

A dramatic sky with blue and orange clouds. The sky is filled with numerous small, white, fluffy clouds that are illuminated from below, giving them a golden or orange glow. The background is a deep, vibrant blue. The overall scene is a close-up of the sky, looking upwards.

Not all data center locations
are created equal.

If you're building for the cloud, might as

The perfect data center location, and then some.

It's not often that a business park comes with a scenic backdrop *and* the credibility of a Primary Data Center designation from TVA. But that's what you get with Conners Island – plus a location convenient to Huntsville, Alabama and its status as a booming technology hub. Located on 69,000-acre Lake Guntersville, Conners Island comes complete with an Alabama AdvantageSite designation that ensures a smooth location process. Add reliable power from TVA with excellent incentives, and you get a unique location that's as easy on the bottom line as it is on the eyes. Conners Island. It's where business lives on the lake.

Conners Island
BUSINESS PARK

Where Business Lives on the Lake.



we'll build where the clouds look like this.

- *TVA Primary Data Center Location identified by Deloitte Consulting.*
- *Top Five Award from Expansion Solutions magazine as "ideal location" for data center.*
- *Ideal location for geographic diversity objectives – geographically secure, not vulnerable to earthquake or hurricane threats.*
- *Clean, reliable power, with excellent incentives from TVA.*
- *Access to wide range of high-speed bandwidth providers, including local final mile fiber-optic connections.*
- *Unique natural setting conducive to other green initiatives.*



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.



Where Business Lives on the Lake.

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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>*