

Cedar Cove Technology Park

Phase I offers 450 acres (182 ha). Phase II consists of 500 acres (202 ha).

Park located 1.5 miles (2.4 km) from I-20/59

Utility infrastructure sized to accommodate large industrial users

Excellent labor pool with availability from a large four-county metro area

Location

Cedar Cove Technology Park is located in portions of Township 21 South, Range 7 West, Section 30 and Township 21 South, Range 8 West, Section 25 of the USGS Coaling Quad Map. The park lies 15 miles (24 km) east of the City of Tuscaloosa, adjacent to Interstate 20/59, and is four miles (6.4 km) from the Mercedes-Benz Automotive plant.

Ownership

The privately-owned property is exclusively marketed by Tuscaloosa County Industrial Development Authority.

Price

Negotiable depending upon the investment, employment and hourly wage of a prospective company.

Subdivisions

Subdivisions have not been recorded, enabling sites to be configured to specific company requirements.

Zoning

Appropriate uses include manufacturing, service/support, distribution and warehouse operations.

Covenants

Protective covenants are established to protect the investment of tenants.

Services

Fire and police protections are provided based on jurisdictional selection of the resident company.

Transportation

Highway: Interstate 20/59 is accessed via U.S. Highway 11 (1 mile/1.6 km).

Air: The Tuscaloosa Municipal Airport is located 25 miles (40 km) from the park. The Birmingham International Airport is 35 miles (56 km) from the park.

River: An inland dock on the Black Warrior River is located 22 miles (35 km) from the park, providing barge transportation to the Port of Mobile and, via the Tennessee-Tombigbee Waterway, to the Tennessee, Ohio, and Mississippi Rivers.

Rail

A privately-owned rail and truck cross-dock facility is located six miles (9.7 km) from Cedar Cove Technology Park. The facility offers rail service via the Norfolk Southern Railroad.

Utilities

Electric Power

Electrical service to the park is provided by Alabama Power Company. A 115,000 volt transmission facility and a 12,470 volt distribution facility are located in the immediate area. Alabama Power offers competitively priced, highly reliable electric service which can be designed to meet the specific needs of industry.

Gas

An Alabama Gas Corporation border station is adjacent to the park. A 6-inch (15 cm) and a 4-inch (10 cm) high pressure steel distribution line serve the park. Both firm and interruptible service are available.

Water

A 16-inch (40.6 cm) water main serves the park with a 3,000 gpm (11 356.23 lpm) flow capacity at 60 psi (414 kPa) residual pressure (based on current system demands). The City of Tuscaloosa Water Filter Plant has an excess water filtration capacity of approximately 20 million gpd (27.6 million cubic meters per year).

Sewer

A 12-inch (30.5 cm) and an 8-inch (20 cm) gravity sewer main serve the park and are serviced by a 2,000 gpm (7 570.8 lpm) pumpstation. The City of Tuscaloosa has an excess wastewater treatment capacity of approximately 10 million gpd (13.8 million cubic meters per year).

Subsurface

The soils in the upper elevations of Cedar Cove Technology Park generally consist of clays, silts with occasional sands, and gravel. In lower elevations of the site, shallow alluvial deposits of clays, silts, sand and gravel overlie the Pottsville Formation. The Pottsville Formation is generally comprised of shale, silt stone, and sandstone. Soils were found to possess moderate-to-good structural foundation qualities having allowable bearing pressures of 2,500 to 3,500 pounds per square foot (119 700 to 167 580 Pa).

Ecology

No endangered or threatened species are found in the park. There are no non-attainment areas for any pollutants in Tuscaloosa County.