



REAL PARK

FAQs

Market & Location

While primary markets such as Atlanta have started to see a decline in demand from industrial users due to high real estate costs, waning incentive packages, limited availability of labor, and limited infrastructure capacity, the demand for more secondary and tertiary locations has dramatically increased. This increased demand is driven by users seeking value driven opportunities with a keen focus on readily available heavy power and latent workforce and are being rewarded with compelling incentives. The I-85 corridor south of Atlanta, from Lagrange to Montgomery, is the best representation of this new wave of demand across the Southeast region which boasts a vacancy rate near zero, limited existing or new Class A product and swelling demand from users in the market. Much of this is attributable to Korean automotive growth at both KIA and Hyundai, but there are other types of users seeking “greener pastures”.

REAL Park is strategically located in Macon County, Alabama along I-85 equidistant to both of KIA and Hyundai’s North American HQ. The property has been maintained as a sod farm for over 30 years and therefore is extremely flat, clean environmental and geotechnical features, and shovel ready. The project has garnered the attention of Governor Ivey, Secretary of Commerce McNair, State Representative Warren and many others as being a “game-changer” for the State of Alabama. From this location is nearby access to several key supply chain logistical hubs such as:

Ports of Call:

- Port of Mobile - 211 miles/ 340 km
- Port of Savannah - 295 miles/ 475 km

Inland Ports/ Transload Facilities:

- Montgomery, AL (CSX) - 50 miles/ 80km
- Lagrange, GA (CSX) - 57 miles/ 92 km (est. 2026)
- Birmingham, AL (CSX, NS) – 138 miles/ 222 km

International Airfreight:

- Birmingham (BHM) - 138 miles/ 224 km
- Hartsfield-Jackson (ATL) - 111 miles/ 178 km

Utilities & Infrastructure

- Power Availability: Existing 5MW immediate & future 80MW service via Dixie Electric & Alabama Power
- Gas: 6” steel existing mainline at the main entrance of the park via Southeast Gas
- Water: 8” mainline located at the center of the park via Utility Board of Tuskegee (*ETA Q4 2024*)
- Sewer: 10” mainline located at the center of the park via Utility Board of Tuskegee (*ETA Q4 2024*)
- Fiber: Existing fiber runs along Hwy 186 via Point Broadband

Labor Shed

Total Population: 1,066,839 (50-mile/ 60-minute drive radius) w/ median age of 36.8

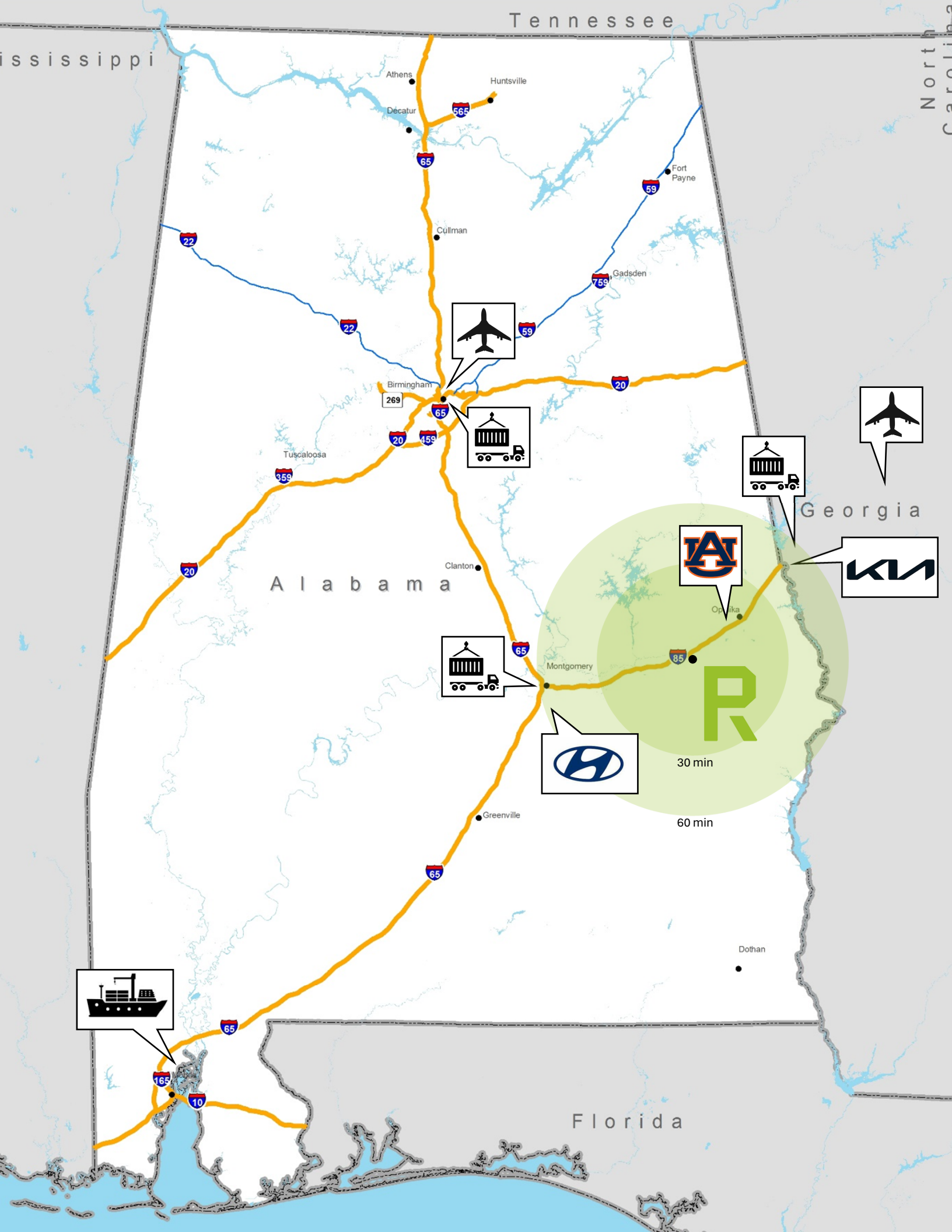
Education: 90% of workforce have a high school education or greater

Graduates: Auburn University & Tuskegee University award 8,500 degrees per year

State/ County Incentives

Macon County is classified as a “distressed community” and therefore qualifies for maximum incentives.

- Qualified Opportunity Zone:
- Jobs Credit: 10-year cash rebate of up to 4% of previous year’s gross payroll
- Investment Credit: 15-year tax credit equal to 22.5% of total capital investment in the project
- Qualified HUBZone: US government targeted spending minimum of 3% of annual budget in HUBZones
- AIDT: best-in-class state sponsored workforce training program for manufacturing tenants
- Amendment 772: Macon County can make cash grants and share tax revenues with private businesses
- Cash Closing Fund: AL Governor’s discretionary funding to help solve capital stack short-falls for tenants



Tennessee

Mississippi

North Carolina

Athens
Huntsville
Decatur

Fort Payne

Cullman

Gadsden

Birmingham

Tuscaloosa

Clanton

Alabama

Montgomery

Opelika

Georgia

30 min

60 min

Greenville

Dothan

Florida

