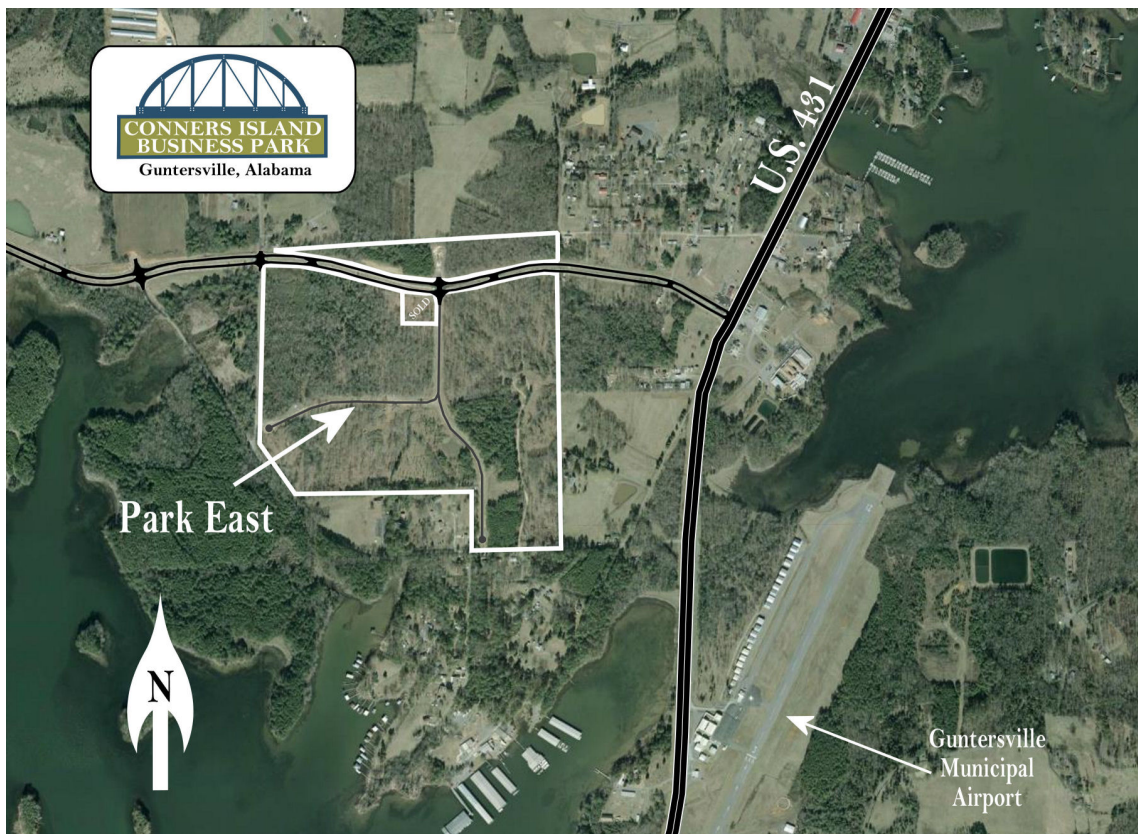
# Site Profile



## Alabama Site Selection Database

### Conners Island Business Park

City: Guntersville    County: Marshall  
Micropolitan Area: Albertville



To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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.

Economic Development Partnership of Alabama

[www.edpa.org](http://www.edpa.org)



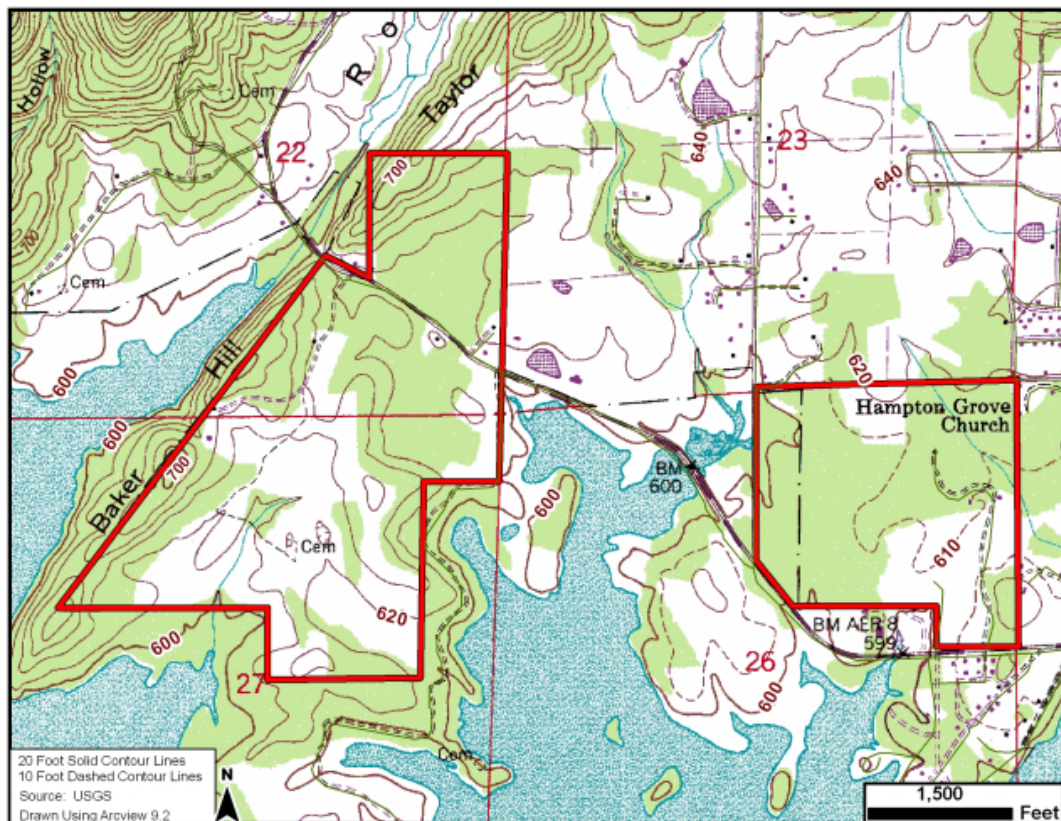
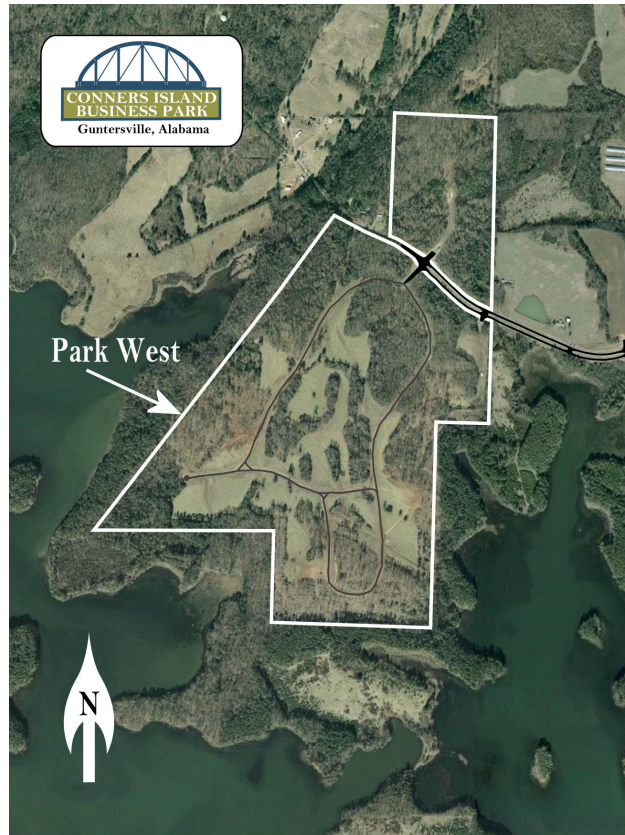
# Site Profile



## Alabama Site Selection Database

### Conners Island Business Park

City: Guntersville County: Marshall  
Micropolitan Area: Albertville



To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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.

Economic Development Partnership of Alabama  
[www.edpa.org](http://www.edpa.org)

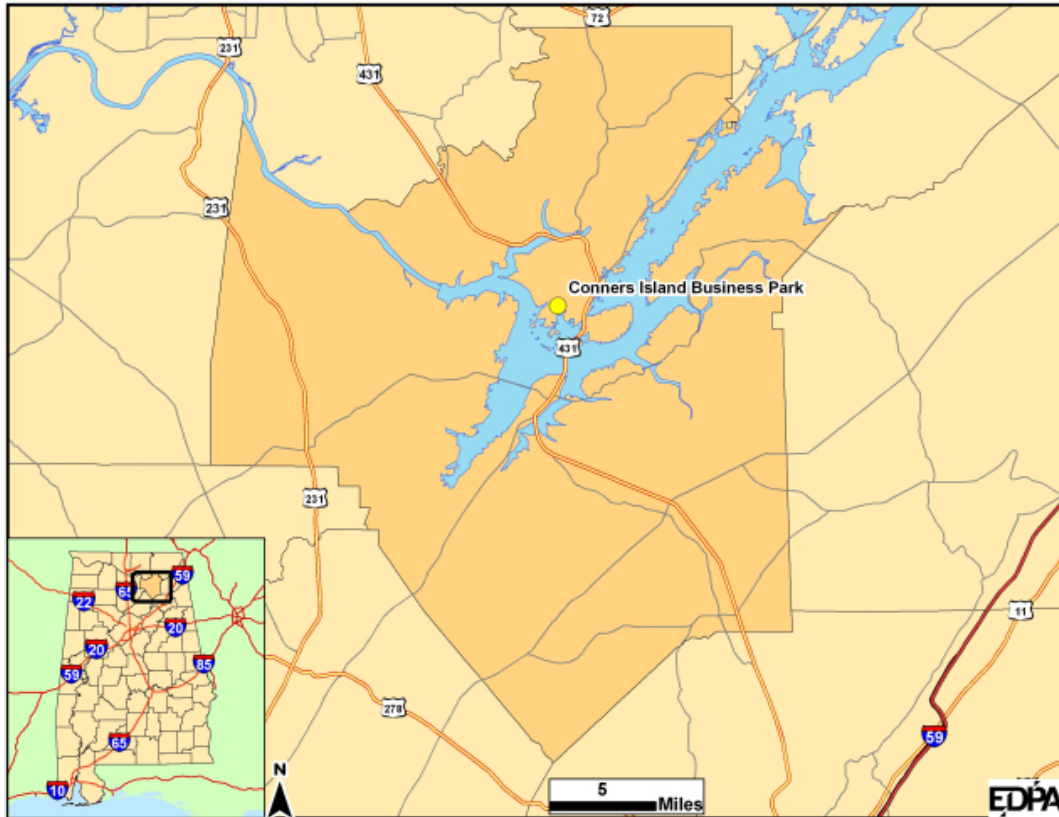
# Site Profile



## Alabama Site Selection Database

### Conners Island Business Park

City: Guntersville     County: Marshall  
Micropolitan Area: Albertville



To meet the needs of industry, Alabama's economic development community is working to designate an inventory of industrial sites with sufficient site documentation for accurate, timely project evaluation. The AdvantageSite logo indicates that this property has met requirements for program designation. For more information on AdvantageSite and program requirements, visit our website.

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.

Economic Development Partnership of Alabama  
[www.edpa.org](http://www.edpa.org)