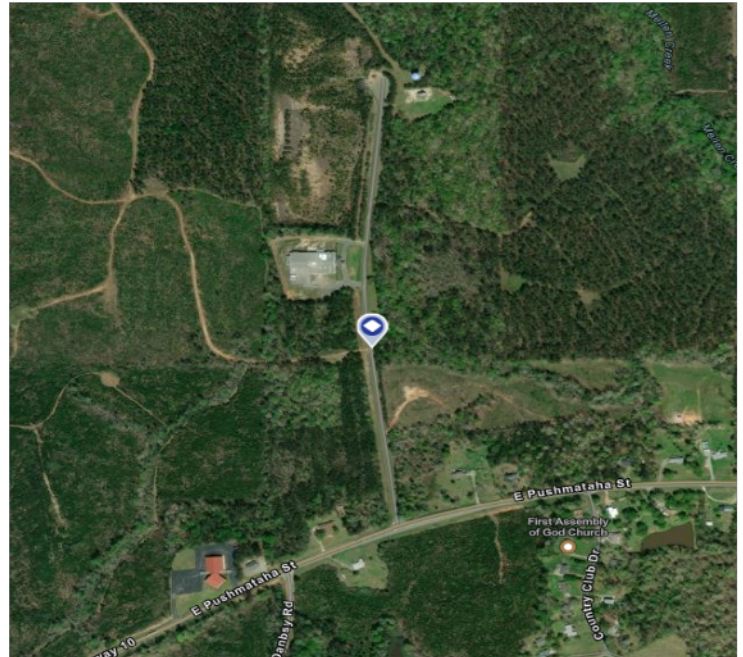




Butler Industrial Park
Sanderson Lane, Off Hwy 10 E
Butler, Choctaw County, AL, 36904



Description

80 additional acres may be available. Within "GO-Zone". Price is negotiable based on number of jobs. Power transmission line within 1 mile of the site.

Economic Development Contact

P.O. Box 180
Butler, Alabama 36904

Dee Ann Campbell

Choctaw County Chamber of Commerce and Community
Development Foundation

E: choctawchamber@tds.net

P: (205) 459 - 3459

M: (205) 604 - 9849

Location

- **Property Name:** Butler Industrial Park
- **Property Type:** Site
- **Property SubType:** Industrial
- **Property Address:** Sanderson Lane, Off Hwy 10 E
- **Property City:** Butler
- **Property State:** AL
- **Property County:** Choctaw County
- **Property Zip Code:** 36904
- **Latitude:** 32.0981
- **Longitude:** -88.1936

Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Sale Price/Unit:** per acre
- **Price Per (acre):** \$NaN
- **Pricing Information:** Contact City of Butler at 205-459-3795
- **Negotiable:** Yes

Building

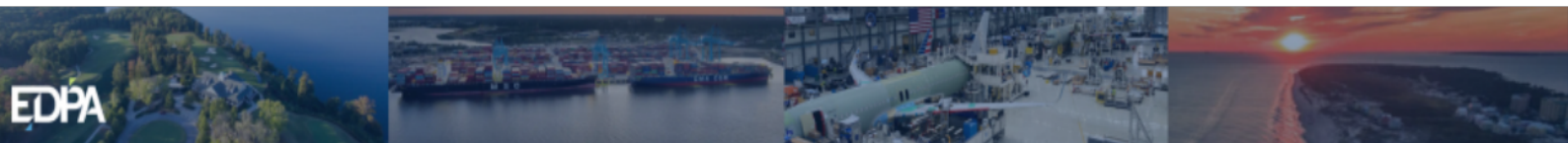
- **Build to Suit:** Yes

Site

- **Available (acres):** 69
- **Total (acres):** 80
- **Smallest Tract Available:** 4
- **Expandable:** Yes
- **Phase 1 Environmental Audit Done:** Yes
- **North:** Forestry/Undeveloped
- **South:** Forestry/Undeveloped
- **East:** Forestry/Undeveloped
- **West:** Forestry/Undeveloped

Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **New Market Tax Credit:** Yes





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Electric

- **Electric Provider:** Alabama Power Company
- **Service Voltage (kv):** 12
- **Electric Transmission Voltage (kv):** 12

Sewer

- **Sewer Size of Main (inches):** 8

Water

- **Water Provider:** Butler Utilities Board
- **Water On-Site:** Yes
- **Water Distance:** Existing Connection
- **Water Size of Main (inches):** 10

Gas

- **Natural Gas Provider:** South Alabama Gas
- **Natural Gas Distance to Provider:** Existing Connection
- **Natural Gas Line Size (inches):** 2
- **Natural Gas Size of Main (inches):** 2
- **Natural Gas Pressure (psi):** 35

Telecommunication

- **Telecom Provider:** Pine Belt Telephone Co
- **DSL Available:** Yes
- **Fiber Available:** Yes

Airport

- **Distance to Nearest International Airport:** 117 Miles

Interstate / Highway

- **Distance to Nearest Interstate Exit:** 35 Miles
- **Interstate #1:** I-20
- **Distance to Interstate #1:** 30 Miles
- **Interstate #2:** I-59
- **Distance to Interstate #2:** 30 Miles
- **US Highway #1:** 17
- **Distance to US Highway #1:** 1 Miles
- **US Highway #2:** 10

Property Detail Link: [View Details](#)

Property Detail QR Code

