

# CITY OF EVERGREEN & CONECH COUNTY, ALABAMA LOCATION GUIDE



PREPARED BY:  
EVERGREEN- CONECH  
DEVELOPMENT OFFICE



EVERGREEN- CONECH  
DEVELOPMENT OFFICE





**FROM THE OFFICE OF MAYOR  
PETE WOLFF, III. CITY OF EVERGREEN**

Dear interested guest,

On behalf of the City of Evergreen and Conecuh County, I welcome you to our community. Enclosed in this brochure is information which you should find descriptive of our area. From looking at relocation, recreation, industrial or commercial viability, we offer it all.

Like so many other towns our size, we offer the sleepy southern charm that so many people find appealing. Whether you are retiring or looking for a quality of life to raise a family, our community is situated to offer it. And, if you are a business looking for a superb geographic

location, we are situated on the North-South Interstate 65 which connects the Eastern Coast and Midwest with the Gulf of Mexico.

Other advantages that our community offers are a pleasant seasonal climate with close proximity to recreational beaches, lakes and campgrounds. The local proximity to the coastal areas give residents a short commute to deep sea fishing. Our timber lands and hard wood bottoms offer wonderful hunting opportunities.

We have an airport within the City limits of Evergreen which host two 5000+ foot runways. Aside from Interstate 65 running directly through our County, we have three major State Highways which also run through our County.

The City of Evergreen also host a complete care hospital. The Hospital is privately owned and staffs over twelve full time resident doctors and thirty other licensed medical professionals.

The Conecuh County education system is considered excellent. There are also two private schools in the area which provide superb education opportunities.

I hope that you will consider locating your family or business to our area. I have an open door policy just like all the other mayors and commissioners in our County. Please feel free to contact us at any time.

Sincerely,

Pete Wolff III, Mayor  
City of Evergreen

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# LOCATION MAPS

“MAPPING FOR LOCATION OF EVERGREEN AND  
CONECUH COUNTY”



# SITE MAP FOR CONECUH COUNTY ALABAMA



CONECUH COUNTY, ALABAMA



# DEMOGRAPHICS AND TAXES

## “AREA DEMOGRAPHICS AND WORKFORCE/TAX DATA”



## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>Population</b>		
2015 Projection	65,460	
2010 Estimate	67,624	
2000 Census	71,536	
1990 Census	68,302	
Growth 2010-2015	-3.20%	
Growth 2000-2010	-5.47%	
Growth 1990-2000	4.73%	
<b>2010 Est. Pop by Single Race Class</b>		
	67,624	
White Alone	40,651	60.11
Black or African American Alone	24,278	35.90
Amer. Indian and Alaska Native Alone	1,386	2.05
Asian Alone	206	0.30
Native Hawaiian and Other Pac. Isl. Alone	14	0.02
Some Other Race Alone	250	0.37
Two or More Races	840	1.24
<b>2010 Est. Pop Hisp or Latino by Origin</b>		
	67,624	
Not Hispanic or Latino	66,748	98.70
Hispanic or Latino:	876	1.30
Mexican	497	56.74
Puerto Rican	48	5.48
Cuban	19	2.17
All Other Hispanic or Latino	312	35.62
<b>2010 Est. Hisp or Latino by Single Race Class</b>		
	876	
White Alone	415	47.37
Black or African American Alone	179	20.43
American Indian and Alaska Native Alone	9	1.03
Asian Alone	0	0.00
Native Hawaiian and Other Pacific Islander Alone	3	0.34
Some Other Race Alone	214	24.43
Two or More Races	57	6.51

Prepared On:  
 Project Code: Evergreen Movie Theater  
 Prepared For: Evergreen-Conecuh Economic Development

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. Population by Sex</b>	67,624	
Male	33,565	49.63
Female	34,059	50.37
<b>2010 Est. Population by Age</b>	67,624	
Age 0 - 4	4,264	6.31
Age 5 - 9	4,224	6.25
Age 10 - 14	4,355	6.44
Age 15 - 17	2,780	4.11
Age 18 - 20	2,776	4.11
Age 21 - 24	3,532	5.22
Age 25 - 34	8,464	12.52
Age 35 - 44	8,750	12.94
Age 45 - 54	9,624	14.23
Age 55 - 64	8,377	12.39
Age 65 - 74	5,577	8.25
Age 75 - 84	3,361	4.97
Age 85 and over	1,540	2.28
Age 16 and over	53,878	79.67
Age 18 and over	52,002	76.90
Age 21 and over	49,226	72.79
Age 65 and over	10,478	15.49
<b>2010 Est. Median Age</b>	38.91	
<b>2010 Est. Average Age</b>	39.30	
<b>2010 Est. Median Age, Male</b>	36.93	
<b>2010 Est. Average Age, Male</b>	37.60	
<b>2010 Est. Median Age, Female</b>	41.12	
<b>2010 Est. Average Age, Female</b>	40.90	

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. Pop Age 15+ by Marital Status</b>	54,781	
Total, Never Married	14,085	25.71
Males, Never Married	8,235	15.03
Females, Never Married	5,851	10.68
Married, Spouse present	25,876	47.24
Married, Spouse absent	3,541	6.46
Widowed	4,536	8.28
Males Widowed	803	1.47
Females Widowed	3,733	6.81
Divorced	6,743	12.31
Males Divorced	3,135	5.72
Females Divorced	3,608	6.59
<b>2010 Est. Pop. Age 25+ by Edu. Attainment</b>	45,694	
Less than 9th grade	3,218	7.04
Some High School, no diploma	7,643	16.73
High School Graduate (or GED)	17,518	38.34
Some College, no degree	7,950	17.40
Associate Degree	3,855	8.44
Bachelor's Degree	3,946	8.64
Master's Degree	1,198	2.62
Professional School Degree	274	0.60
Doctorate Degree	92	0.20
<b>2010 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat</b>	460	
Less than 9th grade	93	20.22
Some High School, no diploma	88	19.13
High School Graduate (or GED)	110	23.91
Some College, no degree	128	27.83
Associate Degree	3	0.65
Bachelor's Degree	18	3.91
Graduate or Professional Degree	20	4.35

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>Households</b>		
2015 Projection	26,469	
2010 Estimate	26,997	
2000 Census	27,431	
1990 Census	24,771	
Growth 2010-2015	-1.96%	
Growth 2000-2010	-1.58%	
Growth 1990-2000	10.74%	
<b>2010 Est. Households by Household Type</b>		
Family Households	19,002	70.39
Nonfamily Households	7,995	29.61
<b>2010 Est. Group Quarters Population</b>		
	3,624	
<b>2010 HHs by Ethnicity, Hispanic/Latino</b>		
	282	1.04
<b>2010 Est. HHs by HH Income</b>		
Income Less than \$15,000	6,887	25.51
Income \$15,000 - \$24,999	4,016	14.88
Income \$25,000 - \$34,999	3,404	12.61
Income \$35,000 - \$49,999	4,140	15.34
Income \$50,000 - \$74,999	4,471	16.56
Income \$75,000 - \$99,999	1,970	7.30
Income \$100,000 - \$124,999	1,002	3.71
Income \$125,000 - \$149,999	430	1.59
Income \$150,000 - \$199,999	320	1.19
Income \$200,000 - \$499,999	315	1.17
Income \$500,000 and more	42	0.16
<b>2010 Est. Average Household Income</b>		
	\$44,300	
<b>2010 Est. Median Household Income</b>		
	\$32,624	
<b>2010 Est. Per Capita Income</b>		
	\$17,893	

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Median HH Inc by Single Race Class. or Ethn</b>		
White Alone	39,744	
Black or African American Alone	21,075	
American Indian and Alaska Native Alone	39,402	
Asian Alone	48,594	
Native Hawaiian and Other Pacific Islander Alone	58,333	
Some Other Race Alone	31,111	
Two or More Races	33,636	
Hispanic or Latino	39,688	
Not Hispanic or Latino	32,544	
<b>2010 Est. Family HH Type, Presence Own Children</b>		
Married-Couple Family, own children	4,990	26.26
Married-Couple Family, no own children	8,023	42.22
Male Householder, own children	362	1.91
Male Householder, no own children	802	4.22
Female Householder, own children	3,035	15.97
Female Householder, no own children	1,790	9.42
<b>2010 Est. Households by Household Size</b>		
1-person household	7,844	29.06
2-person household	9,117	33.77
3-person household	4,761	17.64
4-person household	3,434	12.72
5-person household	1,309	4.85
6-person household	414	1.53
7 or more person household	118	0.44
<b>2010 Est. Average Household Size</b>		
	2.37	

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. Households by Presence of People</b>	26,997	
<b>Households with 1 or more People under Age 18:</b>	9,416	34.88
Married-Couple Family	5,427	57.64
Other Family, Male Householder	455	4.83
Other Family, Female Householder	3,519	37.37
Nonfamily, Male Householder	13	0.14
Nonfamily, Female Householder	3	0.03
<b>Households no People under Age 18:</b>	17,580	65.12
Married-Couple Family	7,445	42.35
Other Family, Male Householder	707	4.02
Other Family, Female Householder	1,251	7.12
Nonfamily, Male Householder	3,520	20.02
Nonfamily, Female Householder	4,657	26.49
<b>2010 Est. Households by Number of Vehicles</b>	26,997	
No Vehicles	1,755	6.50
1 Vehicle	9,387	34.77
2 Vehicles	9,502	35.20
3 Vehicles	4,715	17.46
4 Vehicles	1,190	4.41
5 or more Vehicles	448	1.66
<b>2010 Est. Average Number of Vehicles</b>	1.85	
<b>Family Households</b>		
2015 Projection	18,633	
2010 Estimate	19,002	
2000 Census	19,333	
1990 Census	18,409	
Growth 2010-2015	-1.94%	
Growth 2000-2010	-1.71%	
Growth 1990-2000	5.02%	
<b>2010 Est. Families by Poverty Status</b>	19,002	
2010 Families at or Above Poverty	15,075	79.33
2010 Families at or Above Poverty with Children	6,536	34.40
2010 Families Below Poverty	3,927	20.67
2010 Families Below Poverty with Children	2,884	15.18

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. Pop Age 16+ by Employment Status</b>	53,878	
In Armed Forces	14	0.03
Civilian - Employed	26,919	49.96
Civilian - Unemployed	2,387	4.43
Not in Labor Force	24,557	45.58
<b>2010 Est. Civ Employed Pop 16+ Class of Worker</b>	26,164	
For-Profit Private Workers	18,868	72.11
Non-Profit Private Workers	1,194	4.56
Local Government Workers	2,236	8.55
State Government Workers	1,680	6.42
Federal Government Workers	521	1.99
Self-Emp Workers	1,617	6.18
Unpaid Family Workers	48	0.18
<b>2010 Est. Civ Employed Pop 16+ by Occupation</b>	26,164	
Architect/Engineer	220	0.84
Arts/Entertain/Sports	242	0.92
Building Grounds Maint	956	3.65
Business/Financial Ops	548	2.09
Community/Soc Svcs	320	1.22
Computer/Mathematical	69	0.26
Construction/Extraction	2,036	7.78
Edu/Training/Library	1,617	6.18
Farm/Fish/Forestry	300	1.15
Food Prep/Serving	1,157	4.42
Health Practitioner/Tec	1,510	5.77
Healthcare Support	701	2.68
Maintenance Repair	1,239	4.74
Legal	166	0.63
Life/Phys/Soc Science	188	0.72
Management	1,621	6.20
Office/Admin Support	3,268	12.49
Production	3,043	11.63
Protective Svcs	1,012	3.87
Sales/Related	2,606	9.96
Personal Care/Svc	819	3.13
Transportation/Moving	2,528	9.66

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. Pop 16+ by Occupation Classification</b>	26,164	
Blue Collar	8,846	33.81
White Collar	12,373	47.29
Service and Farm	4,945	18.90
<b>2010 Est. Workers Age 16+, Transp. To Work</b>	25,730	
Drove Alone	20,899	81.22
Car Pooled	3,235	12.57
Public Transportation	108	0.42
Walked	420	1.63
Bicycle	63	0.24
Other Means	496	1.93
Worked at Home	509	1.98
<b>2010 Est. Workers Age 16+ by Travel Time to Work *</b>		
Less than 15 Minutes	9,408	
15 - 29 Minutes	8,544	
30 - 44 Minutes	3,772	
45 - 59 Minutes	1,607	
60 or more Minutes	1,933	
<b>2010 Est. Avg Travel Time to Work in Minutes</b>	24.58	
<b>2010 Est. Tenure of Occupied Housing Units</b>	26,997	
Owner Occupied	19,652	72.79
Renter Occupied	7,345	27.21
<b>2010 Owner Occ. HUs: Avg. Length of Residence</b>	19	
<b>2010 Renter Occ. HUs: Avg. Length of Residence</b>	8	

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## Pop-Facts: Demographic Snapshot 2010 Report

**Polygon 1: 855 LIBERTY HILL DR, EVERGREEN, AL 36401-1812, aggregate**

Description	<i>Polygon 1</i>	%
<b>2010 Est. All Owner-Occupied Housing Values</b>	19,652	
Value Less than \$20,000	2,050	10.43
Value \$20,000 - \$39,999	2,608	13.27
Value \$40,000 - \$59,999	2,891	14.71
Value \$60,000 - \$79,999	2,362	12.02
Value \$80,000 - \$99,999	2,280	11.60
Value \$100,000 - \$149,999	4,254	21.65
Value \$150,000 - \$199,999	1,576	8.02
Value \$200,000 - \$299,999	1,119	5.69
Value \$300,000 - \$399,999	296	1.51
Value \$400,000 - \$499,999	119	0.61
Value \$500,000 - \$749,999	71	0.36
Value \$750,000 - \$999,999	6	0.03
Value \$1,000,000 or more	20	0.10
<b>2010 Est. Median All Owner-Occupied Housing Value</b>	\$79,276	
<b>2010 Est. Housing Units by Units in Structure</b>	32,365	
1 Unit Attached	290	0.90
1 Unit Detached	22,836	70.56
2 Units	465	1.44
3 or 4 Units	799	2.47
5 to 19 Units	969	2.99
20 to 49 Units	227	0.70
50 or More Units	81	0.25
Mobile Home or Trailer	6,694	20.68
Boat, RV, Van, etc.	4	0.01
<b>2010 Est. Housing Units by Year Structure Built</b>	32,365	
Housing Unit Built 2000 or later	1,781	5.50
Housing Unit Built 1990 to 1999	6,555	20.25
Housing Unit Built 1980 to 1989	5,551	17.15
Housing Unit Built 1970 to 1979	6,466	19.98
Housing Unit Built 1960 to 1969	4,327	13.37
Housing Unit Built 1950 to 1959	3,479	10.75
Housing Unit Built 1940 to 1949	1,969	6.08
Housing Unit Built 1939 or Earlier	2,237	6.91
<b>2010 Est. Median Year Structure Built **</b>	1976	

\*This row intentionally left blank. No total category data is available.

\*\*1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.

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# LOCAL TAXES IN EVERGREEN, ALABAMA

## **Property Tax**

- 44.5 mil (0.89%) of which 13.0 mil is school allocated

## **Sales Tax (Equipment)**

- 2.45% (1.5% State, 0.2% County, 0.75% City)

## **Sales Tax (General)**

- 8%

## **Gasoline Tax**

- \$0.04/gallon (4 cents per gallon)

## **Lodging Tax**

- 12%

# RESIDENTIAL ENVIRONMENT

“LIVING IN EVERGREEN AND CONECUH COUNTY”



# Accommodations



Visiting Evergreen is easy with accommodations available in several hotels. We provide free hotel stays for qualified, visiting businesses. Please contact Carol Reed at the Evergreen-Conecuh Chamber of Commerce at 1-251-578-1707 to schedule your free reservations.

We also provide free travel to and from airports in Montgomery or Mobile, AL, or Pensacola, FL, to Evergreen, AL.



# Education



## Primary and Secondary

The Education of our children and future citizens is an extremely important part of life in Evergreen and Conecuh County. The County's public and private schools provide for a quality primary and secondary education. The mission of the Conecuh County School System is to educate students in a safe and supportive environment, which fosters academic, social, and emotional growth; to motivate students to be lifelong learners; and to provide the opportunity for students to reach their fullest potential to become well-rounded productive citizens in our society. The mission of Sparta Academy, an alternative to the public school system, is to promote educational success under a framework of Christian values in a safe and nurturing environment. The dedicated faculty at each of our schools is committed to preparing our students for college and careers while fostering their intellectual, social, and moral growth.

## Postsecondary

Reid State Technical College is committed to providing postsecondary education and training to students from diverse backgrounds and abilities on a non-discriminatory basis in order to prepare an effective workforce and to promote economic growth and community stability. In the spirit of scholarship, collaboration, technological specialization, flexible learning opportunities and personal development, the entire college seeks an improved quality of life for all students.



# Healthcare



Evergreen Medical Center (EMC) is a 44-bed for-profit rural, acute care hospital that has been privately owned by the William G. McKenzie family since October 1977. EMC is currently a limited liability company under the direction of Gil McKenzie, owner and President of Gilliard Health Services, Inc.



EMC offers access to a full range of Inpatient and Outpatient Services including a Medical/Surgical Unit, 24-hour Emergency Care, Diagnostic Imaging, Evergreen Primary Care, Evergreen Home Care, EMC Hospice, Physical Therapy, EMC Health and Wellness, Surgical Services, Specialty Clinics and several other ancillary services.



Evergreen Medical Center has received national recognition recently as Hospitals and Health Networks Magazine named EMC one of the Nation's Most Wired Hospitals for 2011. Only 205 hospital or hospital systems nationwide received the award this year. EMC

received the award under the category Small and Rural.

EMC has also been named one of the nation's 100 Top Hospitals® by Thomson Reuters, a leading provider of information and solutions to improve the cost and quality of healthcare. This award recognizes hospitals that have achieved excellence in clinical outcomes, patient safety, patient satisfaction, financial performance, and operational efficiency.



EMC is committed to improving the health status of the community by partnering with businesses and schools in outreach efforts to keep employees and students healthy.

Learn more about Evergreen Medical Center at [www.evergreenmedical.org](http://www.evergreenmedical.org).

# Housing



Evergreen has several family-oriented subdivisions and rental properties in which to locate. Our local realtors and Chamber of Commerce office will be able to assist you in finding the perfect home.

Our local realtor contacts:

Bledsoe Realty  
Mr. Steven Bledsoe  
1-251-578-5712

Schumack Realty  
Mrs. Terri Carter  
1-888-266-9217



# Recreation



## Hunting and Fishing

Conecuh County is one of the pristine hunting destinations in the Southeastern USA. With an abundance of hunting lodges and wilderness lands, bagging a Whitetail Deer or two is common during the hunting season. Eastern Wild Turkey and Bobwhite Quail are abundant in the County and offer multiple seasons of

outdoor adventure. Other hunting ventures include feral hogs and a variety of small game, some of the most popular with local hunters. For more information, please visit Outdoor Alabama, the Alabama Chapter of the National Wild Turkey Federation, or the Alabama Deer Association.

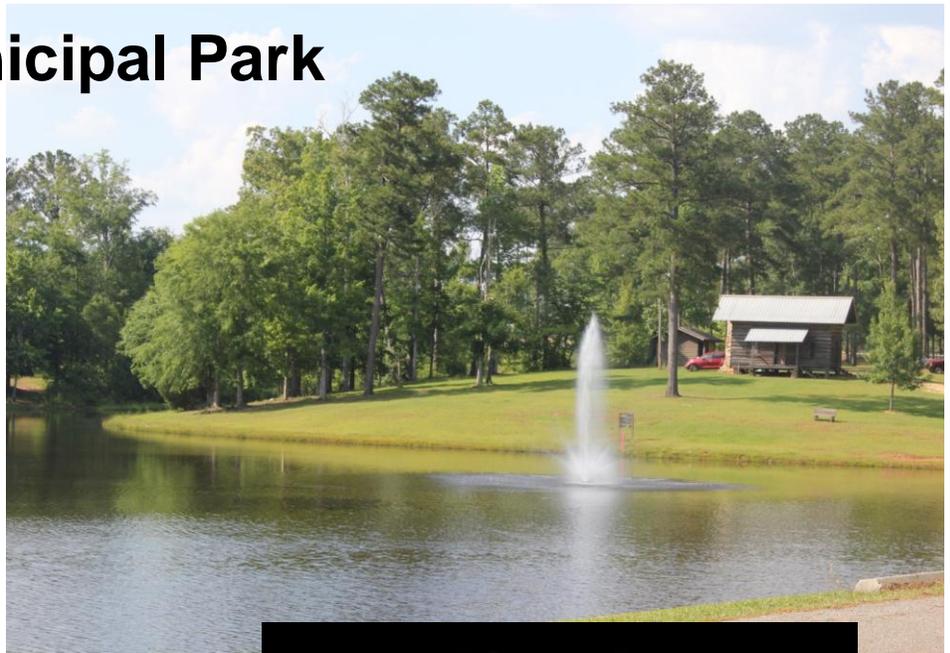
There are several interesting places for the avid fisherman to snag largemouth bass, catfish, crappie and bream. The Sepulga River provides access with 5 different boat landings in the County.

The County Lake is a 20-acre lake that offers public fishing in various areas on the grounds.

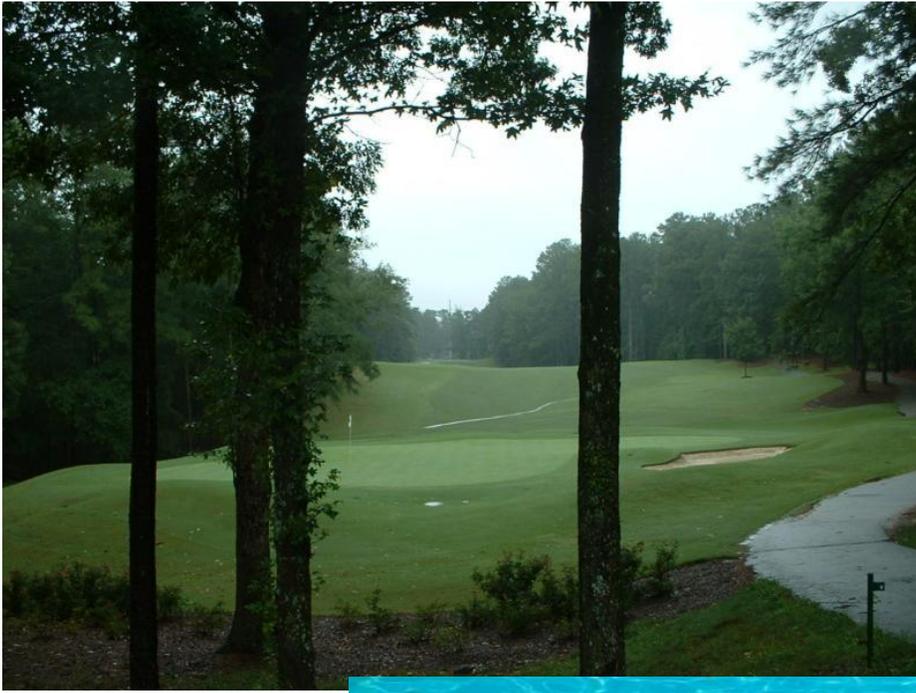
Murder Creek is a small destination that can pay big dividends for those willing to trek into more remote locations – a true wilderness adventure!

# Evergreen Municipal Park

The **Evergreen Municipal Park** is a place to strengthen family bonds and friendships. Currently there are youth baseball and softball fields, tennis courts, picnic areas, a pond for fishing, a hiking trail, and a community built EverFun center - an interactive playground for youth. There is an expansion in progress that will add more baseball fields and allow for tournament play. There are several covered areas available for family gatherings and other such events.



The annual fireworks display on the Fourth of July is a must see at the Park.



The **Evergreen Golf Club**, a public 9-hole golf course located just outside the Evergreen city limits on US Highway 31 North, offers a beautiful, well kept course in a wooded, country setting.



The Club also

offers a salt pool for summer relaxation.



## **The Evergreen Golf Club**



The **Sepulga River Canoe Trail** is becoming increasingly popular with nature lovers in Alabama. With deep water, lime stone walls and a few rapids for fun, Sepulga offers a wilderness kayaking/canoe experience unique to South Alabama. Keep your eyes peeled for an alligator or two sunning on the rocks. Visit Alabama Scenic River Trail or Trails.com for more information.

## The Sepulga River Canoe Trail

**Boggs & Boulders** is an off-road adventure park, campground, and music venue that has over 850 acres of trails, bogs, hills, and mud pits. The park is located on County Rd. 42 near the Brooklyn community. Special features include caves, boulders, and a cool pool.



## Boggs & Boulders

Boggs and Boulders is open year round each weekend and is a place the entire family can enjoy. For more information, visit [www.boggsandboulders.com](http://www.boggsandboulders.com).

## Annual Community Events

Evergreen boasts three standing annual events, all of which are perfect family outings. Evergreen is known for its annual **Evergreen Sausage Festival**, which celebrates all things sausage every fall and showcases our local sausage factory, Conecuh Sausage. Castleberry, the Strawberry Capital of Alabama, hosts the annual **Strawberry Festival**, and aviation enthusiasts as well as novices are drawn to the **South East Regional Fly-In** every year.

# Retail



Evergreen has a distinct advantage over most cities situated along Interstate 65 in Alabama. There are two Evergreen Exits allowing for more exposure and opportunities for retail and development. There are three distinct areas within the city limits of Evergreen for retail development.

## Fairview Gateway

At Exit 93, US Highway 84 crosses I-65. There are many opportunities for location at this exit, including the one specified in the red boxed area as Fairview Gateway Development.



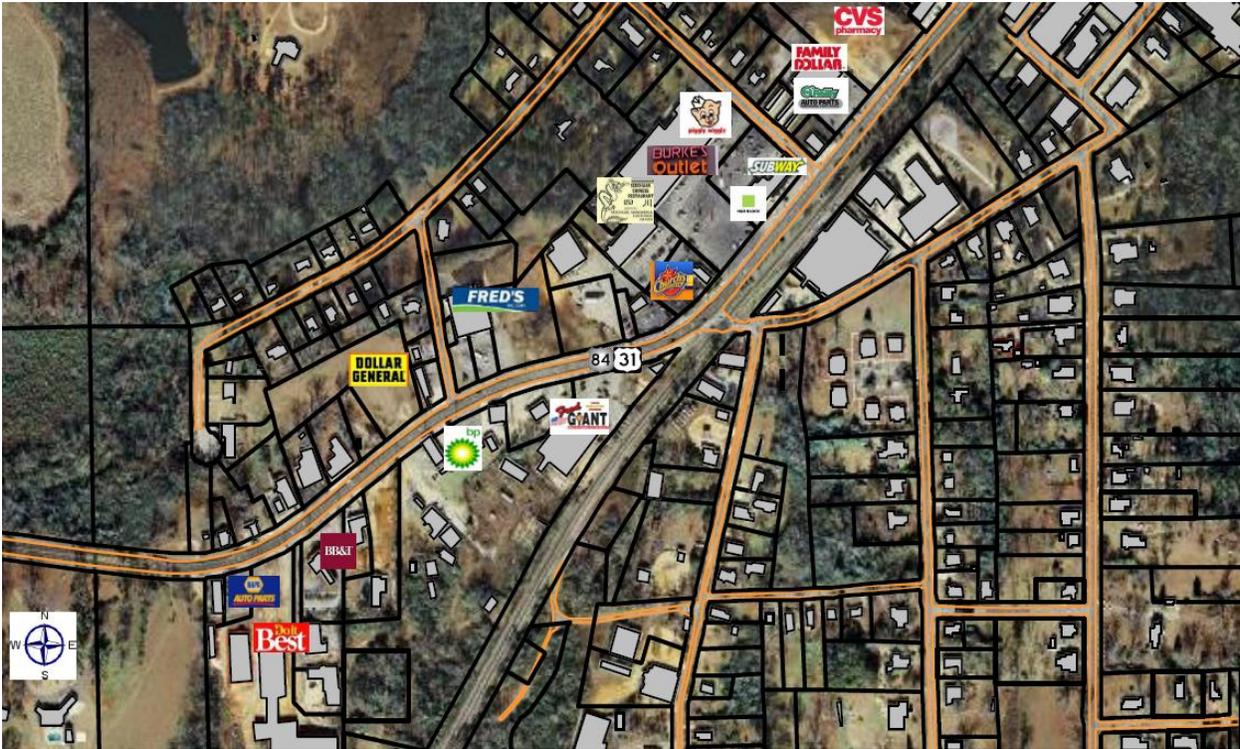
# Liberty Hill Gateway

The Liberty Hill Gateway is located at Exit 96, the intersection of I-65 and US Highway 83. This exit is the more developed with many established retail businesses. The Liberty Hill Gateway Development area, denoted by the large red box, is currently being developed to beautify this exit and offer many opportunities for retail location.



# Belleville Street Shopping District

The Belleville Street Shopping District is the downtown retail and development area, with many established businesses and many opportunities for location. These businesses are located along US Highway 31.

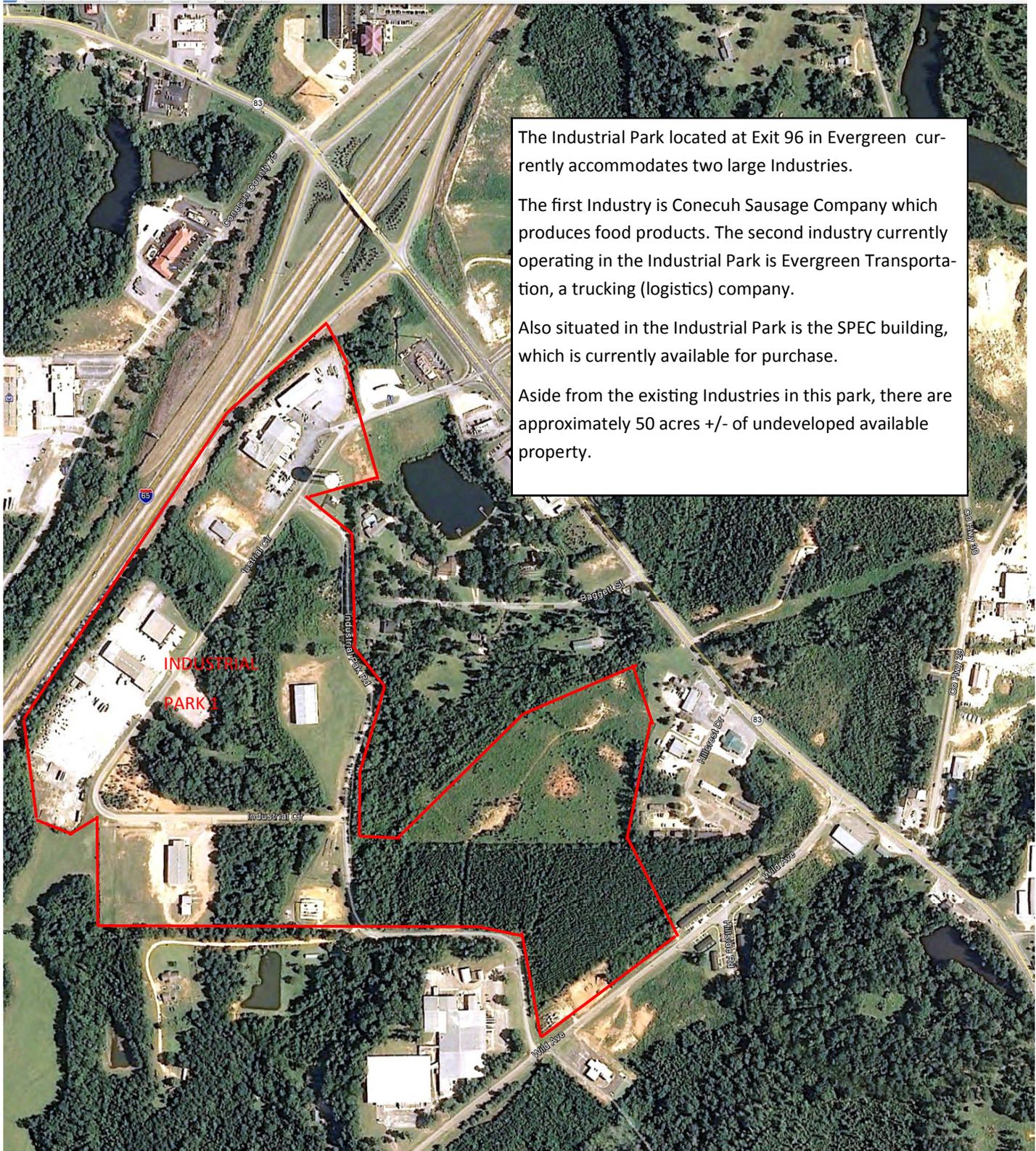


# COMMERCIAL OPPORTUNITIES

## “INDUSTRIAL PARK LOCATIONS AND PROPERTY LISTINGS”



# INDUSTRIAL PARK 1, EXIT 96 EVERGREEN, ALABAMA



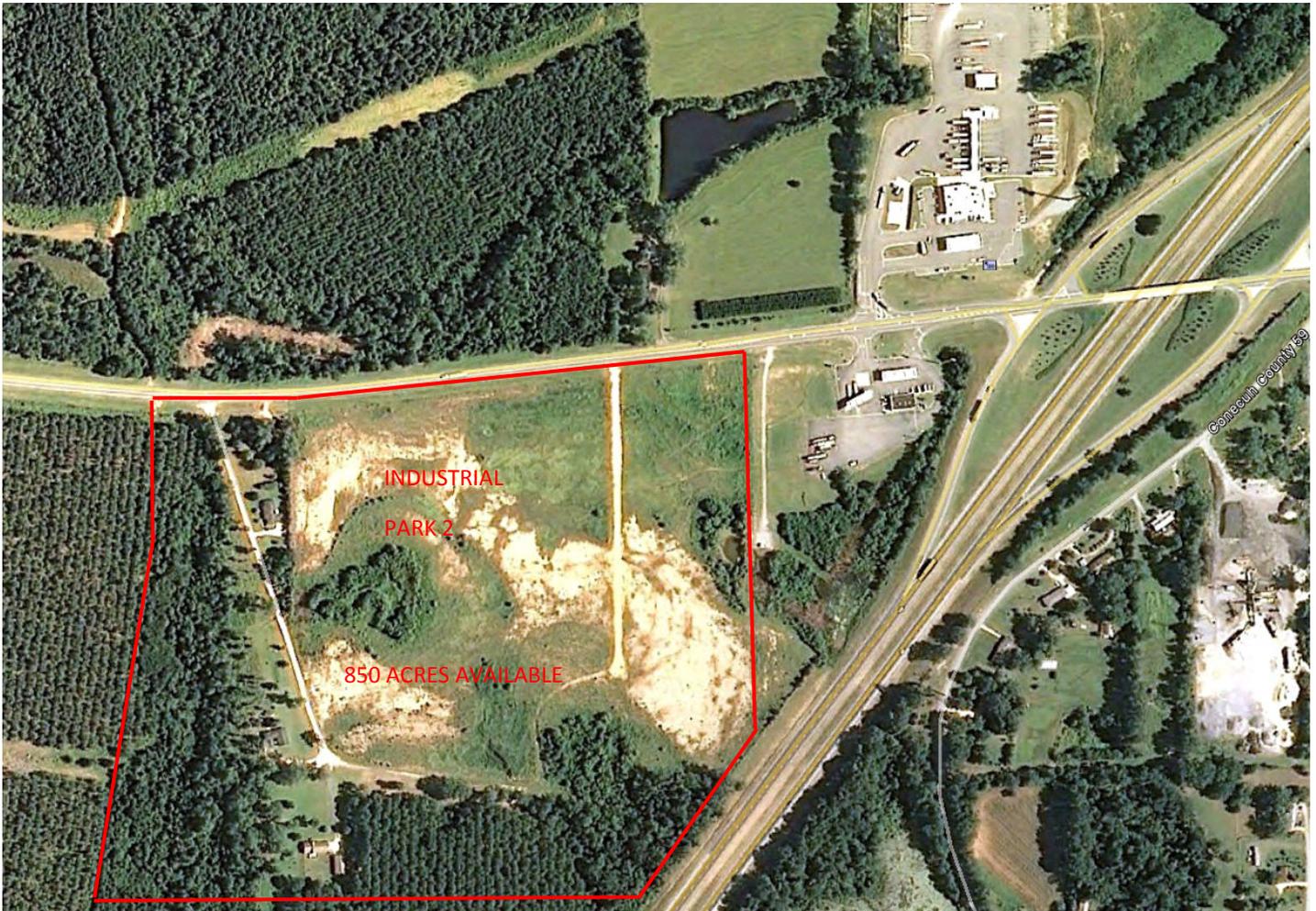
The Industrial Park located at Exit 96 in Evergreen currently accommodates two large Industries.

The first Industry is Conecuh Sausage Company which produces food products. The second industry currently operating in the Industrial Park is Evergreen Transportation, a trucking (logistics) company.

Also situated in the Industrial Park is the SPEC building, which is currently available for purchase.

Aside from the existing Industries in this park, there are approximately 50 acres +/- of undeveloped available property.

## INDUSTRIAL PARK 2, FAIRVIEW EXIT, EVERGREEN, ALABAMA



The Industrial Park at Fairview Exit in Evergreen, Alabama is one of the newest portions of property expansion by the City to accommodate light and heavy Industrial clients. Currently, the City of Evergreen is under construction of access roads and utilities on this property.

Currently, FED-EX distribution center is the only client who has obligated to locate at this property. Their facility is scheduled to begin construction in July of 2012.

There is approximately 850 acres available for purchase in this this Industrial Park at Fairview. Contact Robert E. Skipper at [bskipper@evergreenal.org](mailto:bskipper@evergreenal.org) for more information.

## LOCATION MAP, EVERGREEN ALABAMA



Each Industrial Park in Evergreen is located within a few hundred yards of Interstate access and Rail-Line access. The Gerber facility, a 250,000 square foot modern facility is also noted on this map. It is also located near the Interstate area with easy access to rail.

For more information, please contact Robert E. Skipper at [bskipper@evergreenal.org](mailto:bskipper@evergreenal.org)

# Overview of Financial Incentive Program For a Project in Evergreen, Alabama

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## Alabama Capital Investment Tax Credit Program

- Description:** The Alabama Capital Investment Tax Credit was created in 1995 and allows new and expanding manufacturing, distribution, research, and headquarters office facilities to utilize an annual corporate income tax credit to assist in offsetting their capital investment.
- Eligibility:** New operations or expansions of existing operations involving new capital investment of \$2 million, creating 20 new jobs, and paying an average of \$15.00 per hour.
- Rate:** Eligible companies can take advantage of an annual State Corporate Income Tax Credit of up to 5% of capital invested in new or expanding facilities, limited by the firm's actual corporate income tax liability to the State. If a company's annual corporate income tax is less than 5% of capital investment, the company will have a credit against all of its annual State Corporate Income Tax. If a company's annual income tax is more than 5% of their capital investment, the company will receive a tax credit against the portion of their corporate income tax equal to the 5% of their capital investment. To assure a conservative estimate, 50% utilization should be assumed.
- Term:** Eligible companies can utilize this credit for up to 20 years

## Ad Valorem Property Tax Abatement

- Description:** The abatement of the non-education portion of a company's real and personal ad valorem property taxes for up to 10 years.
- Eligibility:** All manufacturers with a capital investment of at least \$2 million, or the lower of \$2 million or 30% of their original investment in the case of expansions, are eligible.
- Rate:** The assessment ratio for industrial property in Alabama is 20% of market value. The millage rates in The City of Evergreen, Conecuh County, and the State are as follows:
- |   |                                     |
|---|-------------------------------------|
| <i>City, County, &amp; State Total Mills:</i>         | <i>44.5 mills</i>                   |
| <i>City, County, &amp; State Education Mills:</i>     | <i>13 mills (may not be abated)</i> |
| <i>City, County, &amp; State Non-Education Mills:</i> | <i>31.5 mills (may be abated)</i>   |
- Term:** Companies may utilize this abatement for up to 10 years.

## Sales Tax Abatement

- Description:** The abatement of the non-education portion of a company's City, County, and State sales tax on the purchase of construction materials.
- Eligibility:** Same as ad valorem tax abatement.
- Rate:** The combined abatable City, County, & State sales tax in Evergreen is 8.0%. No portion of the sales tax is allocated to Conecuh County Schools. Consequently, all 8.0% can be abated.
- Term:** This is a onetime abatement of sales tax before the project is placed in service.

## **Use Tax Abatement**

**Description:** The abatement of the non-education portion of a company's use tax on the purchase of manufacturing or production equipment.

**Eligibility:** Same as ad valorem tax abatement.

**Rate:** The combined State, city, and county use tax rate is 2.45% (State = 1.500%, City of Evergreen = 0.750%, Conecuh County = 0.200%).

**Term:** This is a onetime abatement of use tax before the project is placed into service.

## **State Industrial Development Grant**

**Description:** The State Industrial Development Grant program may be utilized by companies to offset development cost.

**Eligibility:** Manufacturers developing publicly held property for private use are eligible.

**Rate:** The grant size is determined by the capital investment of the project and may be as high as \$150,000. This is a onetime grant, however, new grants may be obtained for each new expansion.

## **Industrial Access Road Grant**

**Description:** The Industrial Access Road Grant program may be used to develop transportation infrastructure for new and expanding industrial projects.

**Eligibility:** Roadwork on a public right-of-way, which is necessary for access to a project, which will create new jobs and capital investment, may qualify.

**Rate:** Grant requests are evaluated on a cost benefit basis, with jobs, capital investment, and road costs being the primary aspects of the evaluation.

## **Deed/Mortgage Tax**

**Description:** A one-time abatement of taxes associated with the creation of deeds and mortgages for a new project.

**Eligibility:** Any project may qualify for this abatement, however, each is evaluated by the appropriate governmental unit on a case-by-case basis.

**Rate:** The tax is .15% of the deed/mortgage amount.

## **Alabama Industrial Development Training**

**Description:** Customized pre employment recruiting, screening, and training at no cost to the client company.

**Eligibility:** New and expanding businesses can qualify if they provide either new jobs or jobs with upgraded skill requirements.

**Rate:** While no funding in lieu of training is offered under this program, estimates of its value range up to \$1,500 per job, depending on skills required.

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**Note:** These are examples of the types of incentives, which may be available to a project locating in Evergreen. Actual incentives are subject to approval by the appropriate governmental agency.



# Alabama Taxes and Tax Incentives

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Revised 08/23/2011

## ■ Income Taxes

- Corporations income tax based on net taxable income derived only from business conducted within the state.
- Corporate income tax rate of 6.5% (Individuals taxed at a rate of 5%).
- Full deduction for all federal income taxes apportioned to Alabama creating a significantly reduced net effective rate.
- 15 year carry-forward of net operating losses.

## ■ Property Taxes

- Constitutional limit of the state millage rate on both real and personal property to 6.5 mills (of which 3 mills are dedicated to education).
- Business property, both real and personal, taxed on 20% of fair market value.
- Inventories and goods-in-process are not taxed.
- Pollution control equipment statutorily exempt from property taxation.
- Exemption of all tangible personal property being warehoused in Alabama for shipment to a destination outside the state.
- Abatements by cities, counties, and public authorities may include:
  - Non-educational state, county, and city property taxes for a period of up to ten (10) years.

## ■ Sales and Use Taxes

- Four state rate differentials, which include:
  - a 1.5 percent rate for manufacturing and farm machinery;
  - a 2 percent rate for automotive vehicles;
  - a 3 percent rate for food sold through vending machines; and
  - a 4 percent general rate for all other items.
- Raw materials used by manufacturers or compounders specifically exempt from sales and use taxation.
- Pollution control equipment statutorily exempt from taxation.
- Credit for sales and use tax paid to another state and its subdivisions.
- Exemption for quality control testing and donations to charitable entities.
- Abatements by cities, counties, and public authorities may include:
  - For qualifying industries, all state and the local non-educational portion of construction related transaction (sales and use) taxes associated with constructing and equipping a project.
- Exemption for quality control testing and donations to charitable entities.
- Utility Gross Receipts Tax Exemptions for:
  - Sewer costs;
  - Water used in industrial manufacturing in which 50 percent or more is used in industrial processing;

- Exclusions for utility services used in certain types of manufacturing and compounding processes:
      - An electrolytic or electrothermal manufacturing or compounding process;
      - Natural gas which becomes a component of tangible personal property manufactured or compounded (but not used as fuel or energy);
      - Natural gas used to chemically convert raw materials prior to the use of such converted raw materials in an electrolytic or electrothermal manufacturing or compounding process.
- **Business Privilege Tax**
  - Replaces the former franchise tax.
  - Capped at \$15,000 except for financial institutions and insurance companies.
- **Income Tax Capital Credit**
  - Five percent (5%) of the total capital costs of a qualifying project, available each year for twenty (20) years.
  - Credit begins in the year the qualifying project is "placed in service."
  - The qualifying project must constitute:
    - An "industrial, warehousing, or research activity" defined in the 2007 North American Industry Classification System (NAICS) as listed in the legislation;
    - Any process or treatment facility which recycles, reclaims, or converts materials which include solids, liquids, or gases, to a reusable product;
    - Headquarters facilities as defined in NAICS 551114;
    - Data processing centers;
    - Renewable energy facilities;
    - Research & development facilities;
    - Projects owned by utilities that produce electricity from alternative energy resources; or
    - Projects owned by utilities that produce electricity from hydropower production.
  - Certain investment, employment and minimum wage levels apply but are reduced within "Favored Geographic Areas."
- **Enterprise Zone Credit/Exemption**
  - Under certain conditions, an enterprise zone credit (Section 5) or exemption (Section 11) for income tax is available for qualified participants.
- **"Made in Alabama" Job Incentives Act**
  - Qualifying companies may receive a transferable income tax credit to offset import tariff costs during local construction process.
- **Full Employment Act of 2011**
  - Businesses with 50 or fewer employees may receive a one time income tax credit equal to \$1,000 per new job paying over \$10 per hour.

## **ADDITIONAL NON-TAX INCENTIVES**

### **WORKFORCE:**

- **“Right-to-Work” State**
- **Alabama Industrial Development Training (AIDT)**
  - Among the top workforce training programs in the US (Expansion Management)
  - ISO 9001:2008 certified.
  - State-of-the-art training and support services for new and expanding businesses.
  - An experienced staff, mobile training units, and in-house design and production facilities at no cost to the client.
  - Recruitment, customized pre-employment training, production of training materials and videos for employee development at all levels.
- **Alabama Technology Network (ATN)**
  - Regional centers tailor services to meet local needs, providing innovative and cost-effective solutions to enable Alabama's existing industry to be globally competitive.
  - The network is Alabama's affiliate of the National Institute of Standards and Technology's Manufacturing Extension Partnership, which provides hands-on assistance and training to smaller manufacturers.
- **Alabama E3 (Economy, Energy, Environment)**
  - Coordinate technical assistance programs offered at the federal, state and local levels that help companies maximize their energy efficiency, reduce pollution and greenhouse gas emissions
  - Train employees in using "green" manufacturing practices.
- **Alabama Career Center**
  - Assists the employers in the local, intrastate or interstate recruitment of applicants.
  - Prescreens applicants to meet employer qualifications.
  - Provides interview facilities for the employers.
  - Conducts any desired testing of potential employees to measure aptitudes for specified job skills using validated tests.
  - Performs any related service that might be needed.
- **Workforce Investment Areas**
  - Customer-focused system to help Alabamians access the tools they need to manage their careers through information and high quality services and to help U.S. Companies find skilled workers.
  - The Jefferson County Commission, the Mobile County Commission, and the Alabama Workforce Investment Area (remaining 65 counties) administer the majority of Workforce Investment Act federally funded activities conducted within Alabama.
- **AlabamaSAVES (Sustainable and Verifiable Energy Savings) Loan Program**
  - Provides 2% interest-rate loans of \$250,000 to \$4,000,000 to help existing industries finance energy-saving improvements to their facilities.
  - Loans may cover up to 90% of total project costs and may allow the borrower up to 10 years to repay.

## **GRANTS AND OTHER ASSISTANCE**

- **Industrial Development Grant Program (Site Preparation)**

- Grants to counties, municipalities, local industrial development boards or authorities or economic development councils or authorities, airport authorities, port authorities or public corporations for these purposes:
  - Site preparation for land owned or possessed by lease by these entities.
  - Reasonable rehabilitation of an existing building or structure, determined by the Grantee as being necessary to solicit or attract a Qualifying Project.
- The size of the grant depends upon the amount of capital investment:

<b>Capital Costs</b>	<b>Percentage of Capital Cost</b>
Less than \$200,000	5.0%
\$200,000 to \$499,999	3.5% (minimum \$10,000)
\$500,000 to \$999,999	2.5% (minimum \$20,000)
\$1,000,000 to \$1,999,999	1.5% (minimum \$28,000)
\$2,000,000 to \$9,999,999	1.0% (minimum \$32,000)
\$10,000,000 to \$24,999,999	0.75% (minimum \$100,000; maximum \$150,000)
\$ 25,000,000 or greater	Maximum \$150,000

- **Industrial Access Road and Bridge**
  - Provide adequate public access to new or expanding distribution, manufacturing and industrial firms.
  - Limited to construction, construction engineering and inspection costs.
  - Must be on public right of way for public use (state, city or county) and the project sponsor (city or county) must maintain the completed facility unless the facility consists of turn lanes, crossovers, etc., that are located on state highways.
- **One-Stop Environmental Permitting**
  - The Alabama Department of Environmental Management (ADEM) has authority to issue the permits required by all the major federal environmental laws.
  - Permit Coordination and Development Center (PCDC) facilitates the permitting process by coordinating communications, conferences and other administrative functions between an applicant and ADEM.
- **Industrial Revenue Bonds (IRBs)**
  - May be used as long-term financing of up to 100 percent of a project
    - Acquisition of land, buildings, site preparation and improvements.
    - Construction of buildings.
    - Acquisition and installation of furnishings, fixtures and equipment.
    - Capitalizable soft costs (e.g., architectural and engineering, interest incurred during construction, cost associated with bond issuance, etc.).
  - Political subdivision issuing the IRB retains ownership of the bond-financed facility and leases it back to the company at a rate sufficient to pay the principal and interest on the bonds.
  - Tax-exempt IRBs issued at rates lower than conventional sources because the interest paid on the bonds is exempt from both federal and state income tax.
- **Economic Development Revolving Loan Funds**
  - Fixed rate financing, at below market rates, directly available through twelve Alabama Regional Councils.

- **Alabama Improvement Districts**
  - Formed by counties and municipalities – public corporations authorized to issue bonds backed by assessments on the real estate located within the district.
  - Ability to issue bonds and confer exemption from certain state and local taxes.
  - Financing vehicle to issue tax-exempt bonds to provide funds for the construction of infrastructure.
  
- **TVA Economic Development Loan Fund**
  - A multimillion-dollar revolving loan program designed to stimulate investment and job creation in the TVA region. Loans must be co-sponsored by a power distributor, local government, or economic development agency and are made available to new and expanding industrial companies for fixed assets such as buildings, machinery, and equipment.
  
- **Community Development Block Grant/Loan Program**
  - Provide a flexible source of annual grant funds for local governments—funds that they, with the participation of local citizens, can devote to the activities that best serve their own particular development priorities, provided that these projects either (1) benefit low- and moderate-income persons; (2) prevent or eliminate slums or blight; or (3) meet other urgent community development needs.
  
- **Appalachian Regional Commission and Delta Regional Authority Grants**
  - Federal-state partnerships that work with the people of 37 Appalachian counties in Alabama and the Mississippi Delta region’s twenty Alabama counties to create opportunities for self-sustaining economic development and improved quality of life.
  - Programs create thousands of new jobs, increase school readiness, improve local water and sewer systems, expand access to health care, assist local communities with strategic planning, and provide technical, managerial, and marketing assistance to emerging new businesses.
  
- **USDA Rural Development in Alabama**
  - A variety of loan, grant, and loan guarantee programs, plus technical assistance in the areas of business and industry, cooperative development, rural housing, community facilities, water and waste disposal, and telecommunications, including distance learning and telemedicine.

# Building Profile

## Alabama Site Selection Database

### Gerber I

City: Evergreen

County: Conecuh



#### General Building Data

<b>Total Size</b>	255,000 sq.ft.
<b>Space Available</b>	255,000 sq.ft.
<b>Multi-tenant</b>	Yes
<b>Building Dimensions</b>	
<b>Number of Buildings</b>	2
<b>Number of Floors</b>	2
<b>Largest Production Area</b>	165,000 sq.ft.
<b>Office Area</b>	10,000 sq.ft.
<b>Building Expandable</b>	No
<b>Expandable to</b>	
<b>Floor Thickness</b>	
<b>Total Acreage</b>	10
<b>Additional Available</b>	Yes
<b>Ceiling Height</b>	Eave: 20 ft. Max: 25 ft.

<b>Bay Spacing</b>	Length: Width:
--------------------	-------------------

<b>Air Conditioned</b>	
<b>Heated</b>	
<b>Cranes</b>	Number of Cranes: Capacity of Largest: Under Hook:

<b>Truck Docks</b>	Dock Level: 10 Drive In:
--------------------	-----------------------------

<b>Year Built</b>	1970
<b>Last Expansion</b>	
<b>Refrigerated Area</b>	
<b>USDA Approved</b>	
<b>Sprinklers</b>	
<b>Construction Material</b>	Primary: Metal Secondary: Conc Blk

<b>Parking Paved</b>	Yes
<b>Number of Cars</b>	300
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	Warehouse
<b>Previous Use Description</b>	Gerber childrens clothing

<b>Building Id: 5698</b>	
<b>Street Address</b>	Kendall Avenue
<b>Nearest City</b>	Evergreen
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36401
<b>Latitude</b>	31.424415
<b>Longitude</b>	-86.969669
<b>Located in Industrial Park</b>	No
<b>Park Name</b>	
<b>Within Enterprise Zone</b>	
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: < 1500ft Provider #2: Track Status: Not Available
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#### Waterway

<b>Nearest Commercial Air City</b>	Dock Facility: Port > 50 miles Montgomery, AL Miles to Nearest Service: 70 mile(s)
------------------------------------	--

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	3	
Federal Highway	31	0	Yes
Federal Highway	84	0	Yes

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Economic Development Partnership of Alabama  
www.edpa.org

# Building Profile

## Alabama Site Selection Database

### Gerber I

City: Evergreen

County: Conecuh

#### Utilities

##### Natural Gas

Provider: Conecuh-Monroe Gas District  
Status: Existing  
Size of Main: 4 in.  
Main PSI:

##### Electricity

Provider(s): Evergreen Utilities  
Alabama Power Company  
Status: Existing  
Amps:  
Phase: 3  
Voltage:

##### Water

Provider: Evergreen Utilities  
Status: Existing  
Size of Main: 8 in.

##### Telecommunications

Service Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

##### Sewer

Provider: Evergreen Utilities  
Status: Existing  
Size of Main: 6 in.

#### Price

##### Base Rent (Annual)

\$0.25

##### Base Rent

per sq.ft.

##### Sale Price

##### Negotiable

##### Date Quoted

Sep 14, 2009

##### Price Comments

Lease price of \$63,750/annum for 7 year lease

#### Key Building Features

Gated private entrance, two main warehouses; 1) 165,000 sq/ ft. and 2) 65,000 sq. ft. with three open bays connecting the warehouses.

#### General Comments

*Building information is current as of 1/28/10*

# Building Profile

## Alabama Site Selection Database

**Gerber I**

City: Evergreen

County: Conecuh



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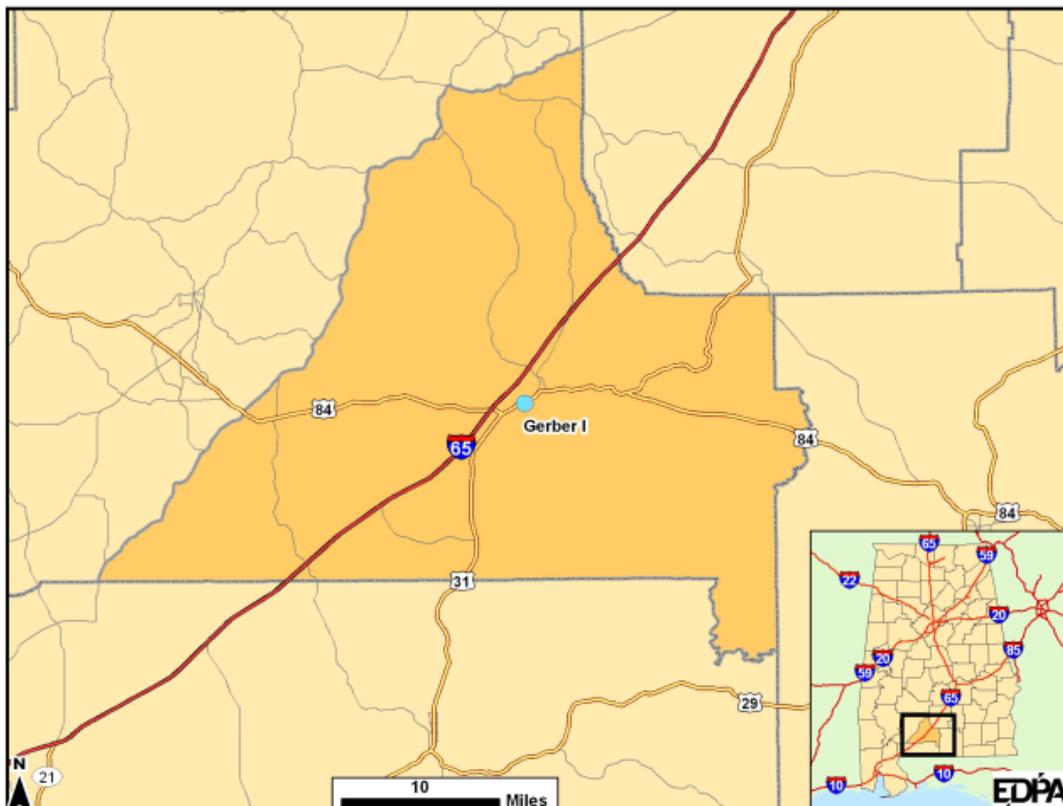
# Building Profile

## Alabama Site Selection Database

**Gerber I**

City: Evergreen

County: Conecuh



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www.edpa.org

# Site Profile

## Alabama Site Selection Database

### Evergreen/I-65 Industrial Park

City: Evergreen

County: Conecuh



#### General Site Data

<b>Total Acres</b>	120
<b>Available Acres</b>	54
<b>Additional Available</b>	Yes
<b>Largest Tract</b>	44
<b>Smallest Tract</b>	10
<b>Protective Covenants</b>	Yes
<b>Phase 1 Environmental</b>	Yes
<b>Preliminary Geotechnical:</b>	
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	
<b>Assessment:</b>	
<b>Ecological Review:</b>	
<b>Cultural Resources Review:</b>	
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	Forest
<b>Previous Use Description</b>	

**Site Id:** 104

**Street Address** U.S. Hwy. 83

<b>Nearest City</b>	Evergreen
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36401
<b>Latitude</b>	31.4468
<b>Longitude</b>	-86.9684
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Evergreen/I-65 Industrial Park
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: Not Available Provider #2: Track Status:
<b>Navigable Waterway</b>	Alabama River Dock Facility: Port 26 to 50 miles
<b>Nearest Commercial Air City</b>	Montgomery, AL Miles to Nearest Service: 70

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	75.0	
Interstate	I-65	0.0	
Interstate	I-85	78.0	
Federal Highway	31	2.0	Yes
Federal Highway	84	2.0	Yes

#### Price

**Sale Price** \_\_\_\_\_ per acre

#### Land Lease Rate (Annual)

**Negotiable?** Yes  
**Date Quoted** Sep 14, 2009

#### Price Comments

IDB will donate land for appropriate project

#### Current Industrial Tenants

Evergreen Transportation - Trucking Terminal; Conecuh Sausage - Meat processing; Highway Transport - Truck repair

This information has been secured from sources we believe to be reliable; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

# Site Profile

## Alabama Site Selection Database

### Evergreen/I-65 Industrial Park

City: Evergreen

County: Conecuh

#### General Comments

*Site information is current as of 9/14/09*

# Site Profile

## Alabama Site Selection Database

### Evergreen/I-65 Industrial Park

City: Evergreen

County: Conecuh



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Economic Development Partnership of Alabama  
www.edpa.org



# Site Profile

## Alabama Site Selection Database

### L.P. Site

City: Evergreen

County: Conecuh

#### General Comments

Local airport (Middleton Field) is available for use and is located 11 miles from site with a 5,000 ft. runway. Sewer is approx. 1.1 mi. from site. Completion to site will take approx. 3 months.

*Site information is current as of 8/16/10*

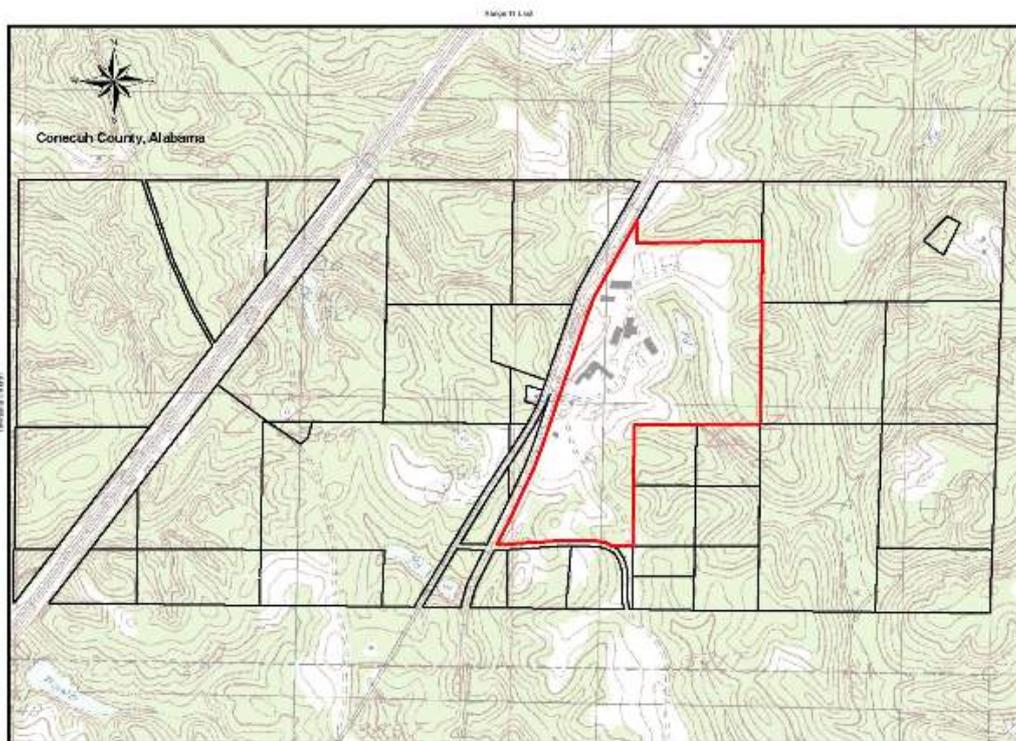
# Site Profile

## Alabama Site Selection Database

**L.P. Site**

City: Evergreen

County: Conecuh



**Louisiana-Pacific Site: 123 acres**  
**Evergreen, Alabama 36401**

0 500 1,000 2,000 3,000 4,000 5,000 Feet

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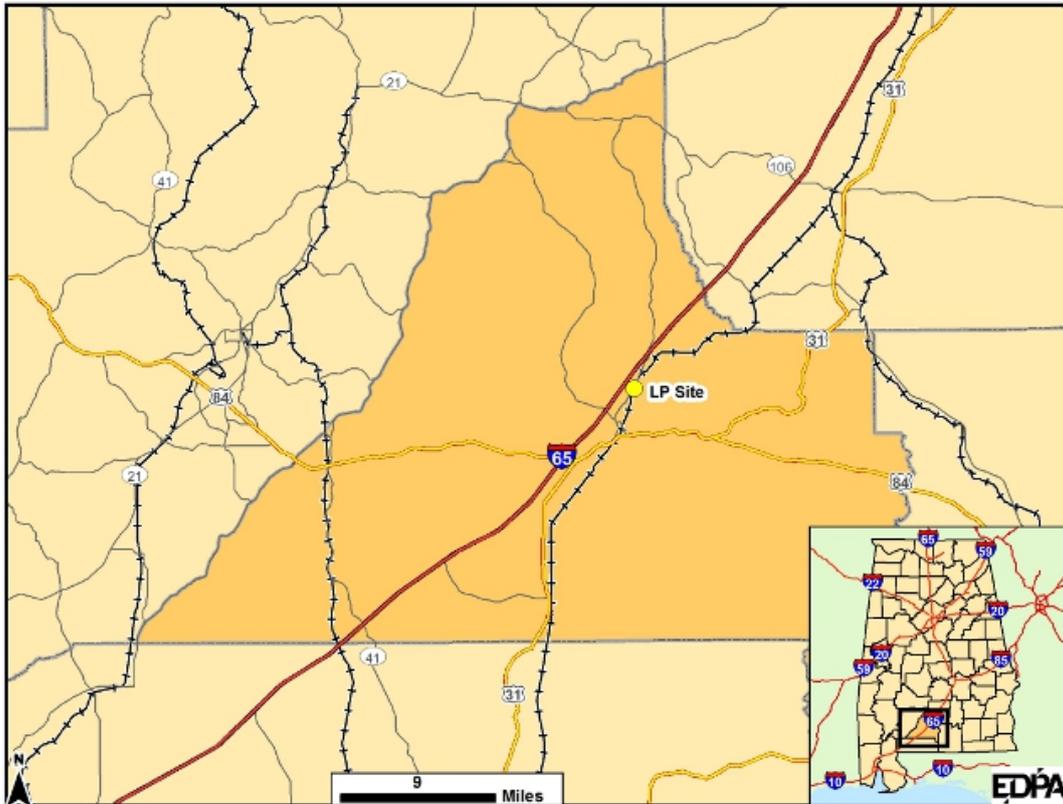
# Site Profile

## Alabama Site Selection Database

**L.P. Site**

City: Evergreen

County: Conecuh



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Economic Development Partnership of Alabama  
[www.edpa.org](http://www.edpa.org)

# Building Profile

## Alabama Site Selection Database

### Evergreen Spec Building

City: Evergreen

County: Conecuh



#### General Building Data

<b>Total Size</b>	18,000 sq.ft.
<b>Space Available</b>	18,000 sq.ft.
<b>Multi-tenant</b>	No
<b>Building Dimensions</b>	180x100
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	18,000 sq.ft.
<b>Office Area</b>	0 sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	40,000 sq.ft.
<b>Floor Thickness</b>	0 in.
<b>Total Acreage</b>	2
<b>Additional Available</b>	Yes
<b>Ceiling Height</b>	Eave: 22 ft. Max: 25 ft.
<b>Bay Spacing</b>	Length: 180 ft. Width: 100 ft.

**Building Id:** 3941

**Street Address** Industrial Park Circle

<b>Nearest City</b>	Evergreen
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36401
<b>Latitude</b>	31.45172
<b>Longitude</b>	-86.96596
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Evergreen Industrial Park
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

<b>Air Conditioned</b>	No
<b>Heated</b>	No
<b>Cranes</b>	Number of Cranes: 0 Capacity of Largest: Under Hook:

<b>Truck Docks</b>	Dock Level: 0 Drive In: 0
--------------------	------------------------------

<b>Year Built</b>	2000
<b>Last Expansion</b>	
<b>Refrigerated Area</b>	No
<b>USDA Approved</b>	
<b>Sprinklers</b>	No
<b>Construction Material</b>	Primary: Metal Secondary:

<b>Parking Paved</b>	No
<b>Number of Cars</b>	
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	
<b>Previous Use Description</b>	New Speculative Building

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: < 1 mile Provider #2: Track Status: Not Specified
<b>Waterway</b>	Alabama River Dock Facility: Port 26 to 50 miles
<b>Nearest Commercial Air City</b>	Montgomery, AL Miles to Nearest Service: 70 mile(s)

#### Highways

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-10	75	
Interstate	I-65	0	
Interstate	I-85	71	
Federal Highway	31	1	No
Federal Highway	84	1	No

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# Building Profile

## Alabama Site Selection Database

### Evergreen Spec Building

City: Evergreen

County: Conecuh

#### Utilities

##### Natural Gas

Provider: South Alabama Gas  
Status: Existing  
Size of Main: 4 in.  
Main PSI:

##### Electricity

Provider(s): Evergreen Utilities  
Alabama Power Company  
Status: Existing  
Amps:  
Phase: 3  
Voltage:

##### Water

Provider: Evergreen Utilities  
Status: Existing  
Size of Main: 8 in.

##### Telecommunications

Service Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

##### Sewer

Provider: Evergreen Utilities  
Status: Existing  
Size of Main: 8 in.

#### Price

**Base Rent (Annual)** \$1.75

**Base Rent** per sq.ft.

**Sale Price** \$252,000.00

Total

**Negotiable** Yes

**Date Quoted** Jan 28, 2010

#### Price Comments

Sales price is negotiable.

#### General Comments

This building can easily be expanded to 40,000 square feet. 8 additional acres available. Truck docks can be added.

*Building information is current as of 1/28/10*

# Building Profile

## Alabama Site Selection Database

### Evergreen Spec Building

City: Evergreen

County: Conecuh



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[www.edpa.org](http://www.edpa.org)

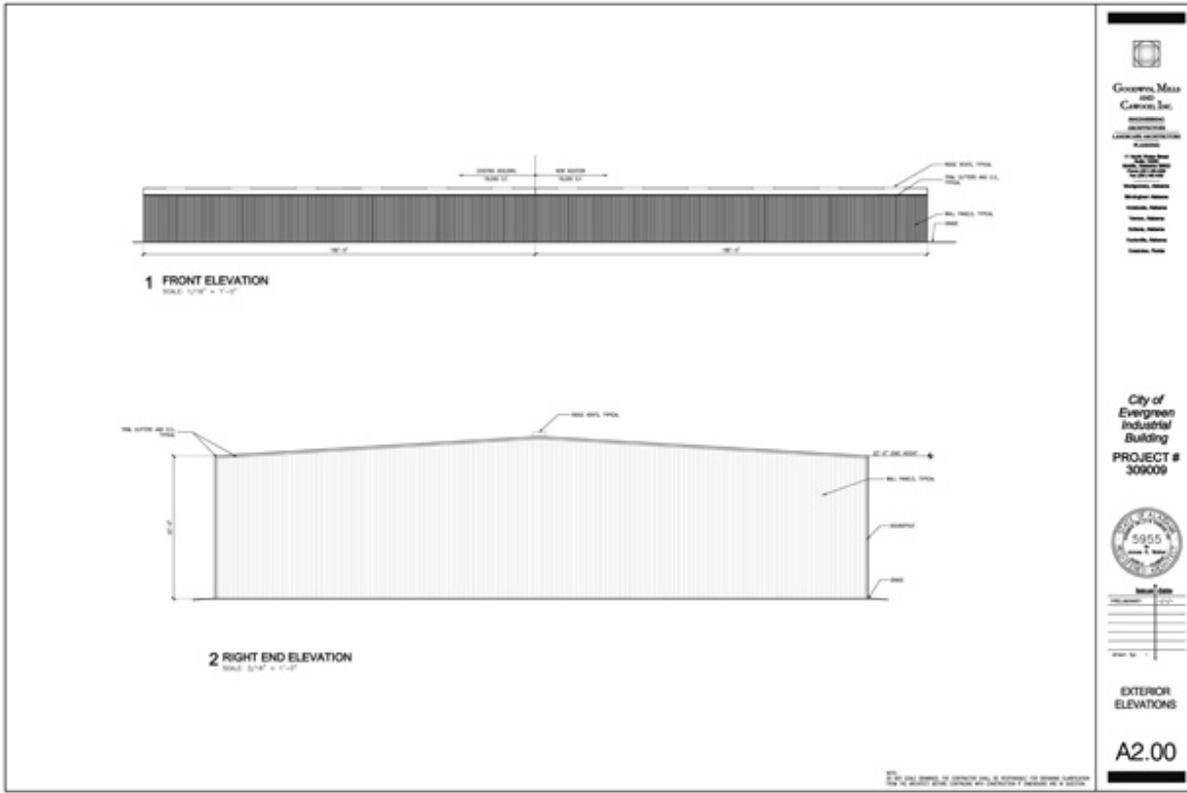
# Building Profile

## Alabama Site Selection Database

### Evergreen Spec Building

City: Evergreen

County: Conecuh



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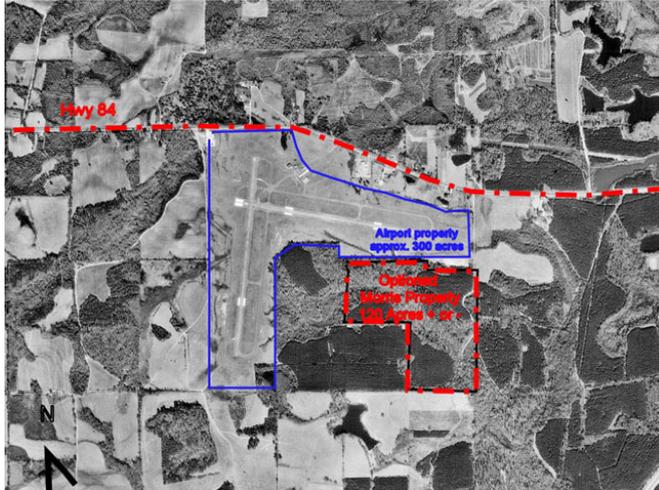
# Site Profile

## Alabama Site Selection Database

### Evergreen Airport/Stowers Prop

City: Evergreen

County: Conecuh



#### General Site Data

<b>Total Acres</b>	120
<b>Available Acres</b>	120
<b>Additional Available</b>	Yes
<b>Largest Tract</b>	120
<b>Smallest Tract</b>	120
<b>Protective Covenants</b>	
<b>Phase 1 Environmental</b>	Yes
<b>Preliminary Geotechnical:</b>	
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	Yes
<b>Assessment:</b>	
<b>Ecological Review:</b>	
<b>Cultural Resources Review:</b>	
<b>Zoning</b>	Heavy Industrial
<b>Previous Use</b>	Agriculture
<b>Previous Use Description</b>	agriculture

#### Utilities

<b>Natural Gas</b>	Provider: South Alabama Gas Status: < 500ft Size of Main: 4 in. Main PSI: 360
<b>Water</b>	Provider: Evergreen Utilities Status: < 1 mile Size of Main: 10 in.
<b>Sewer</b>	Provider: Evergreen Utilities Status: < 1 mile Size of Main: 6 in.
<b>Electricity</b>	Provider #1: Southern Pine Electric Co-op Status: < 500ft Service to Property (Distribution): Transmission: Provider #2: Southern Pine Electric Co-op
<b>Telecommunications</b>	Provider: AT&T Fiber Optics: Redundancy: xDSL Available:

Site Id: 4434

Street Address Highway 84

<b>Nearest City</b>	Evergreen
<b>Within City Limits</b>	No
<b>Zip Code</b>	36401
<b>Latitude</b>	31.4177
<b>Longitude</b>	-87.0464
<b>Located in Industrial Park</b>	No
<b>Park Name</b>	N/A
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: < 1 mile Provider #2: Track Status:
<b>Navigable Waterway</b>	Alabama River Dock Facility: Port 26 to 50 miles
<b>Nearest Commercial Air City</b>	Montgomery, AL Miles to Nearest Service: 40

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	78.0	
Interstate	I-65	1.0	
Interstate	I-85	75.0	
Federal Highway	31	1.0	No
Federal Highway	84	0.0	No

#### Price

**Sale Price** \$13,000.00 per acre

#### Land Lease Rate (Annual)

**Negotiable?**

**Date Quoted** Jan 28, 2010

**Price Comments**

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# Site Profile

## Alabama Site Selection Database

### **Evergreen Airport/Stowers Prop**

City: Evergreen

County: Conecuh

#### General Comments

Evergreen Airport is city owned and leased to the US Navy as a training facility. There are 2 trucking companies on site: AAA Cooper and Roadway. Two runways with each a length of 5,000 ft.

*Site information is current as of 1/28/10*

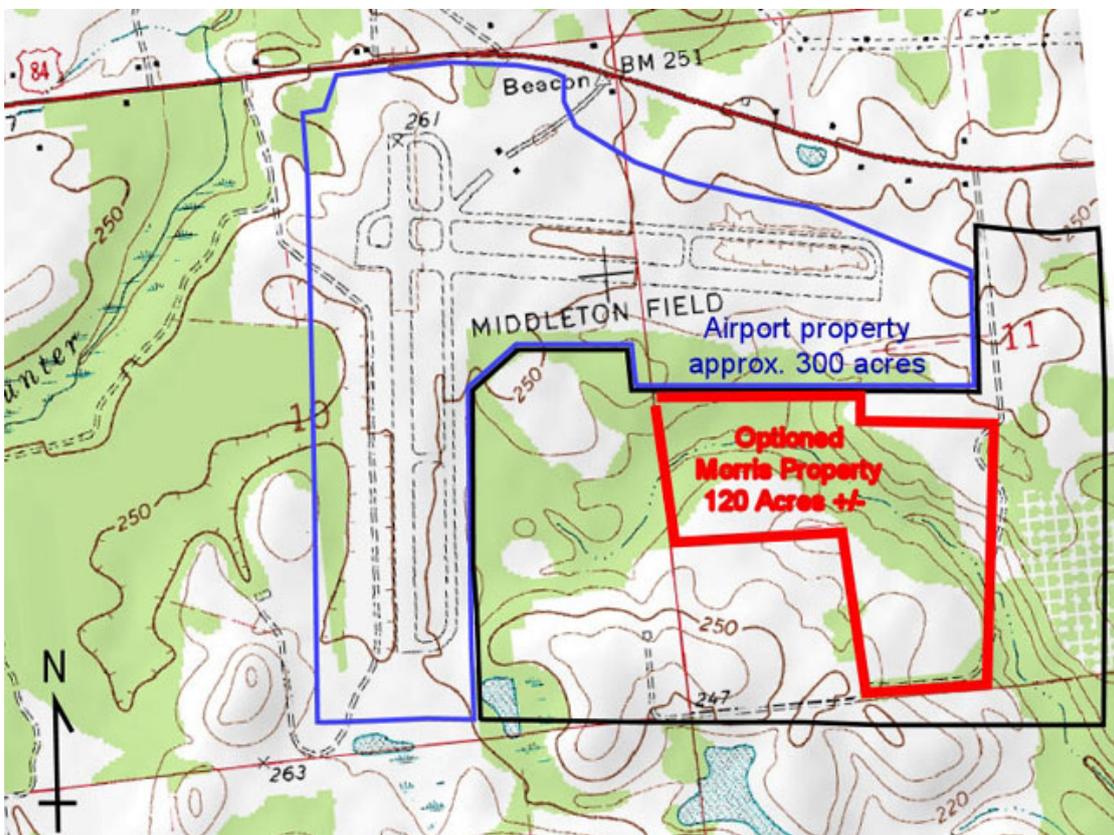
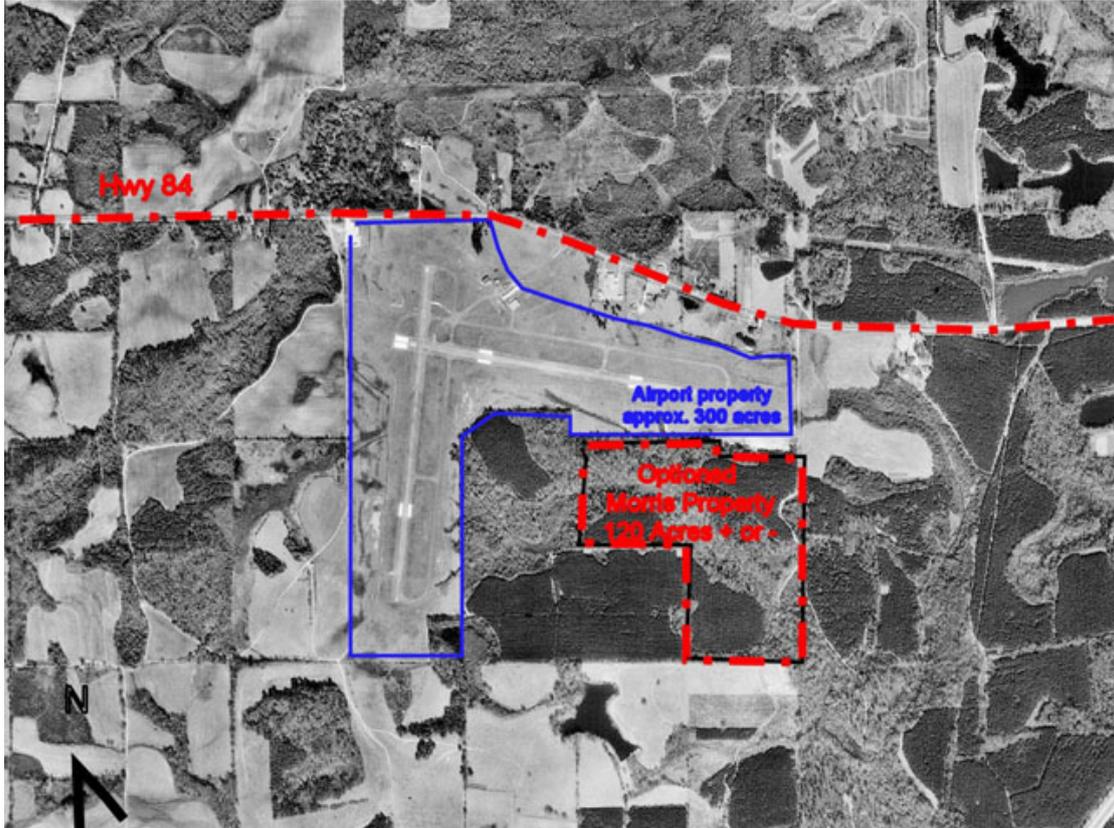
# Site Profile

## Alabama Site Selection Database

### Evergreen Airport/Stowers Prop

City: Evergreen

County: Conecuh



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# Site Profile

## Alabama Site Selection Database

### Evergreen Airport/Stowers Prop

City: Evergreen

County: Conecuh



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# Site Profile

## Alabama Site Selection Database

### McMillan Property

City: Castleberry

County: Conecuh



#### General Site Data

<b>Total Acres</b>	377
<b>Available Acres</b>	377
<b>Additional Available</b>	Yes
<b>Largest Tract</b>	377
<b>Smallest Tract</b>	250
<b>Protective Covenants</b>	
<b>Phase 1 Environmental</b>	Yes
<b>Preliminary Geotechnical:</b>	
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	
<b>Assessment:</b>	
<b>Ecological Review:</b>	
<b>Cultural Resources Review:</b>	
<b>Zoning</b>	None
<b>Previous Use</b>	Forest
<b>Previous Use Description</b>	forest

**Site Id:** 4428

**Street Address** US Highway 31 North

<b>Nearest City</b>	Castleberry
<b>Within City Limits</b>	No
<b>Zip Code</b>	36401
<b>Latitude</b>	31.3773
<b>Longitude</b>	-87.0262
<b>Located in Industrial Park</b>	No
<b>Park Name</b>	N/A
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation
	Track Status: Adjacent Track
	Provider #2:
	Track Status:
<b>Navigable Waterway</b>	Alabama River
	Dock Facility: Port > 50 miles
<b>Nearest Commercial Air City</b>	Montgomery, AL
	Miles to Nearest Service: 78

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	45.0	
Interstate	I-65	4.8	
Federal Highway	31	0.0	No
Federal Highway	84	4.0	No

#### Price

**Sale Price** \$5,500.00 per acre

#### Land Lease Rate (Annual)

#### Negotiable?

**Date Quoted** Jan 28, 2010

#### Price Comments

#### Utilities

<b>Natural Gas</b>	Provider: South Alabama Gas
	Status: Existing Connection
	Size of Main: 4 in.
	Main PSI: 360
<b>Water</b>	Provider: Fairview Water System
	Status: Existing Connection
	Size of Main: 4 in.
<b>Sewer</b>	Provider: Evergreen Utilities
	Status: Unavailable
	Size of Main:
<b>Electricity</b>	Provider #1: Southern Pine Electric Co-op
	Status: < 500ft
	Service to Property
	(Distribution):
	Transmission:
	Provider #2:
<b>Telecommunications</b>	Provider: AT&T
	Fiber Optics:
	Redundancy:
	xDSL Available:

# Site Profile

## Alabama Site Selection Database

**McMillan Property**

City: Castleberry

County: Conecuh

General Comments

*Site information is current as of 1/28/10*



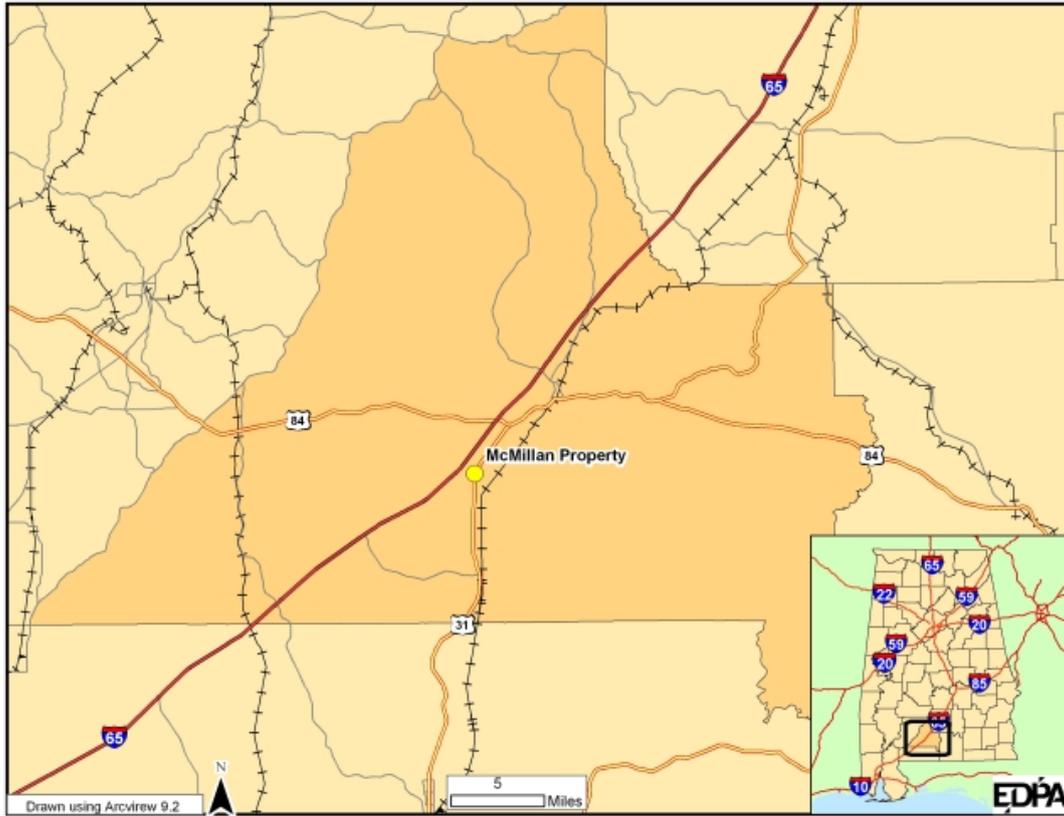
# Site Profile

## Alabama Site Selection Database

### McMillan Property

City: Castleberry

County: Conecuh



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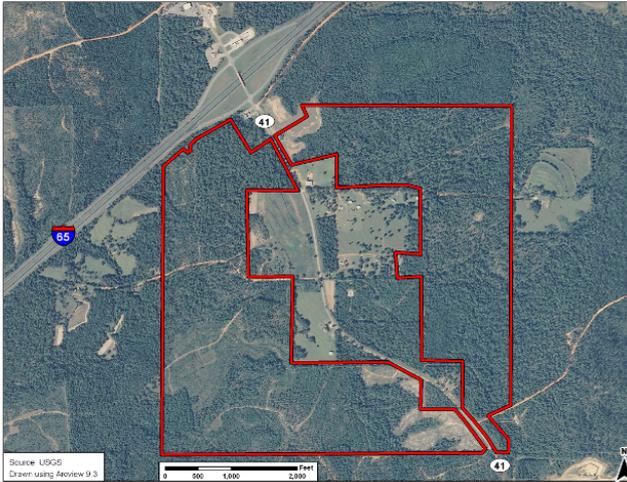
# Site Profile

## Alabama Site Selection Database

### McMillan I-65 Property

City: Brewton

County: Conecuh



**Site Id:** 4484  
**Street Address:** Hwy 41 & I-65

**Nearest City:** Brewton  
**Within City Limits:** No  
**Zip Code:** 36426  
**Latitude:** 31.2752  
**Longitude:** -87.2041  
**Located in Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:** No  
**Within Favored Geographic Area:** Yes  
**Within Renewal Community:** Yes

#### Transportation

**Rail Service**  
 Provider:  
 Track Status: Not Available  
 Provider #2:  
 Track Status:

**Navigable Waterway:** Alabama River  
 Dock Facility: Port 26 to 50 miles

**Nearest Commercial Air City:** Mobile, AL  
 Miles to Nearest Service: 80

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-165	0.0	
Federal Highway	31	18.0	No
Federal Highway	84	10.0	No
Alabama Highway	41	0.0	No

#### Price

**Sale Price:** \$3,500.00 per acre

#### Land Lease Rate (Annual)

#### Negotiable?

**Date Quoted:** Mar 12, 2010

#### Price Comments

#### General Site Data

**Total Acres:** 450  
**Available Acres:** 450  
**Additional Available:** No  
**Largest Tract:** 264  
**Smallest Tract:** 50  
**Protective Covenants:**  
**Phase 1 Environmental Preliminary Geotechnical:** Yes  
**Topography:** Slight Rolling  
**Preliminary Wetlands Assessment:**  
**Ecological Review:**  
**Cultural Resources Review:**  
**Zoning:** None  
**Previous Use:** Forest  
**Previous Use Description:** forest

#### Utilities

**Natural Gas**  
 Provider: South Alabama Gas  
 Status: < 3000ft  
 Size of Main:  
 Main PSI:

**Water**  
 Provider:  
 Status: < 3000ft  
 Size of Main:

**Sewer**  
 Provider:  
 Status: < 3000ft  
 Size of Main:

**Electricity**  
 Provider #1: Southern Pine Electric Co-op  
 Status: < 500ft  
 Service to Property (Distribution):  
 Transmission: Yes  
 Provider #2: PowerSouth

**Telecommunications**  
 Provider: Frontier Communications  
 Fiber Optics: No  
 Redundancy: Yes  
 xDSL Available: Yes

# Site Profile

## Alabama Site Selection Database

### **McMillan I-65 Property**

City: Brewton

County: Conecuh

#### General Comments

*Site information is current as of 3/12/10*

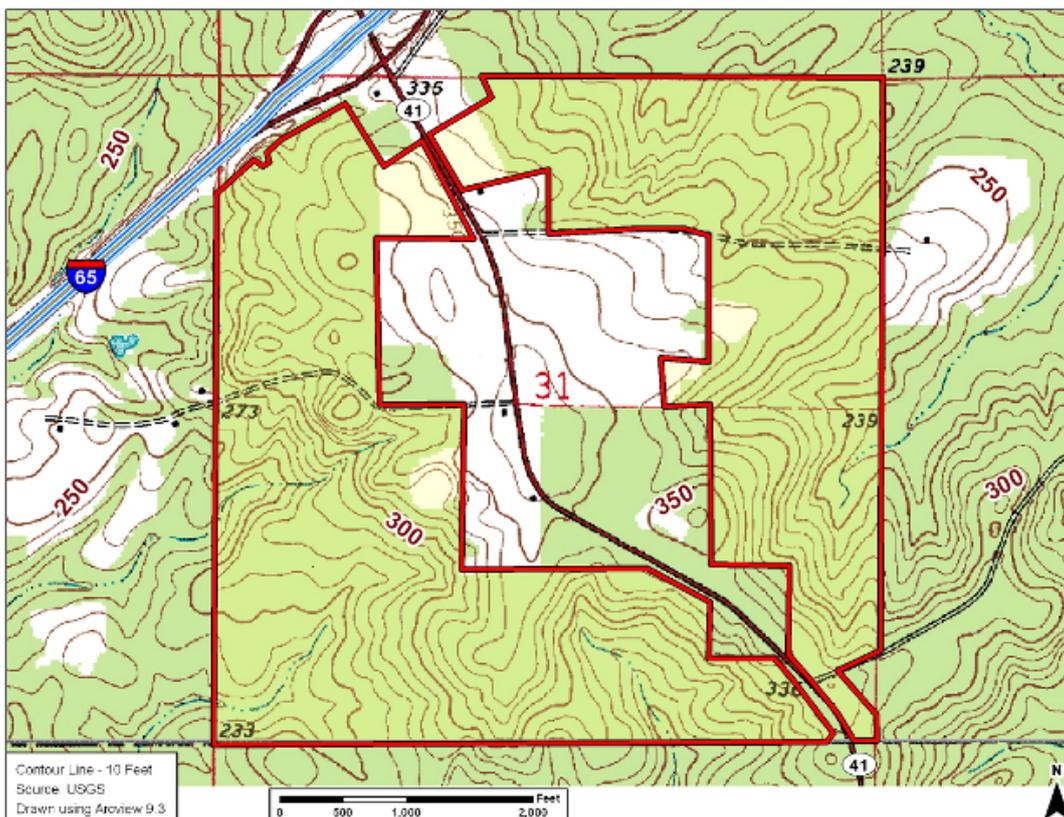
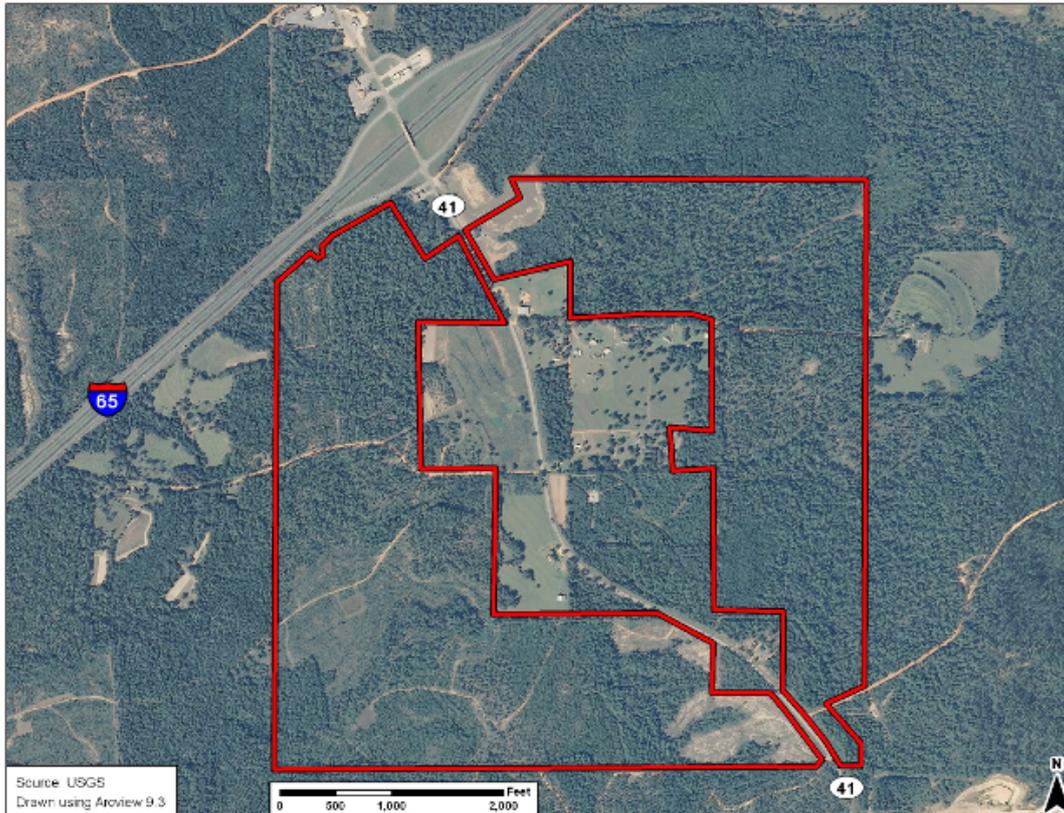
# Site Profile

## Alabama Site Selection Database

### McMillan I-65 Property

City: Brewton

County: Conecuh



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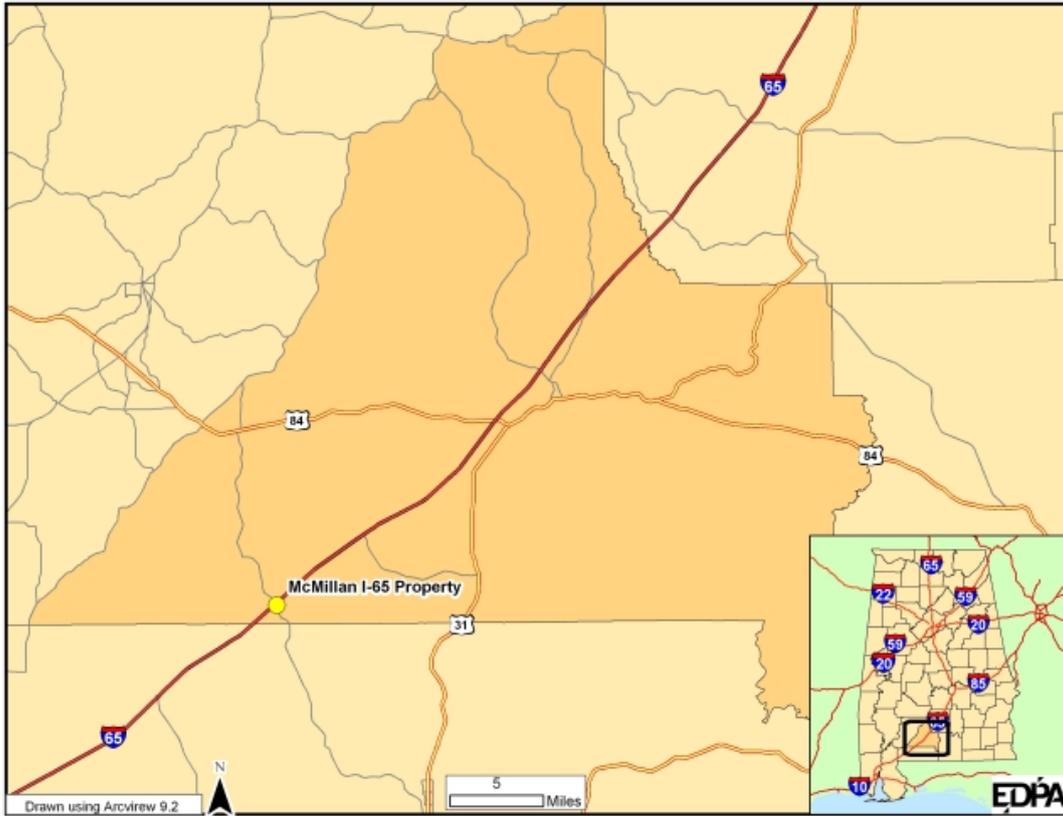
# Site Profile

## Alabama Site Selection Database

### McMillan I-65 Property

City: Brewton

County: Conecuh



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# Site Profile

## Alabama Site Selection Database

### Miller Property

City: Castleberry

County: Conecuh



#### General Site Data

<b>Total Acres</b>	173
<b>Available Acres</b>	173
<b>Additional Available</b>	No
<b>Largest Tract</b>	173
<b>Smallest Tract</b>	173
<b>Protective Covenants</b>	
<b>Phase 1 Environmental</b>	No
<b>Preliminary Geotechnical:</b>	
<b>Topography</b>	Flat
<b>Preliminary Wetlands</b>	
<b>Assessment:</b>	
<b>Ecological Review:</b>	
<b>Cultural Resources Review:</b>	
<b>Zoning</b>	None
<b>Previous Use</b>	Agriculture
<b>Previous Use Description</b>	agriculture

**Site Id:** 4501

**Street Address** Hwy 31 North

**Nearest City** Castleberry

**Within City Limits** No

**Zip Code** 36432

**Latitude** 31.3459

**Longitude** -87.0272

**Located in Industrial Park** No

**Park Name**

**Within Enterprise Zone** No

**Within Favored Geographic Area** Yes

**Within Renewal Community** Yes

#### Transportation

##### Rail Service

Provider: CSX Transportation

Track Status: Adjacent Track

Provider #2:

Track Status:

**Navigable Waterway** Alabama River

Dock Facility: Port > 50 miles

**Nearest Commercial Air City** Montgomery, AL

Miles to Nearest Service: 78

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-165	7.0	
Federal Highway	31	0.0	No
Federal Highway	84	6.0	No

#### Price

**Sale Price** \$6,000.00 per acre

#### Land Lease Rate (Annual)

**Negotiable?** Yes

**Date Quoted** Jan 28, 2010

**Price Comments**

#### Utilities

##### Natural Gas

Provider: South Alabama Gas

Status: < 1 mile

Size of Main: 4 in.

Main PSI: 360

##### Water

Provider: Fairview Water System

Status: < 3000ft

Size of Main: 6 in.

##### Sewer

Provider: Evergreen Utilities

Status: > 1 mile

Size of Main:

##### Electricity

Provider #1: Southern Pine Electric Co-op

Status: < 500ft

Service to Property No

(Distribution):

Transmission: No

Provider #2: Alabama Power Company

##### Telecommunications

Provider: Castleberry Telephone Co

Fiber Optics: No

Redundancy:

xDSL Available:

# Site Profile

## Alabama Site Selection Database

### Miller Property

City: Castleberry

County: Conecuh

#### General Comments

*Site information is current as of 1/28/10*

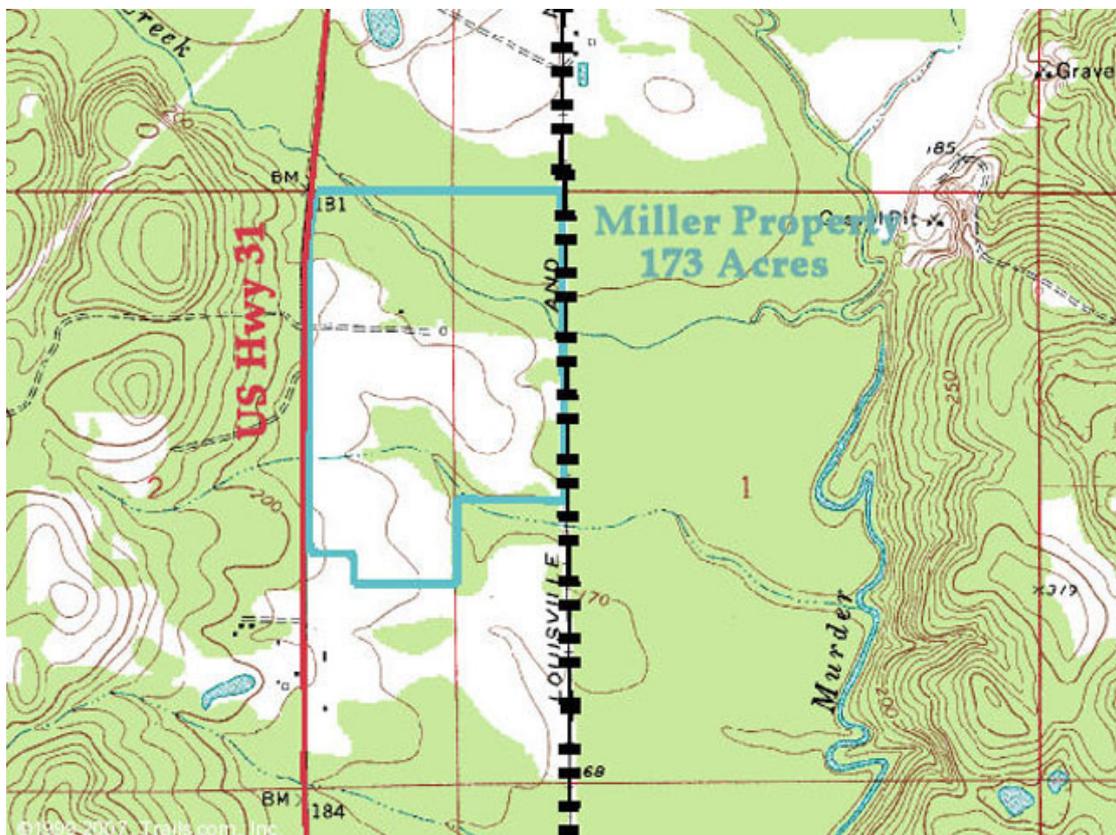
# Site Profile

## Alabama Site Selection Database

### Miller Property

City: Castleberry

County: Conecuh



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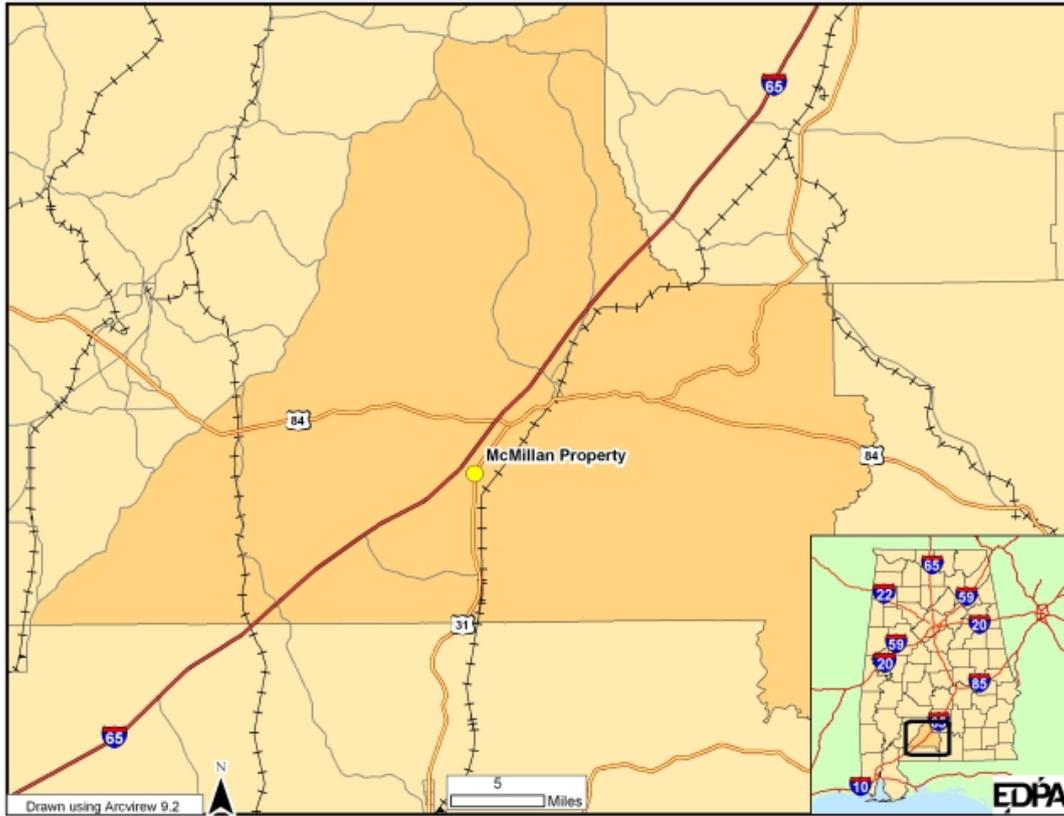
# Site Profile

## Alabama Site Selection Database

### Miller Property

City: Castleberry

County: Conecuh



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