

LIVINGSTON NORTH INDUSTRIAL PARK

Primary Contact Information:

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| TITLE / DIVISION: | Executive Director, Sumter County Chamber of Commerce |
| COMPANY / ORGANIZATION: | Director of Economic Development, UWA Division of Economic Development & Outreach |
| STREET ADDRESS: | 502 Lafayette Street |
| CITY: | Livingston |
| STATE / PROVINCE: | Alabama |
| POSTAL CODE | 35470 |
| COUNTY / PARISH: | Sumter |
| COUNTRY: | U.S.A. |
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I. SITE INFORMATION

Site name: North Industrial Park

Site street address: Highway 28 East, Livingston, AL 35470

County: Sumter

State / Province: Alabama

Directions to site from major highway / interstate: From Interstate-20/59, take exit 17 to AL-28 east into Livingston for 2 miles, drive through the Hwy 28 & Hwy 11 traffic light, and then take a right onto Prystup Drive; the Castle building is the third building on the right.

Latitude & Longitude coordinates: 32.606429, -88.177631

Site website (if applicable): <http://www.edpa.org/bsc/pubresultssite3.asp>

II. GENERAL SITE DESCRIPTION:

A. Site Description:

- Number of total developable acres of proposed site: 6 available acres plus 18.7 acres of additional (developable) Castle Land, LLC's Land. The Castle warehouse building is 10,000 + square feet.
- Topography of the site: Flat and cleared with some timber
- General soil conditions: Soil is Selma Chalk (expandable clay), 800' – 1000' thick with moisture penetration rate of 1/20 of an inch per year.

B. Rail Service? Yes, Norfolk Southern

C. Highway infrastructure? Yes

- Number of access roads to the site: There is one major interstate (I-20/59), two federal highways (Hwy 28 and Hwy 11), and one access road on site (N. Industrial Park Road); Distance to Interstate– 20/59: App. 2 miles

III. UTILITIES INFORMATION:

D. Electricity/Power:

- Electricity provider: Southern Company/Alabama Power (APC), 600 North 18th Street, Birmingham, AL 35203; Please contact Mr. Shane Kearney, Economic Development at 205-257-3197 or email at sfkearne@southernco.com; or Rex Henderson, Sr. Distribution Specialist at 334-289-6542
- Distance to closest substation: Substation is on site
- Excess capacity at substation: Single and 3-Phase Service available; distribution available is 120/240v single or 3-phase, 120/208v, and 277/480v; Since APC would most likely provide service from an area transmission line to an onsite substation, the substation would be sized according to the mutually agreed to Contract Capacity.

E. Water Source:

- Type and Source of water: The City of Livingston provides Potable water
- Distance to Line: on site/on property
- Size and Pressure of line: 8" duct line with 100 – 125 PSI
- Please see the attached "City of Livingston Utility Rates" for the rate/price of water

F. Natural Gas:

- Gas provider(s): Transmission- City of Livingston Utility Board; Distribution- City of Livingston Utility Board
- Distance to nearest gas line: On site
- Size of line: 4 inch steel gas line
- Pressure of line: 25 PSI
- Approximate cost of gas: To be determined; competitive pricing available

G. Wastewater/sewage:

- Wastewater/Sewage treatment provider: City of Livingston
- Distance to nearest wastewater treatment line: On site
- Size of line: 8"

- H. Average manufacturer wage in your area: App. \$15 per hour
- I. Is the site adequately zoned for manufacturing/ heavy industrial use? Yes
- Specify zoning classification: Heavy Industrial/Manufacturing
- J. Is the site free of wetlands, endangered species or other environmentally unacceptable conditions that would impact or delay development of the site. Yes. All surveys/studies were completed by TTL, Inc
- Previous land use: Manufacturing
 - Has a Phase I/ Phase II environmental study been conducted of the site? A Phase I Study has been performed by TTL, Inc.
 - Were any issues identified in the Phase I/ Phase II? No
- K. Real Estate:
- Who currently owns the site? Mike Castle of Castle Land, LLC Their contact information: P.O. Drawer 1230, Livingston, AL 35470
 - The site is currently listed for sale or for option
 - Total property price: \$300,000
- L. Is the site outside the 100-year flood plain as defined on FEMA flood plain maps? Yes
- M. Disposal of hazardous and non-hazardous materials:
- Name to closest non-hazardous solid waste disposal facility: Pine Ridge (in Mississippi), app. 40 miles
 - Name to closest hazardous solid waste disposal facility: Chemical Waste Management, app. 20 miles
- N. Is there availability of disposal for uncontaminated runoff from the site? Yes
- O. Is the site in an area of air quality attainment? Yes
- P. Noise restrictions for the site? None
- Q. Are lighted towers permissible at this site? Yes, the site has been permitted to allow this.

IV. VISUAL SITE MAPS and ATTACHMENTS

The following maps are included:

- ! Overview
- ! Utility Infrastructure Map
- ! Sumter County Employers

Major Employers in Sumter County **(Manufacturing and Non-Manufacturing Employers)**

| Name | Product | # employees |
|-----------------------------------|---------------------------------|-----------------|
| McElroy Truck Lines | Flatbed Trucking & Shipping | 750 |
| The University of West Alabama | Higher Education | 475 (full-time) |
| Sumter County School System | Secondary Education | 333 |
| Mannington Wood Floors | Wood Flooring | 150 |
| Prystup Packaging Products, LLC | Folding Cartons | 133 |
| Sumter Health & Rehab Center, LLC | Assisted Living/ Long Term Care | 136 |
| Chemical Waste Management | Toxic Waste Landfill | 89 |
| Hill Hospital | Healthcare | 65 |
| Southwest Paper | Paper Products | 64 |
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| | | |

Major Manufacturing Employers in Sumter County

| Name | Product | # employees |
|--|-----------------------------------|-------------|
| Mannington Wood Floors | Wood Flooring | 150 |
| Prystup Packaging Products, LLC | Folding Cartons | 133 |
| Southwest Paper | Paper Products | 64 |
| Trinity Lightweight (Big River Industries) | Aggregate/ Construction Materials | 50 |