



**RUNWAY CENTRE
SELECT TENNESSEE
CERTIFIED SITE
26 ACRES
FAYETTEVILLE, TENNESSEE**

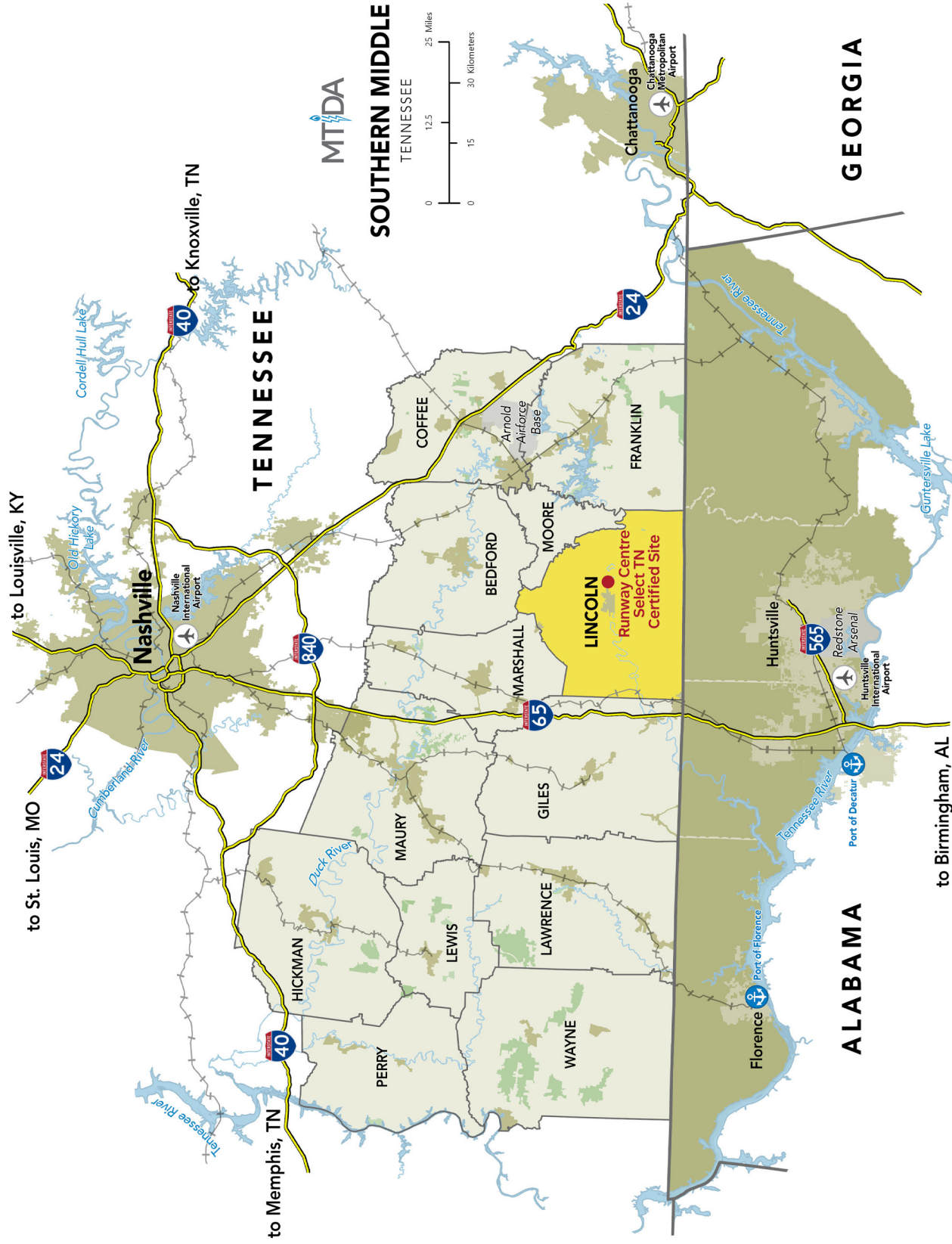


**FAYETTEVILLE
LINCOLN COUNTY**
INDUSTRIAL DEVELOPMENT BOARD

COMMUNITY LOCATION



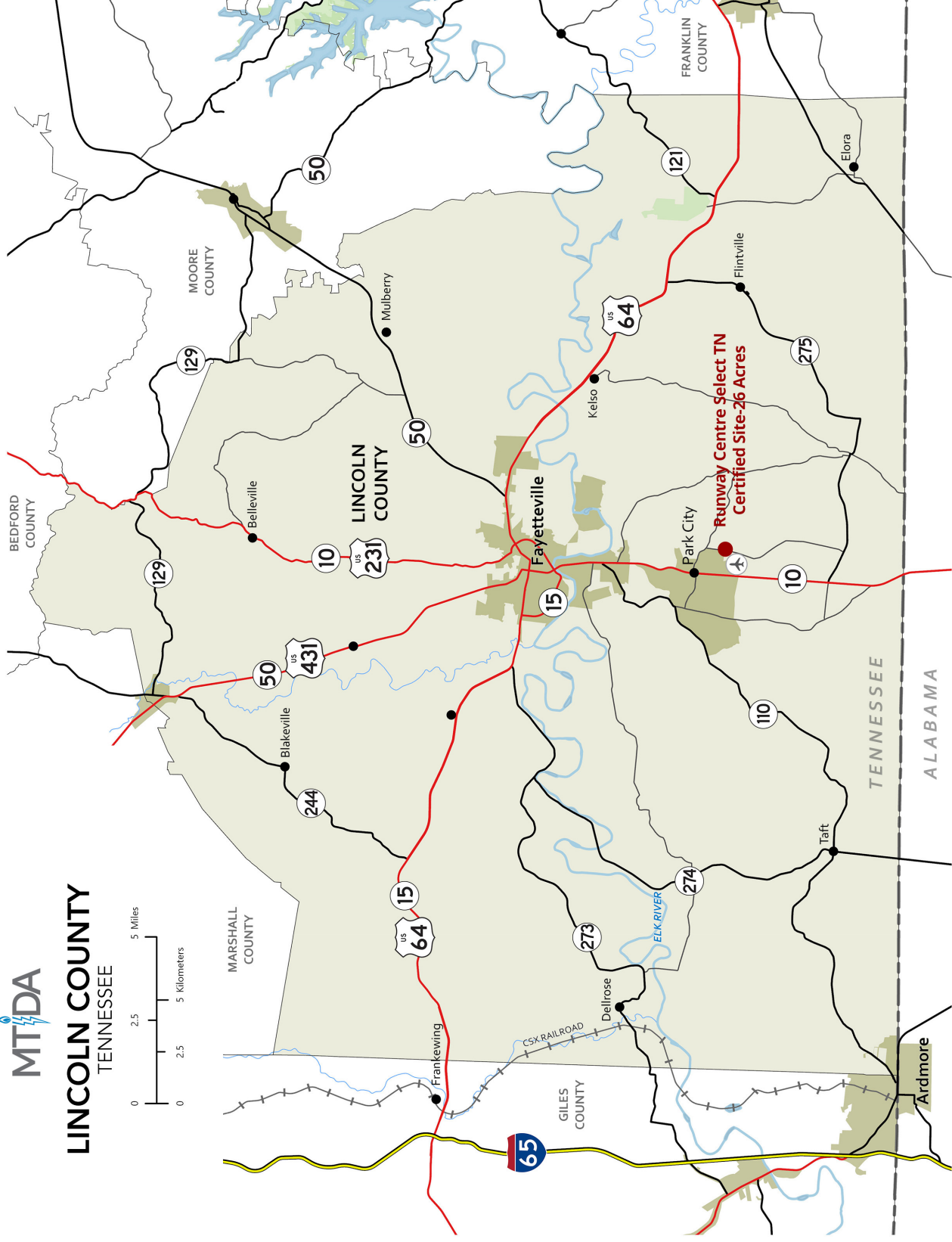
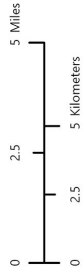
REGIONAL MAP



COUNTY MAP



LINCOLN COUNTY TENNESSEE



COMMUNITY OVERVIEW

Lincoln County, Tennessee, with its seat in the charming town of Fayetteville, sits at the center of the economically diverse Tennessee River Valley. The county's main thoroughfare, US Highway 64, is four lanes wide, and Fayetteville is at the center of the connector between I-24 and I-65. With its dynamic location, picturesque setting, relaxed lifestyle, motivated workforce and superb business climate, Fayetteville and Lincoln County are ideally suited to growing enterprises large and small.



TRANSPORTATION

- Located at 2800 Huntsville Highway
- 25 miles to Interstate 65; 45 miles to Interstate 24
- Nashville International Airport (BNA) - 86 miles
- Huntsville International Airport (HSV) - 36 miles
- Fayetteville Municipal Airport (FYM) - 5,900 ft. runway
- Tennessee River access Port of Decatur, Alabama - 46 miles

LOCATION

- County: Lincoln
- Miles from three metropolitan areas:
- Nashville, TN - 82 miles
 - Chattanooga, TN - 96 miles
 - Huntsville, AL - 21 miles

WORKFORCE

- 17.3% of residents - Bachelors degree or higher
- 15,940 available workers
- Available labor: 30 minutes: 25,581; 45 minutes: 121,468; 60 minutes: 302,402
- Motlow State Community College
- 35 miles to Martin Methodist College and two Tennessee College of Applied Technology
- Industrial Maintenance Program
- Highly educated in mainly aerospace and science fields resulting from Arnold Engineering Development Complex (AEDC) and U.S. Army Redstone Arsenal in Huntsville, Alabama

LIVABILITY

- Five federal and state highways that intersect within and throughout the city
- Fayetteville/Lincoln County residents and businesses enjoy some of the lowest utility rates in the nation
- Fayetteville's cost of living index is 87
- Per capita income of \$37,279
- Quality schools with 38.5% of the students meeting the ACT Scores
- 38% of Lincoln County school teachers have a Master's degree or higher

CONTACT

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 Fayetteville-Lincoln County
 Industrial Development Board
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PROPERTY SPECIFICATIONS

26.47 +/- acres are available for development in this park which would be ideal for small to mid-sized light assembly or manufacturing operations. Located a short distance north of Redstone Arsenal in Huntsville, Alabama, a hub for the aviation, aerospace, and defense industries, this park is well suited for a number of highly-skilled and high-value companies. A 200,000-square foot pad will be constructed by the Fayetteville-Lincoln County Industrial Development Board.

LAND INFORMATION

Site Size (acres):	26.47 +/-
Developable Area (acres):	26.47 +/-
Additional Acres Available for Development:	No
Certified Site:	Yes
Divisible:	Yes, minimum 2 acres
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Industrial

PRICING INFORMATION

For Sale:	Yes
For Lease:	No
Sale Price:	\$25,000 per acre
Land Lease Rate:	Not to be leased

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Fayetteville Public Utilities
Electric Voltage:	161 kV
Gas Service to Property:	Yes
Gas Provider:	Fayetteville Public Utilities
Size of Gas Main:	4 inch
Gas Main Pressure:	30 PSI
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T, Comcast, FPU, Birch, Charter & Mediacom
Water On Site:	Yes
Water Provider:	Lincoln County Board of Public Utilities
Water Main Size:	10 inch
Sewer on Site:	Yes
Sewer Provider:	Lincoln County Board of Public Utilities
Sewer Main Size:	8 inch

PROPERTY SPECIFICATIONS

GEOGRAPHIC INFORMATION

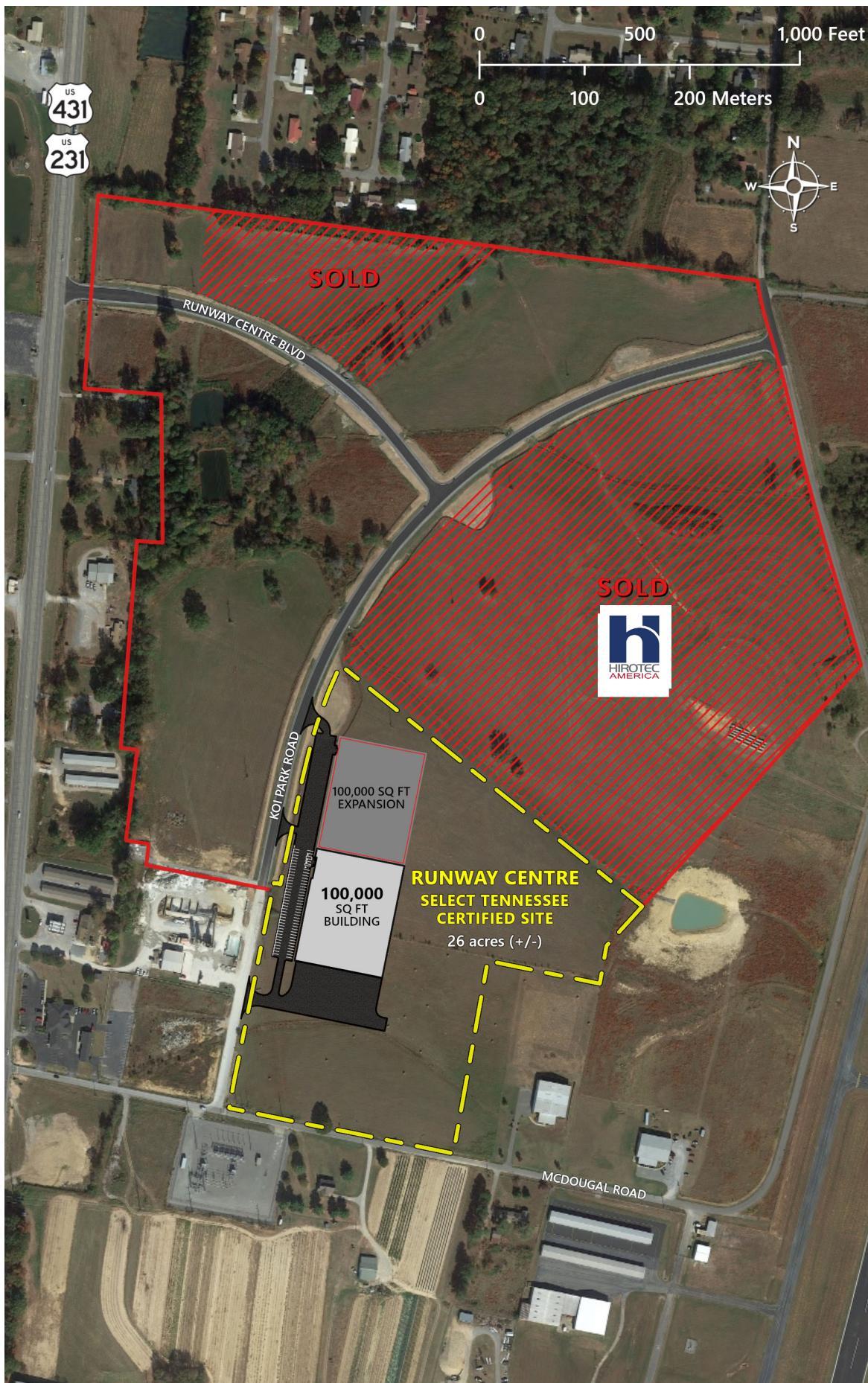
Address:	2800 Huntsville Highway Fayetteville, TN 37334
Latitude:	35.069284
Longitude:	-86.571429
Topography:	Level to rolling terrain
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	No
Tax Increment Financing Area:	No
Airport Zone:	Yes

Rail Access:	No
Parcel ID:	Map 124 Parcel 041.00
Highway Name:	U.S. Highway 231
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 65
Distance to Interstate:	25 miles
Major Commercial Airport:	Huntsville International Airport
Distance to Airport :	36 miles
Local Airport:	Fayetteville Municipal Airport
Distance to Airport :	Less than 1/4 of a mile
Port Name:	Port of Decatur, Alabama
Distance to Port:	46 miles



VIEW AN AERIAL VIDEO OF THIS SELECT TENNESSEE CERTIFIED SITE AT
www.tnecd.com/certified-sites/51/runway-centre-industrial-park

SITE MAP



Contact Information:

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