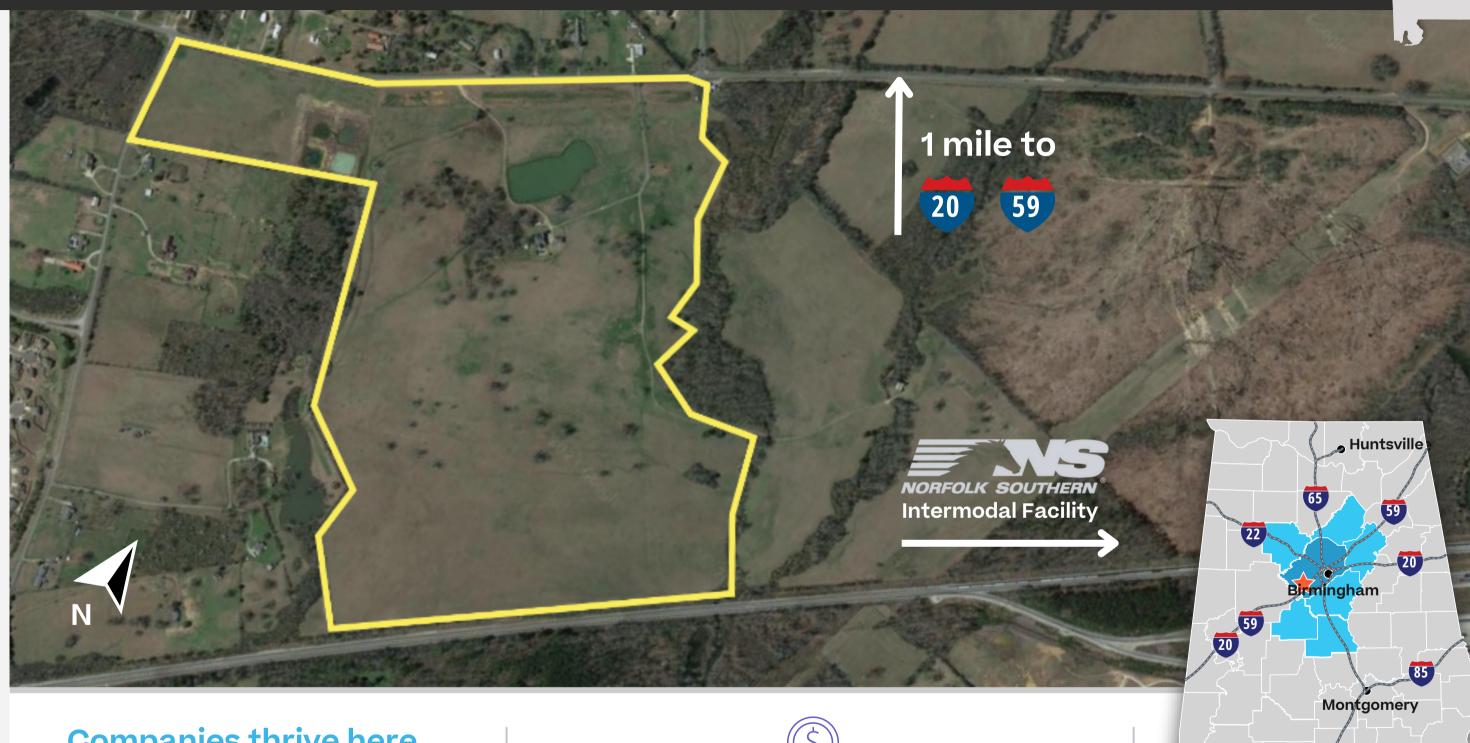




## **Cowley Industrial Property**

7620 Old Tuscaloosa Highway, McCalla, AL 35111

The Cowley Industrial Property is Jefferson County's newest publicly owned development. This site boasts 140 immediately developable acres and is expandable to 190 acres. Conveniently situated off of I-20/59, its location places it just 25 minutes from downtown Birmingham. This property provides seamless access to several major markets and is only two and a half hours away from Atlanta. It's unique location 20 minutes away from the Mercedes-Benz OEM positions this site as an ideal choice for advanced manufacturing in the automotive and aerospace sectors. The site provides access to a labor force totaling nearly 610,000 people within a 45-minute drive time.



## Companies thrive here.

Since 2018, companies in Jefferson County have announced 120+ projects resulting in over

in capital investments

Jefferson County's manufacturing wage rate is

4.25% lower

than the national average

## **Cowley Industrial Property**

7620 Old Tuscaloosa Highway, McCalla, AL 35111



Location	
County	Jefferson
City	Unincorportated (McCalla community)
Metro Area	Birmingham-Hoover, AL

Easy access to 4 interstates		
Interstates	Access within	
I-20	1 mile	
I-59	1 mile	
I-459	5 miles	
I-65	20 miles	

	\$60,000/acre (negotiable)	
	Note: Price will be reduced based upon job creation and capital investment	

Completed due diligence with no identified encumbrances on-site		
Developable acres	140 (expandable to 190)	
Previous use	Pasture	
Topography	Flat	
Protective covenants	Phase 1 environmental 🗸	
Preliminary geotech report 🗸	Ecological review 🗸	
Preliminary wetlands assessment	Cultural & historical resources review	

All utilities with excess capacity on-site				
Natural gas	Spire	Size of main: 6 inches		
Water	Warrior River Water	Size of main: 12 inches		
Sewer (in design)	Jefferson County	Size of main: 8 inches		
Electric	Alabama Power	Transmission   Distribution		
Fiber/ Telecom	AT&T	Fiberoptic 🗸		

For drone footage and interactive data, please click <u>here</u> or scan the QR code.







Greater Birmingham Region

Jefferson County is proud to be a part of the Greater Birmingham Region.

## **Jefferson County Economic & Industrial Authority**

**Contact us** 

Othell Phillips | ophillips@jeffmet.com | (205) 734-5326 Andy Jocham | ajocham@jeffmet.com | (205) 535-7726