

An aerial photograph of an industrial park lot. In the upper left, there is a large, dark-colored industrial building with a light-colored roof. Next to it is a parking lot filled with several cars. A paved road curves through the middle of the lot. The surrounding area is mostly green grass with some patches of brown. In the background, there are rolling hills and a line of trees. A small pond is visible on the right side of the image. A blue geometric pattern is overlaid on the top left corner.

# FAYETTEVILLE-LINCOLN COUNTY INDUSTRIAL PARK LOT 2

FAYETTEVILLE, TENNESSEE



**FAYETTEVILLE  
LINCOLN COUNTY**  
INDUSTRIAL DEVELOPMENT BOARD

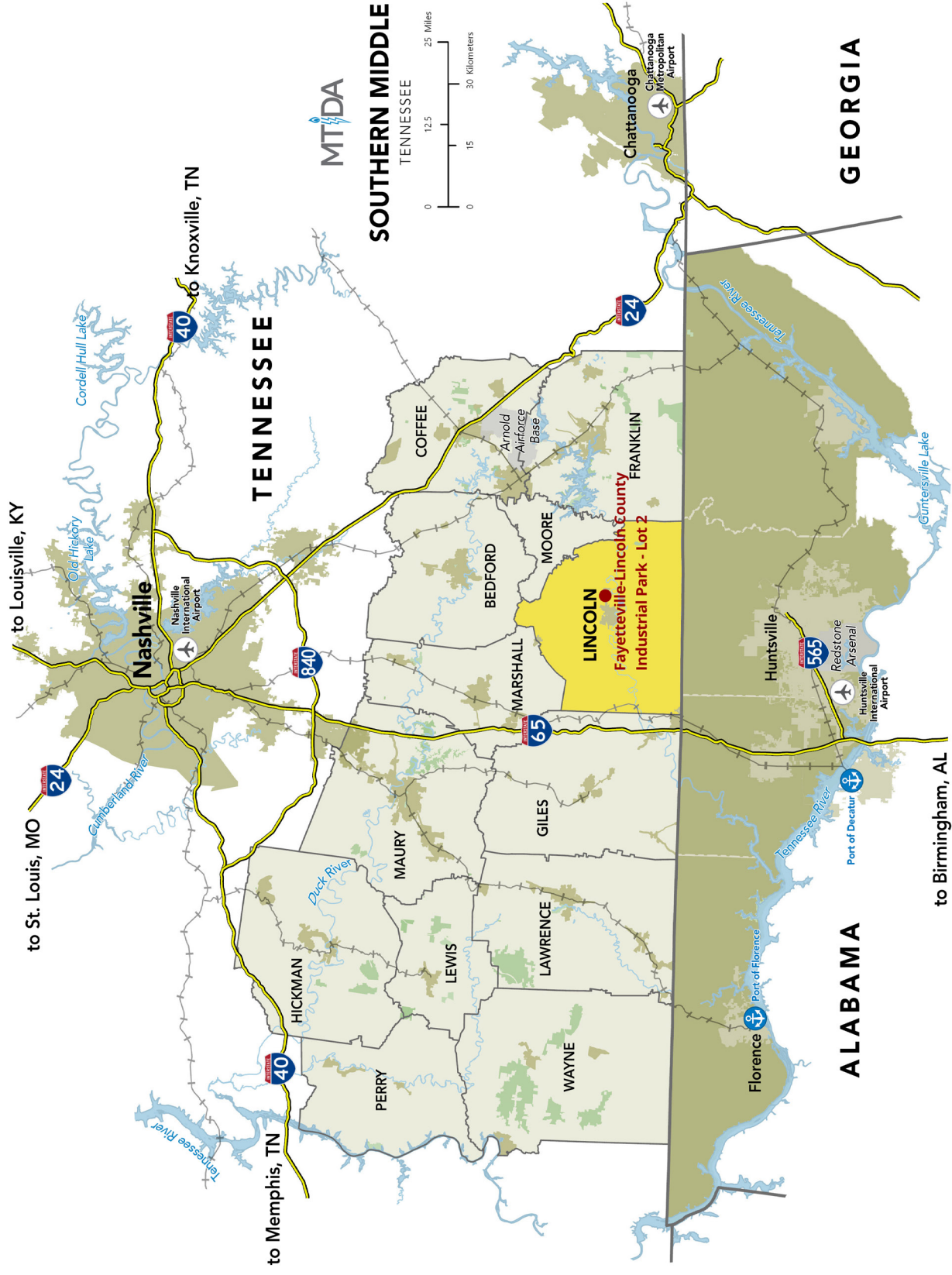


# COMMUNITY LOCATION



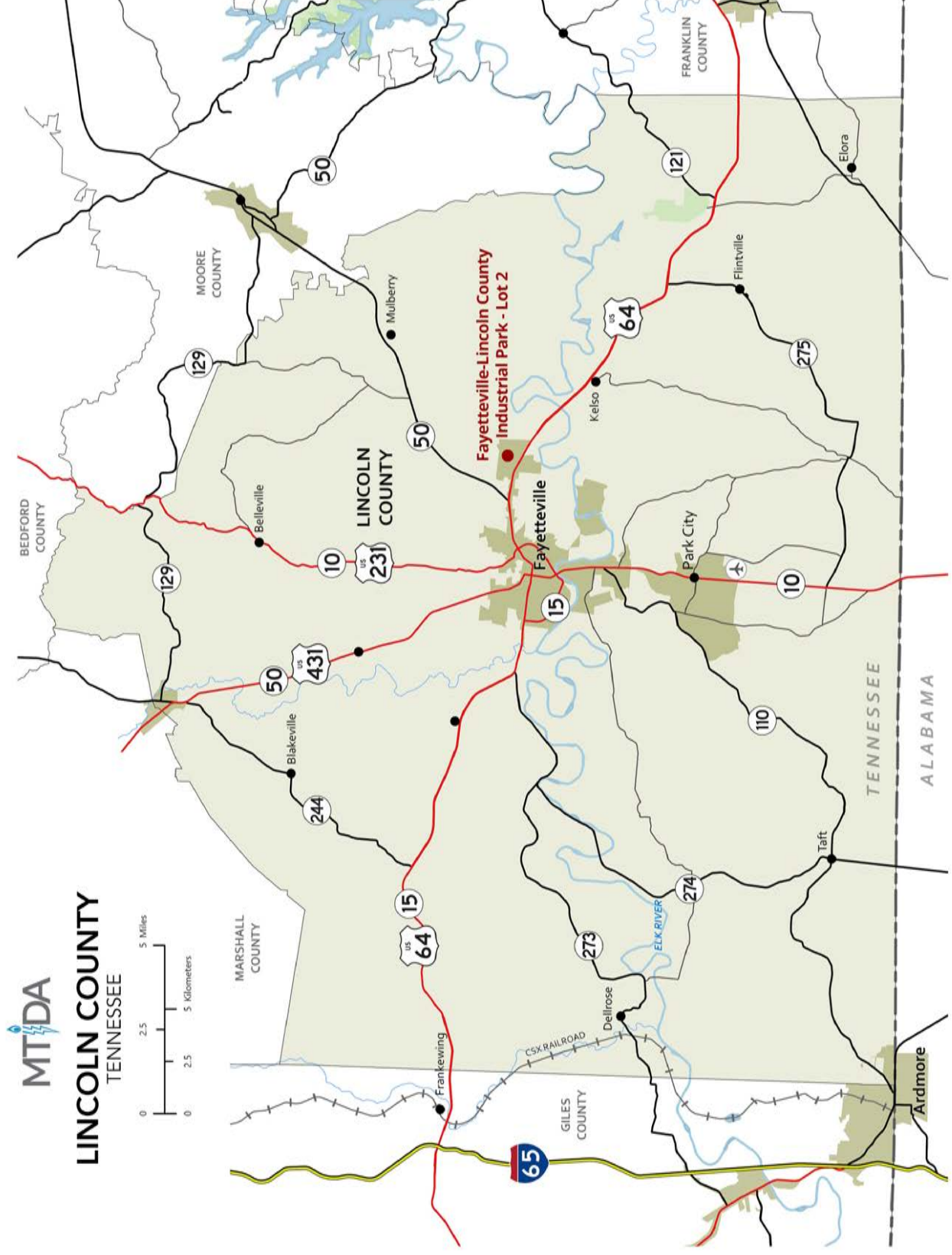


# REGIONAL MAP





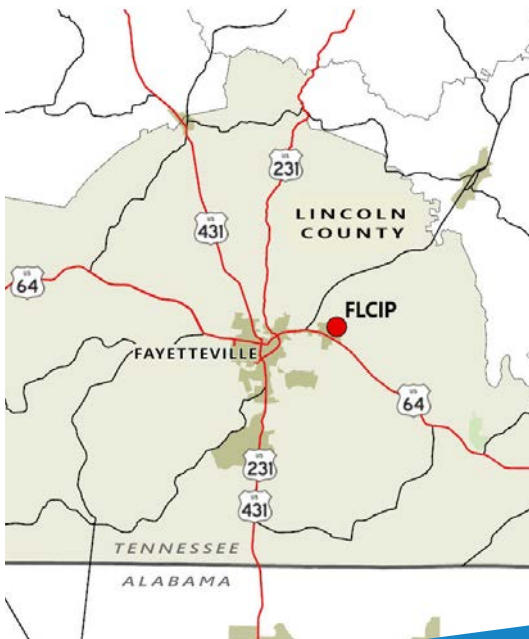
# COUNTY MAP





# 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 the center of the connector it forms between I-24 and I-65. The area has many advantages, but its proximity to three major cities are doubtless its biggest drawing card. 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.



## CONTACT

**Elaine Middleton**  
 Director  
 Fayetteville-Lincoln County  
 Industrial Development Board  
 16 Franke Boulevard  
 Fayetteville, TN 37334  
 931-433-0607  
 elaine@flcidb.com

## TRANSPORTATION

- Located at 1900 Winchester Highway
- 23 miles to Interstate 65; 40 miles to Interstate 24
- Nashville International Airport - 86 miles
- Huntsville International Airport - 47 miles
- Fayetteville Municipal Airport (FYM) - 5,900 ft. runway
- Tennessee River access Port of Decatur, Alabama - 58 miles

## LOCATION

- County: Lincoln
- Miles from three metropolitan areas:
- Nashville, TN - 82 miles
  - Chattanooga, TN - 96 miles
  - Huntsville, AL - 31 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



# PROPERTY SPECIFICATIONS

The FLCIDB is the primary point of contact for this 17.05 +/- acre site in the Fayetteville-Lincoln County Industrial Park. The site is slated to offer stateof-the-art amenities and infrastructure including frontage on four-lane US Highway 64, fiber optic cable, custom electrical configurations, natural gas lines, water and sewer pipes and full ingress/egress.

## LAND INFORMATION

Site Size (acres):	17.05
Developable Area (acres):	17.05
Additional Acres Available for Development:	Yes
Certified Site:	No
Divisible:	Yes, minimum 5 acres
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Industrial I-1
Owner:	Public-FLCIDB

## PRICING INFORMATION

For Sale:	Yes
For Lease:	Yes
Sale Price:	\$10,000 per acre
Land Lease Rate:	

## UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Fayetteville Public Utilities
Electric Voltage:	12.47 kV line serving site 46 kV service to substation
Gas Service to Property:	Yes
Gas Provider:	Fayetteville Public Utilities
Size of Gas Main:	6 inch
Gas Main Pressure:	115 psi
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T, Comcast, FPU, Birch, Charter & Mediacom
Water On Site:	Yes
Water Provider:	Fayetteville Public Utilities
Water Main Size:	12 inch
Sewer on Site:	Yes
Sewer Provider:	Lincoln Public Utilities
Sewer Main Size:	8 inch



# PROPERTY SPECIFICATIONS

## GEOGRAPHIC INFORMATION

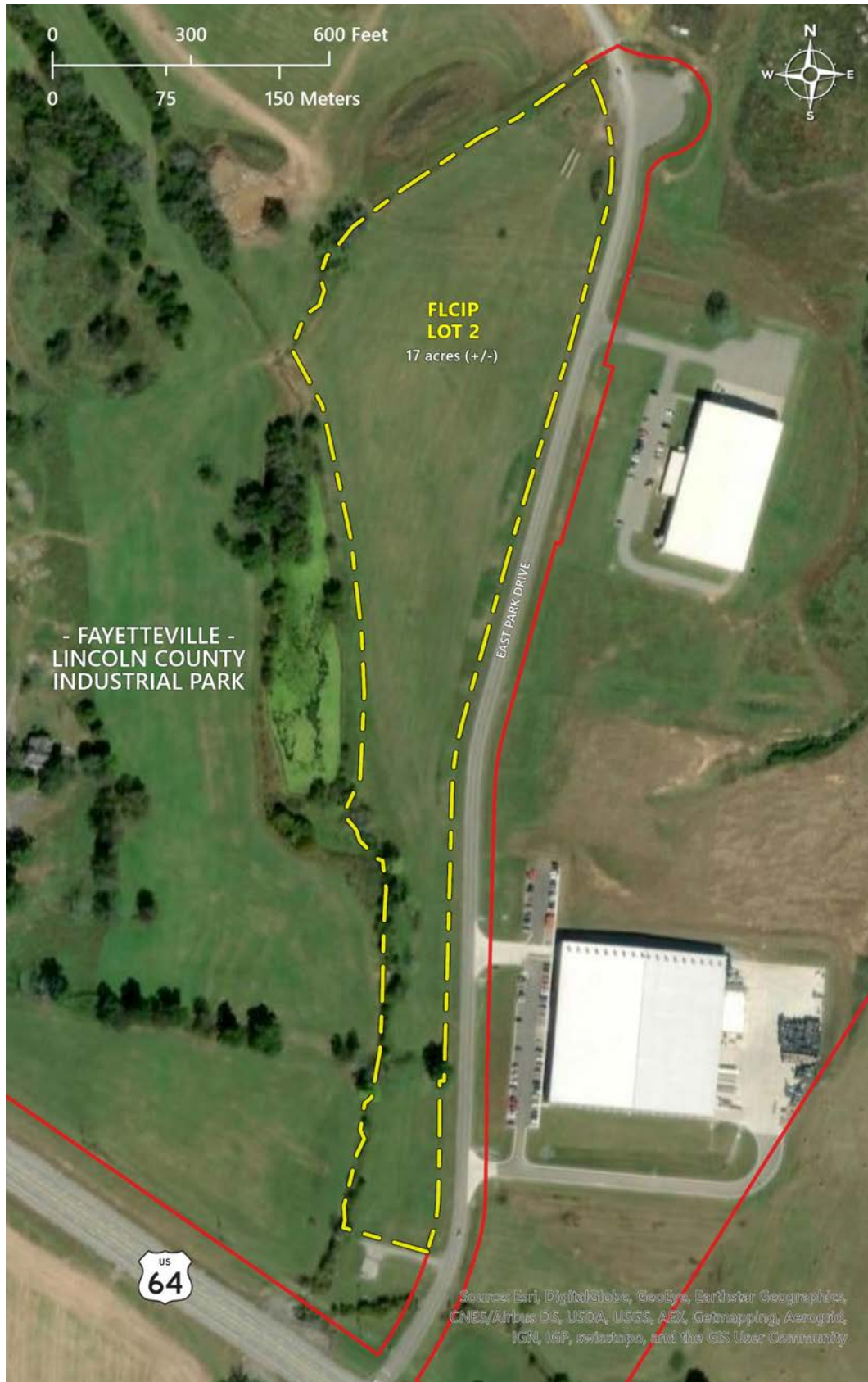
Address:	1900 Winchester Highway Fayetteville, TN 37334
Latitude:	35.163075
Longitude:	-86.50312
Topography:	Level to rolling terrain
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	No
Tax Increment Financing Area:	No
Airport Zone:	No

Rail Access:	No
Parcel ID:	Map 081 Parcel 003.01
Highway Name:	U.S. Highway 64
Distance to Highway:	Adjacent
Interstate Name:	Interstate 65
Distance to Interstate:	23 miles
Major Commercial Airport:	Huntsville International Airport
Distance to Airport :	47 miles
Local Airport:	Fayetteville Municipal Airport
Distance to Airport :	11 miles
Port Name:	Port of Decatur, Alabama
Distance to Port:	58 miles



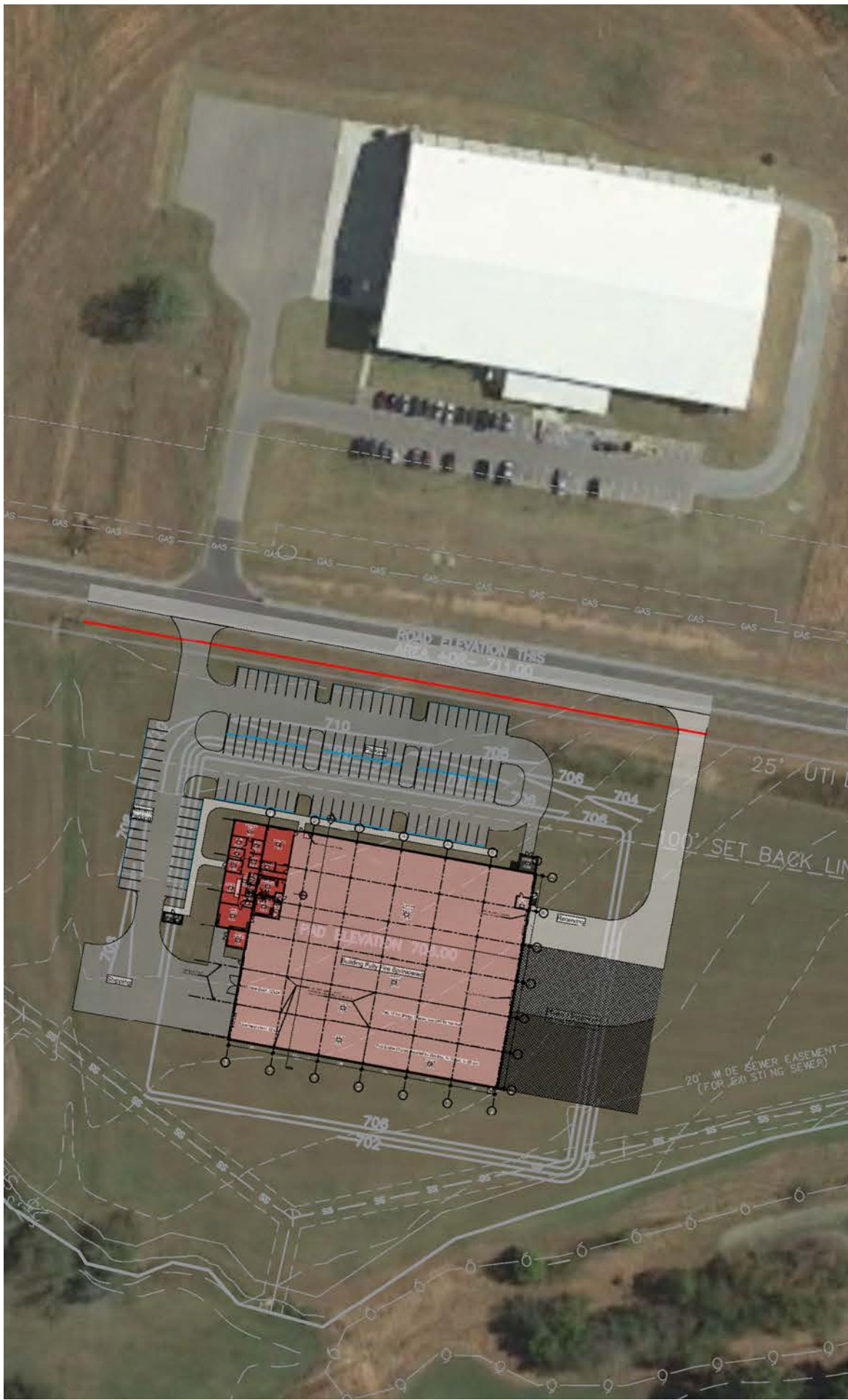


# SITE MAP



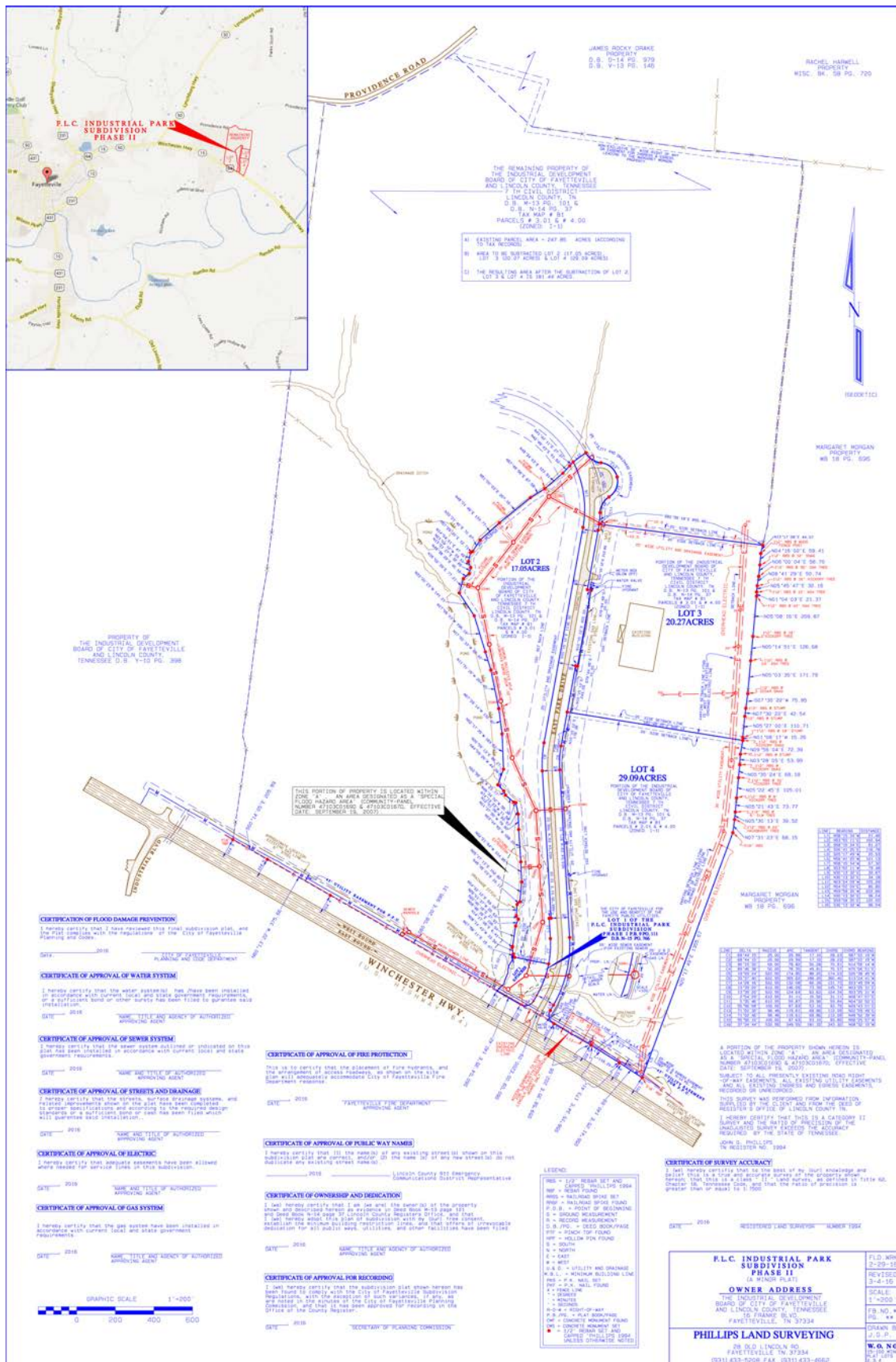


# SITE PLAN





# PLAT





**Contact Information:**

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