



Where Business  
Lives on the Lake.

Conners Island  
BUSINESS PARK

# Conners Island. The natural choice for your business location project.

It's not often that a business park combines natural beauty and true business advantages. But that's what you get with Conners Island – 400-plus acres complete with a HUBZone location, a TVA Data Center designation, and AdvantageSite assurance for a smooth location process. Located on 69,000-acre Lake Guntersville on the Tennessee River, the park offers a unique setting in North Alabama's booming aerospace and technology corridor. Just 35 easy four-lane minutes south of Huntsville, you get easy access to Cummings Research Park and

**Conners Island**  
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Redstone Arsenal. And a mountain-lakes lifestyle that's postcard perfect.

From manufacturing and R&D to data center and corporate facilities, Conners Island proves that business and natural beauty make great neighbors. If you're looking for that perfect location, Conners Island is the natural choice. It's where business lives on the lake.





## TVA Primary Data Center Location.

TVA chose Deloitte Consulting to assess more than 50 sites for accessibility, telecommunications infrastructure, electric power availability and reliability, and other characteristics important to data center location. Based on this comprehensive review, Deloitte named Conners Island as one of only 13 initial “primary sites” across the entire TVA region that meet the demanding requirements for a major data center project. Add TVA’s excellent incentives and you get a data center location that’s as easy on the bottom line as it is on the eyes.

## AdvantageSite.

Conners Island Business Park has the distinction of being recognized as an AdvantageSite by the Alabama Development Office. AdvantageSite is a voluntary preparedness program that helps assure a smooth site location process. It requires documentation specific to a proposed industrial site, including a set of standard data related to ownership/control, environmental and geotechnical conditions and infrastructure status.



*With more than 420 total acres in two sections, Conners Island is served by a lighted four-lane parkway.*

# Statistical Profile

## Owner

Guntersville Industrial Development Board,  
Guntersville, Alabama

## Location

Northeast Alabama along the banks of the Tennessee River, 70 miles north of Birmingham, 125 miles south of Nashville, 30 miles southeast of Huntsville and 150 miles northwest of Atlanta. Within the City limits of Guntersville.

## Total Acreage

TVA Data Center Site	40 acres
Total park size	428 acres
Largest contiguous tract	221 acres
Smallest available tract	3.7 acres

## Area & Topography

Fully served 428 acre site  
Land cost per acre: \$20,000 and up (includes all utilities)  
Gently rolling terrain with some trees  
Good Drainage  
Zoned I-1

## Community Profile

City of Guntersville Population 8,038  
Marshall County Population 81,000  
Labor Force - within 30-mile radius

## Fire Rating

4 City of Guntersville

## Police Protection

City of Guntersville

## Transportation

### Highway:

U.S. 431 - four lane, on site (N/S)  
Interstate 565/65 - 34 miles from site (N/S)  
Interstate 59 - 30 miles from site (N/S)

### Railroad:

CSX Transportation - 2 miles from site

### Waterway:

Navigable, Tennessee River  
Port of Guntersville - 2 miles from site

### Air:

Commercial Service - Huntsville International  
Airport - 45 miles  
Birmingham International Airport - 75 miles  
Local Service - Guntersville Municipal - .5 miles  
from site, 3,360-foot-paved and lighted runway  
(5,000-foot runway planned)

*Note: Restrictive Covenants and Environmental, Soils,  
Archeological and TVA FONSI reports are available upon request.*

## Utilities

### Electric:

North Alabama Electric Cooperative, TVA, 3phase

### Water:

Guntersville Water & Sewer Board, 10-inch main,  
million-gallon, ground tank

### Wastewater:

Guntersville Water & Sewer Board, 8-inch main

### Gas:

Marshall County Gas District, 10-inch high pressure  
transmission line

## Telecommunications

Hi-speed Internet for Conners Island Business Park is served via iRis Networks, with local, final mile fiber optic network connections from North Alabama Electric Cooperative. As a world-class broadband provider, iRis delivers state-of-the-art, high-speed transport for broadband voice, video and data.



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### *For More Information*

*TVA Primary Data Centers: <http://www.tvasites.com/default.aspx?SID=15378>  
AdvantageSite Program: <http://www.edpa.org/bsc/advantagesitepublic.asp>*