



Macon County

economic development authority

◆ THE NEW DIAMOND OF THE INTERSTATE 85 CORRIDOR

RE: *CSX Select Site*
Macon County I-85 Site - Macon County, Alabama

To Whom It May Concern:

Macon County, Alabama, the new diamond of the Interstate 85 Corridor, is situated along one of the hottest development corridors in the Southeast. Home of the historic Tuskegee Airmen and Tuskegee University, Macon County's distinct place in American history is rivaled only by its potential as a new mecca of economic development. Located between Atlanta, Georgia and Mobile, Alabama, Macon County has direct access to markets, the Port of Mobile, Atlanta Hartsfield-Jackson International Airport, research universities and available labor.

Located equally between growing automotive giants, Kia and Hyundai, our strategic location in the new automotive corridor is getting noticed. Macon County is widely known as a regional source of industrial grade sand, gravel and aggregate. It also boasts major agricultural production and research. It is home to tier-one automotive and nearby aerospace industry. Flanked by the research universities of Tuskegee University and Auburn University, Macon County has an international presence as well as ample research and technological support capabilities.

The Macon County I-85 Site is 277 acres located in the northern portion of Macon County between Tuskegee and Notasulga, in unincorporated Macon County. The site's northern boundary is the CSX mainline. The site's eastern boundary is Alabama Highway 81, approximately 3/4 miles north of Interstate 85.

Macon County has been planning for growth along this "interstate-rail" corridor for many years. Large water and wastewater lines generally follow the CSX mainline through much of the county. The Utility Board of Tuskegee recently secured the property south of this site, allowing future sewer service to tap directly into the 24-inch trunk sewer line on Alabama Highway 199. Also, the City of Tuskegee recently completed a master plan for the commercial development of AL Highway 81 interchange (Exit 38) of Interstate 85, where this site is accessed.

Beyond the results of planning, the Macon County I-85 Site is well-suited for a large processing operation. It is located less than one mile from Interstate 85, at the intersection a CSX Mainline, Southern Natural Gas transmission pipeline and Alabama Power's electric transmission easement. Large rail, natural gas, and/or electric requirements could be accommodated with a modest capital investment and reasonable lead-time. This site has the confluent of the utility and transportation infrastructure usually found only on the largest megasites (1,000+ acres).



The Macon County I-85 Site has long been home to Beck's Turf Farm, the oldest turf farm in continual operation in the United States. As a result, the site is essentially flat and clear of vegetation. As shown on the attached survey and topographic maps, all of the wetland areas on the property are located in the wooded area adjacent to Uphapee Creek. Likewise, most of the creek's associated flood plain is in this wooded area.

As shown by the recent geotechnical engineering evaluation, this site, as with much of this portion of the county, are suitable for construction. Therefore, if a facility's footprint needs to maximize the site's cleared area (approximately 175 acres), raising a portion of this site is relatively simple. Likewise, the processes of re-routing either the natural gas pipeline and/or electric easements have already been studied.

The site is owned by one owner and available for \$18,000 per acre.

The regional workforce is strong and our interstate location opens our site to labor pools from multiple counties including West Georgia. Alabama's strong commitment to workforce development and training allows us to rapidly meet new labor demands.

The rich civil rights history in our community from Booker T. Washington and George Washington Carver to Rosa Parks and the Tuskegee Airmen has led to our area becoming a tourist destination. Moton Field, our municipal airport, was home to the famed Tuskegee Airmen, and now, the new historical museum. Moton Field is located 2.5 miles from this site and features a 5,003 foot lighted runway, fixed base operator, T-hangers and aviation fuel allowing virtual direct corporate aviation access to the site.

Most valuable is our southern hospitality, pro-business climate, low taxes and desire to accommodate a major new industry on this site. We stand ready to partner in your new venture.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Turnham", with a long horizontal flourish extending to the right.

Joe Turnham

Strategic Consultant

Macon County Economic Development Authority