



CONECUH COUNTY
Economic Development

CONECUH
FROM THE MUSKOGEE INDIANS
MEANING THE LAND OF CANE
TO
LAND OF CAN!

Transportation

Conecuh Connections to the World



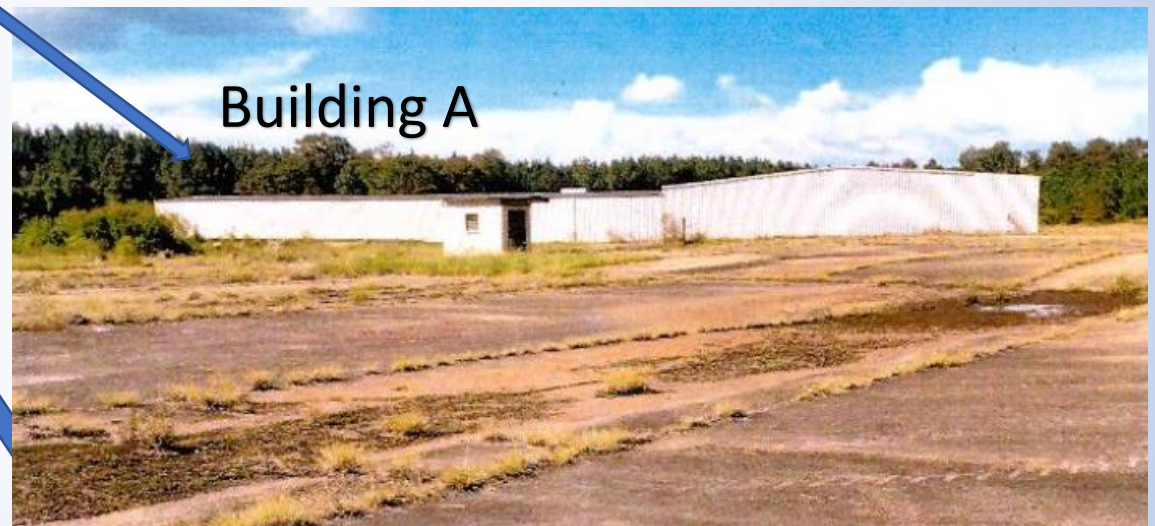
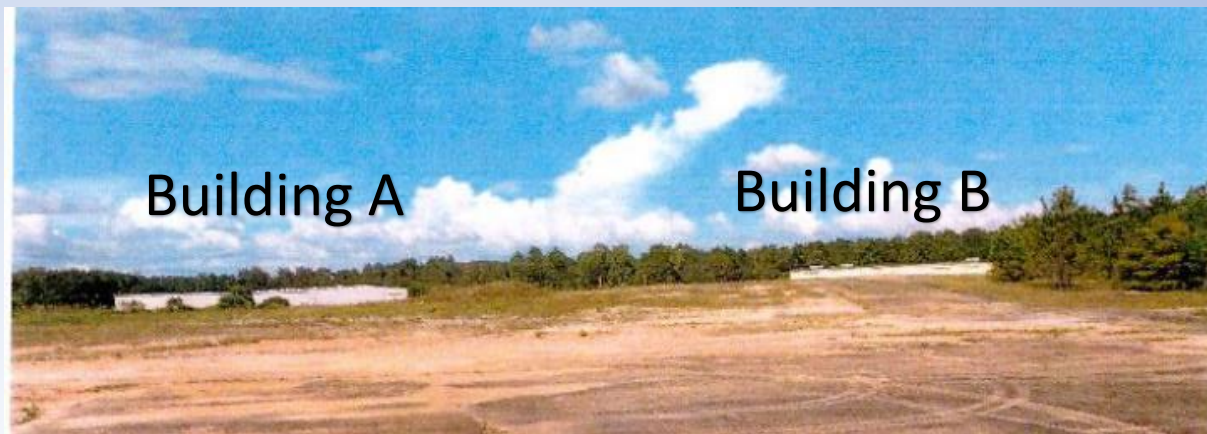
Port of Mobile 97 mi.
Commercial Air 70 mi.



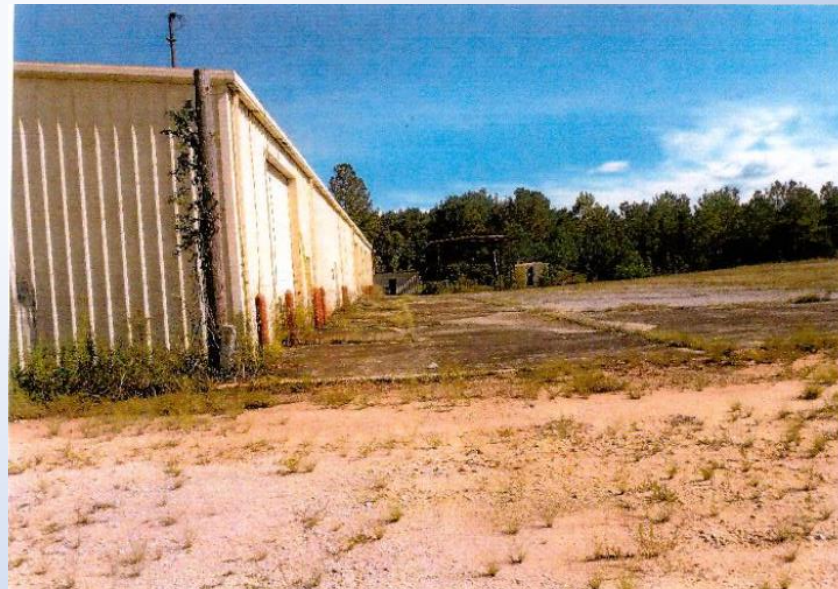
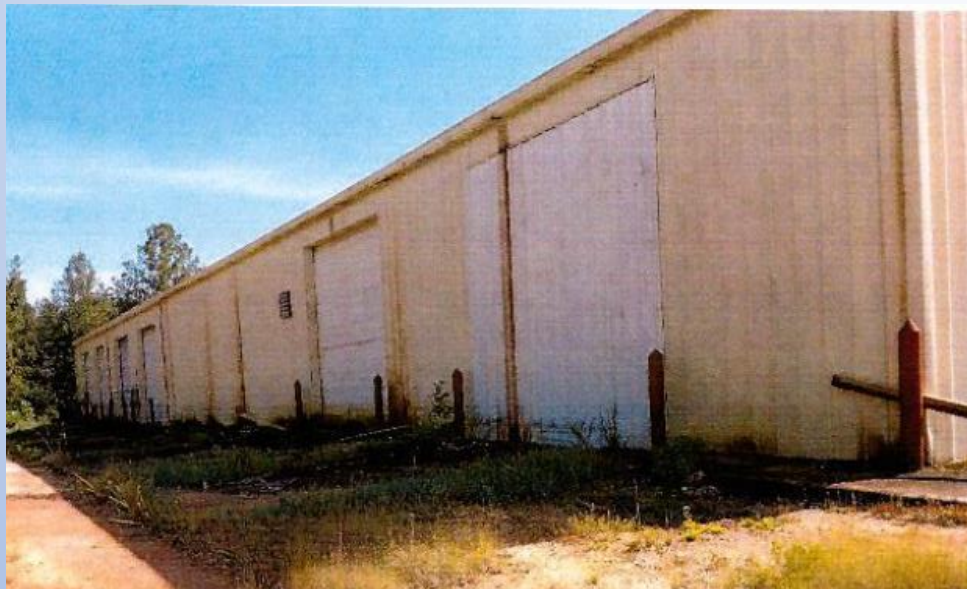
LAND OF CAN!



LAND OF CAN!



Building B



Building A

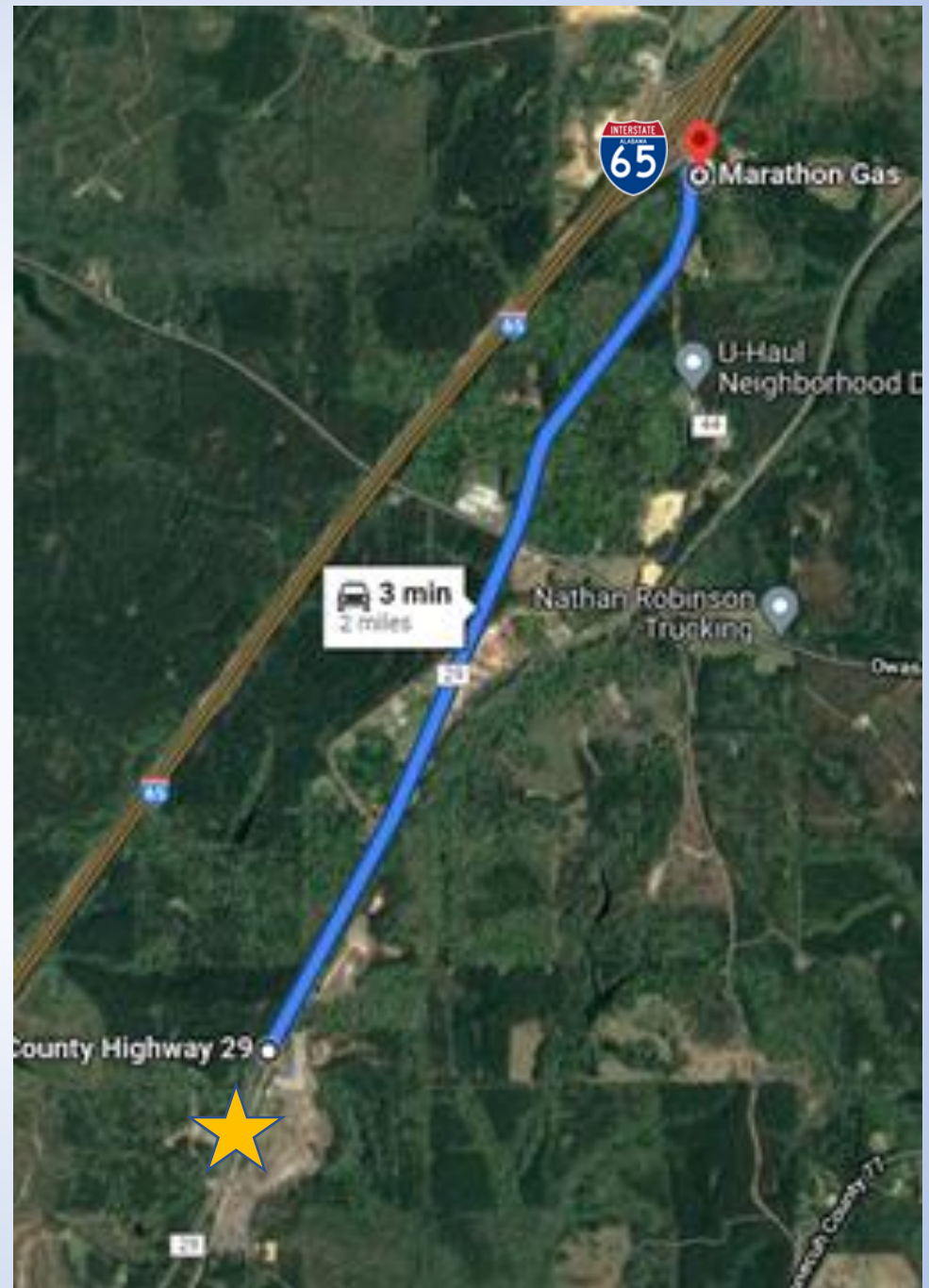


Transportation

Conecuh Connections to the World

I-65

2 miles from LP Site via
County road 29.





CONECUH COUNTY
Economic Development

SITE MAP

Site: ~122.4 acres

Buildable Areas: ~65.3 acres

SSI Phase I sponsored by:



POWERSOUTH
ENERGY COOPERATIVE
A Truist Energy Cooperative

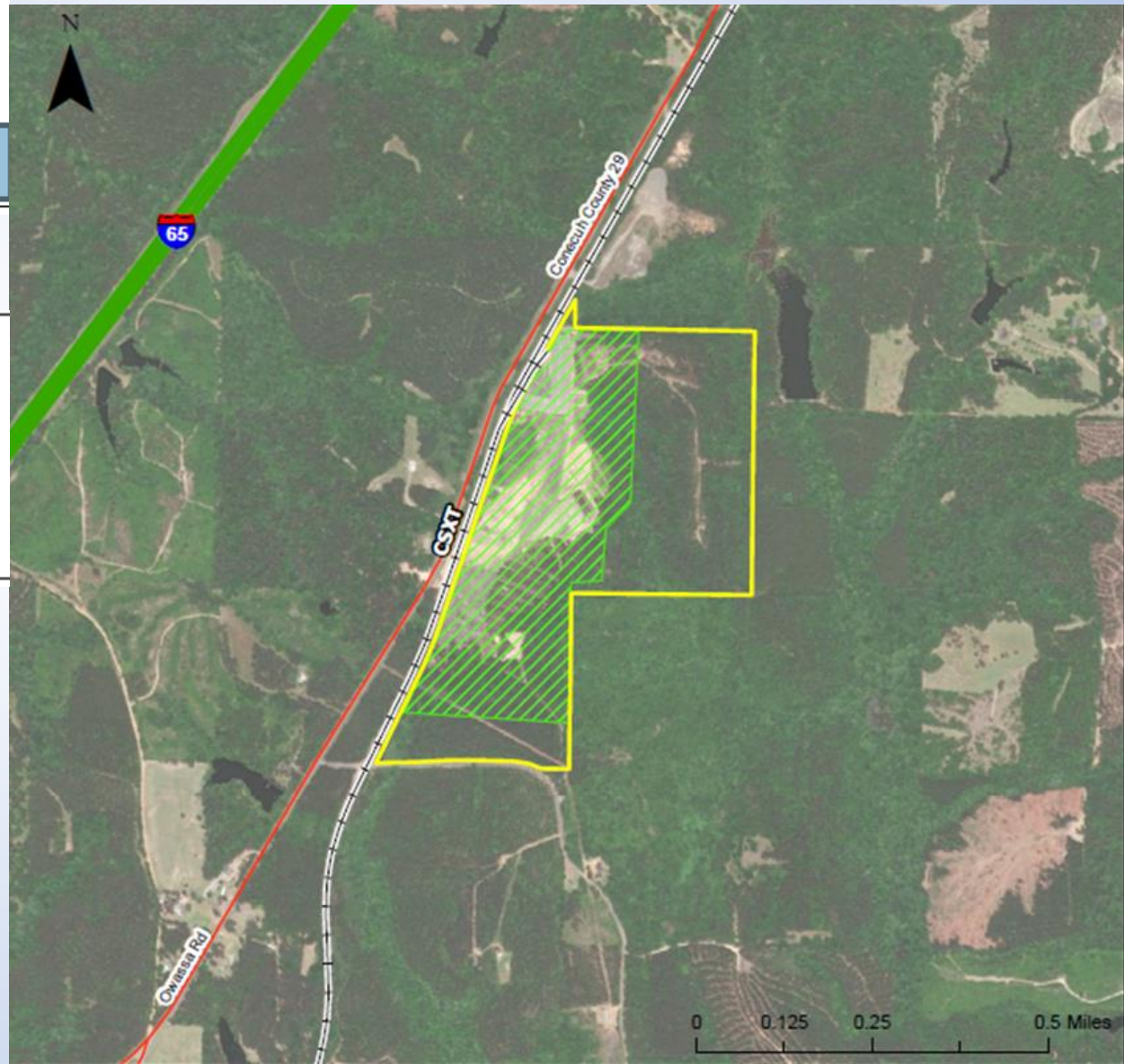
SSI Phase II conducted by:



LEOTTA
LOCATION + DESIGN

Legend

-  Interstate
-  Buildable Area
-  Rail
-  State Highway
-  Site Boundary





CONECUH COUNTY
Economic Development

BUILDABLE AREA ELEVATION/SLOPE

LiDAR-derived Digital Elevation Model

SSI Phase I sponsored by:

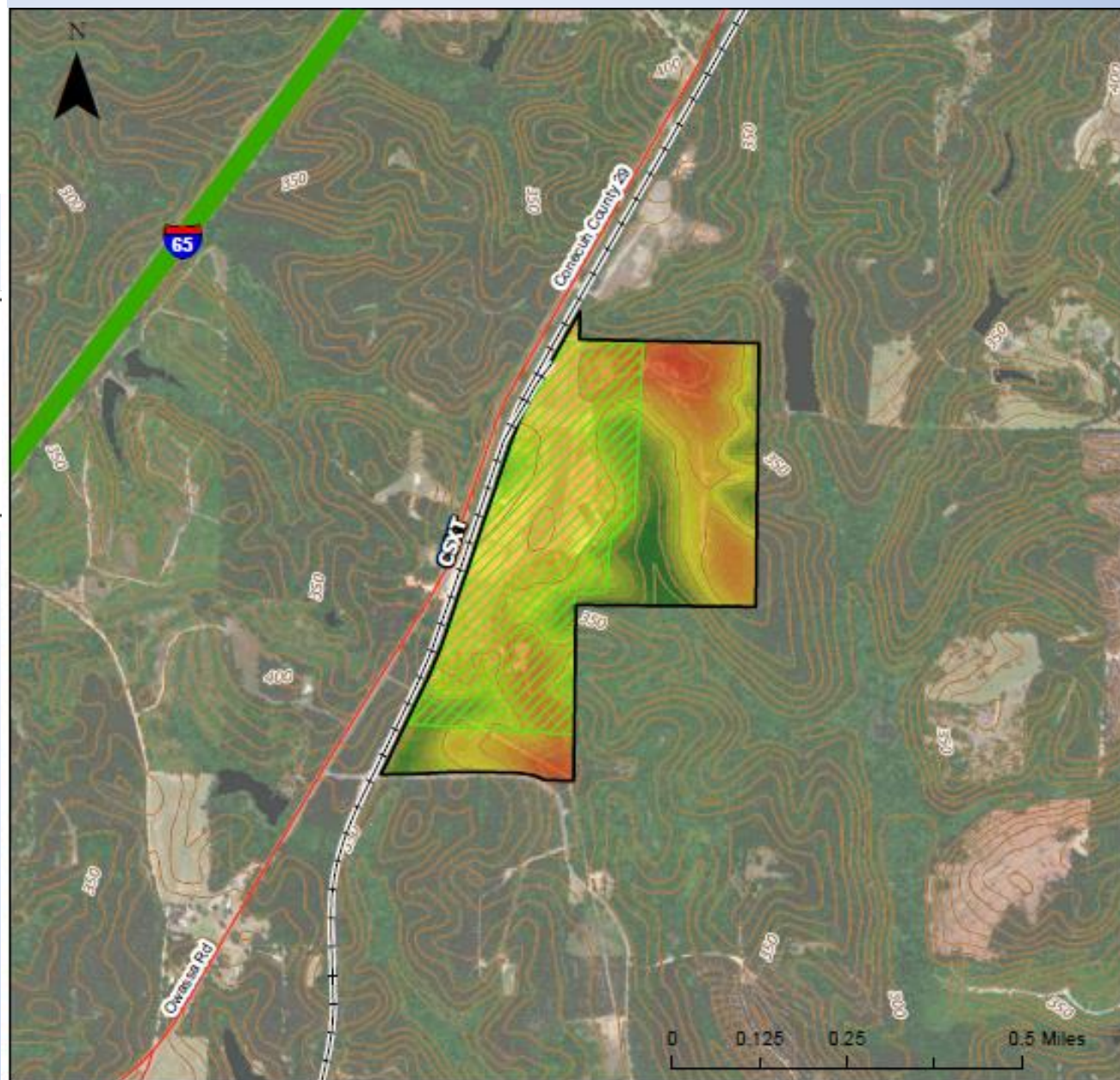


SSI Phase II conducted by:



Legend

- Interstate
- State Highway
- Site Boundary
- Buildable Area
- Contours - 10 ft
- LiDAR-derived DEM
High : 121
Low : 97





CONECUH COUNTY
Economic Development

Potential Flood Hazard

FEMA National Flood Hazard Layer

SSI Phase I sponsored by:

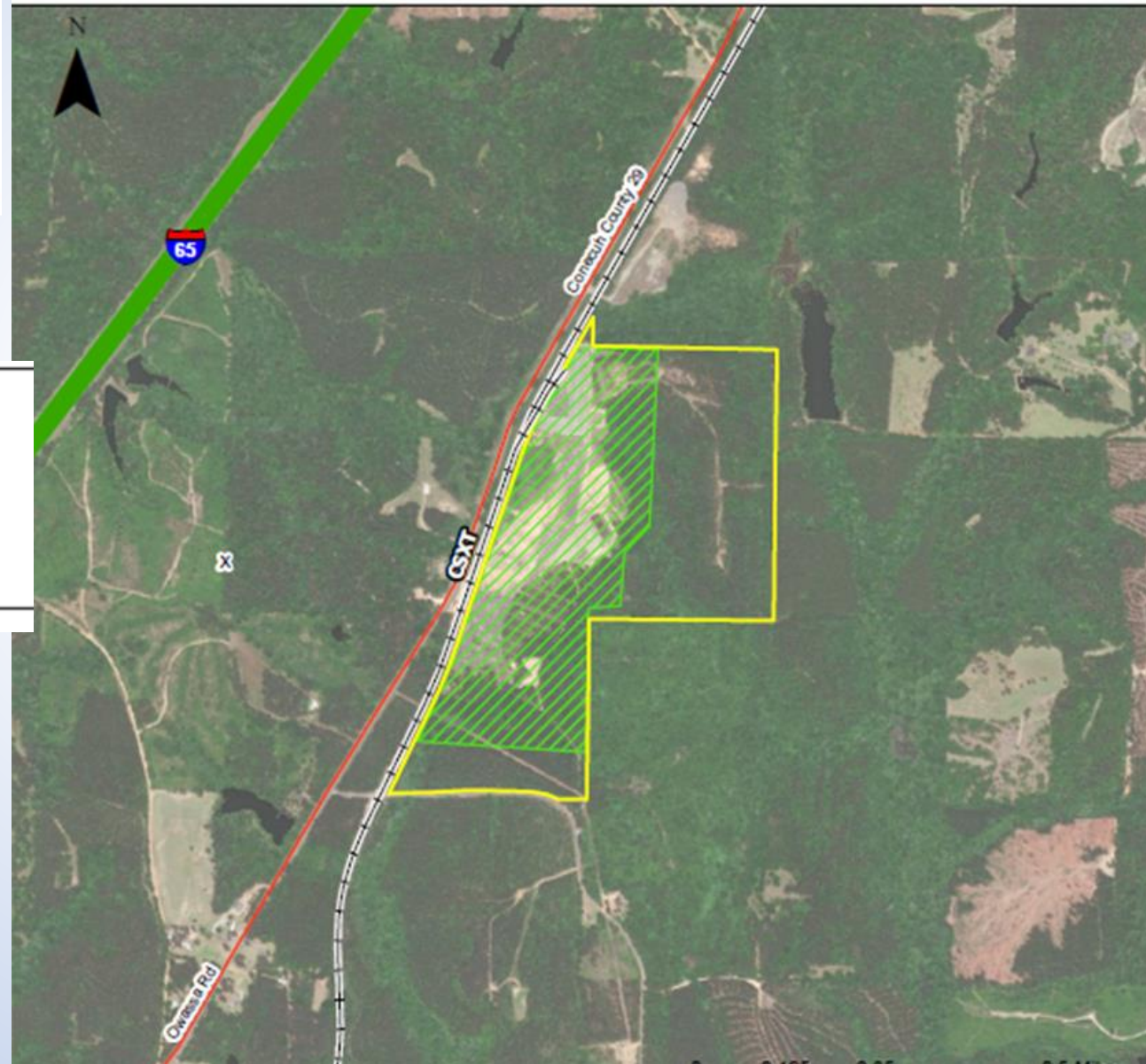


SSI Phase II conducted by:



Legend

- Interstate
- State Highway
- Rail
- Site Boundary
- Buildable Area
- Flood Zone





CONECUH COUNTY
Economic Development

Potential Wetlands

USFW/USGS National Wetlands Inventory

SSI Phase I sponsored by:



SSI Phase II conducted by:



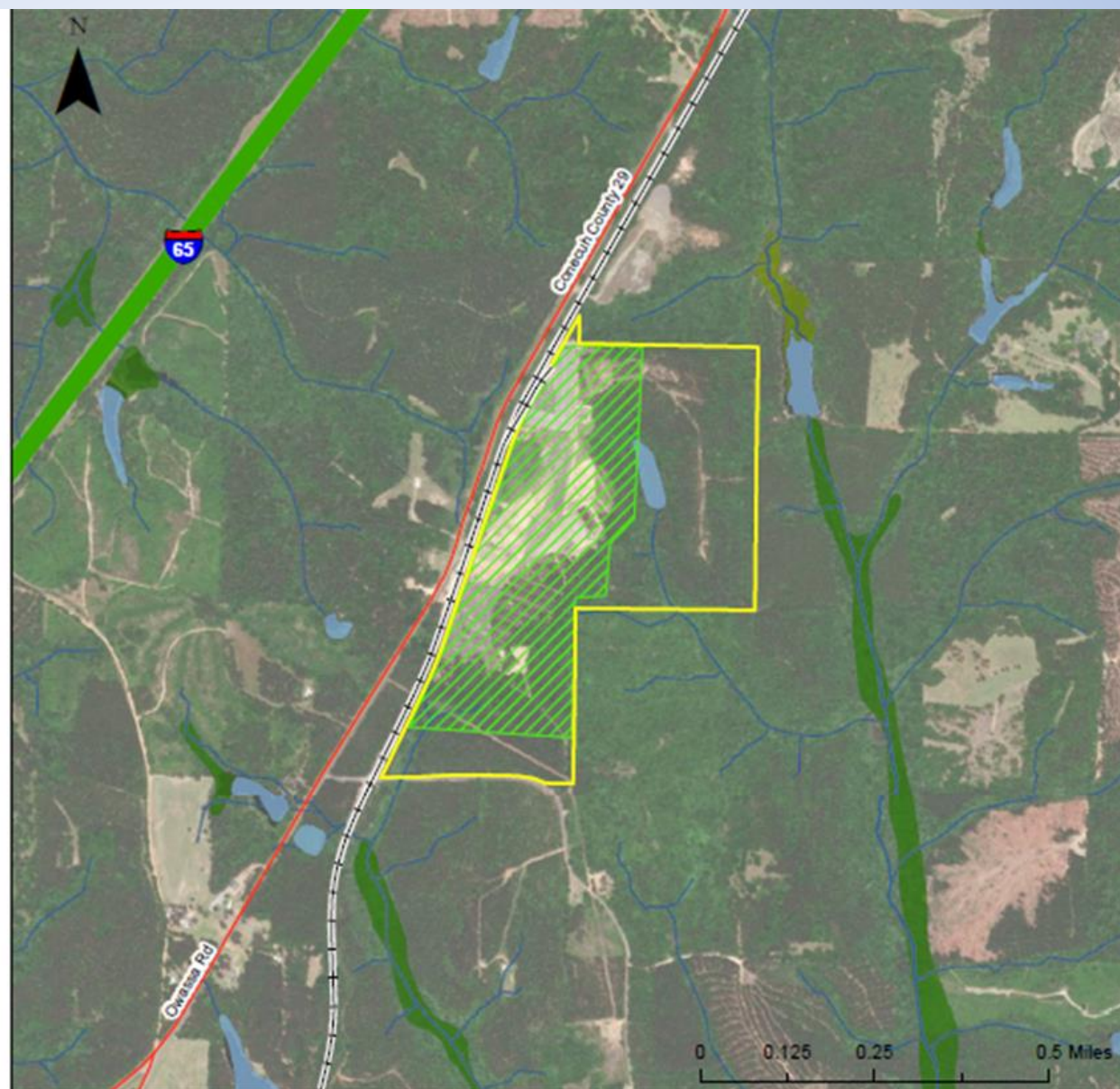
Legend

- Interstate
- State Highway
- Rail
- Site Boundary
- Buildable Area

National Wetlands Inventory

Potential Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine



Transportation US and State Highway

Conecuh Connections to the World

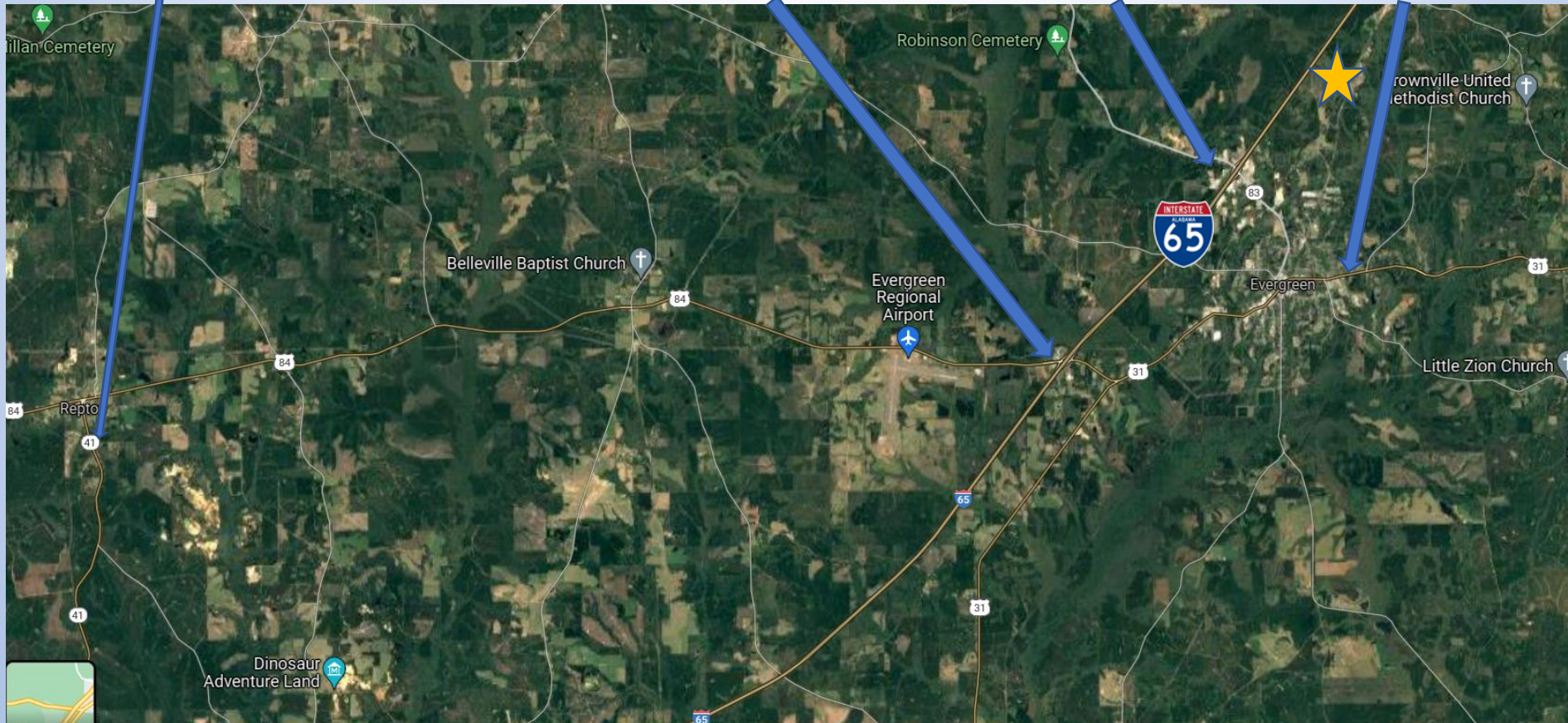


State Hwy 41 – 16mi.

US Hwy 84 – 5mi.

State Hwy 83 – 4mi.

US Hwy 31 – 2mi.



Transportation

Conecuh Connections to the World

Port of Mobile 97.2 Miles Via I65 South

Acreage: Total – 3,700+/- acres

Main Complex: 500+/- acres

McDuffie Island: 300+/- acres

Choctaw Point: 380+/- acres

Other Sites: 2,200+/- acres

Inland Docks: 311+/- acres

ASPA Economic Impact in Alabama

154,447 Direct and Indirect Jobs

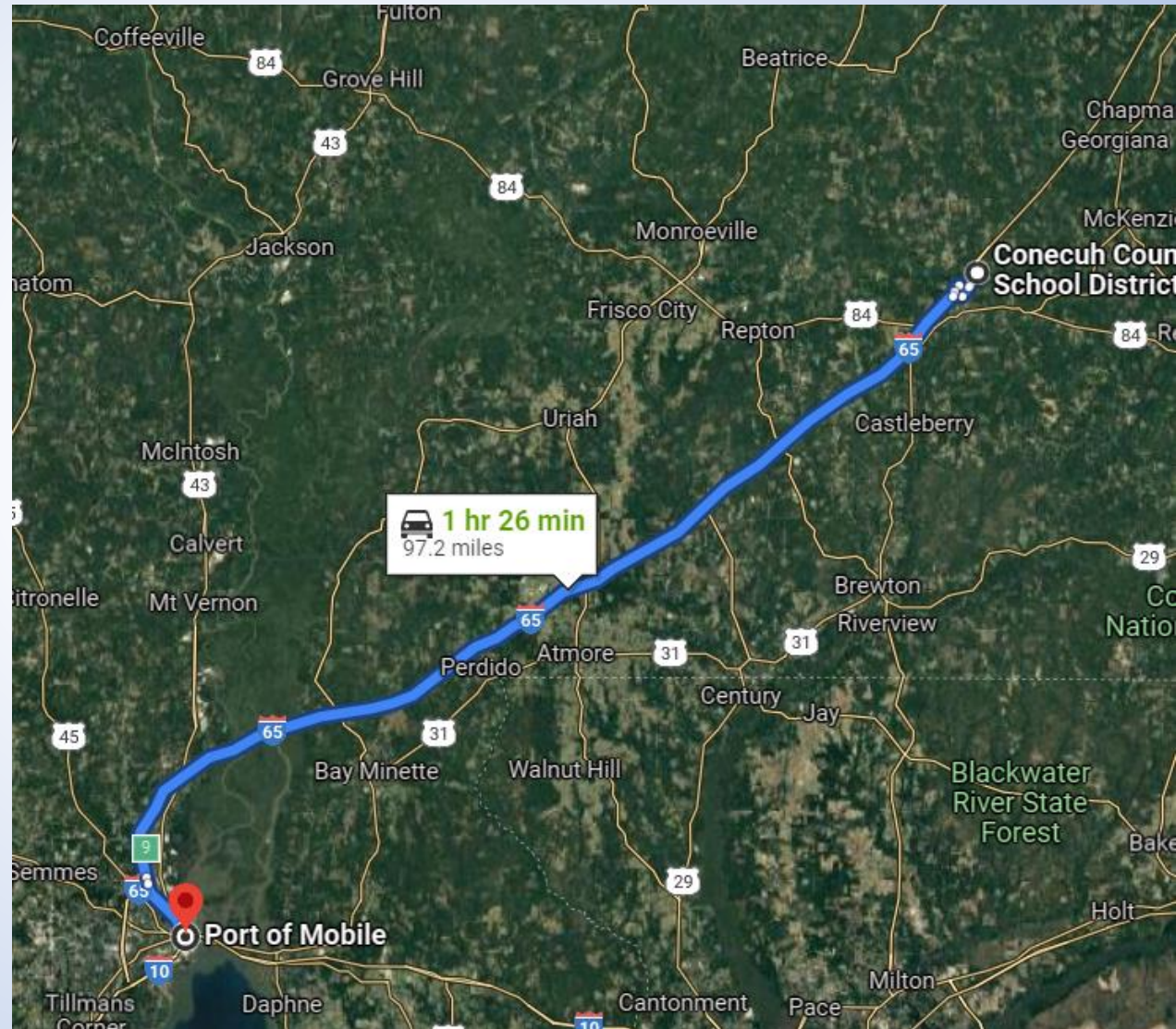
\$559.3 Million in Direct and Indirect Tax Impact

Total Economic Value \$25.4 Billion

Number of Berths: 41

Channel Depth: 45 Feet to the Tunnels
(50 feet by 2025); 40 Foot in the River Harbor

Warehouse and Open Yards: 5 Million sq. ft. (2.4 million sq. ft. of yard; 2.6 million sq. ft. of sheds)



Transportation

Conecuh Connections to the World

Montgomery Regional Airport

Basic Information

Montgomery Regional Airport serves roughly 350,000 passengers each year and brings more than \$1.32 billion in annual economic activity.

Capacity

Montgomery Regional Airport covers 1,907 acres at an elevation of 221 feet. It has two runways: Runway 10/28 is 9,020 by 150 feet, and Runway 3/21 is 4,011 by 150 feet.

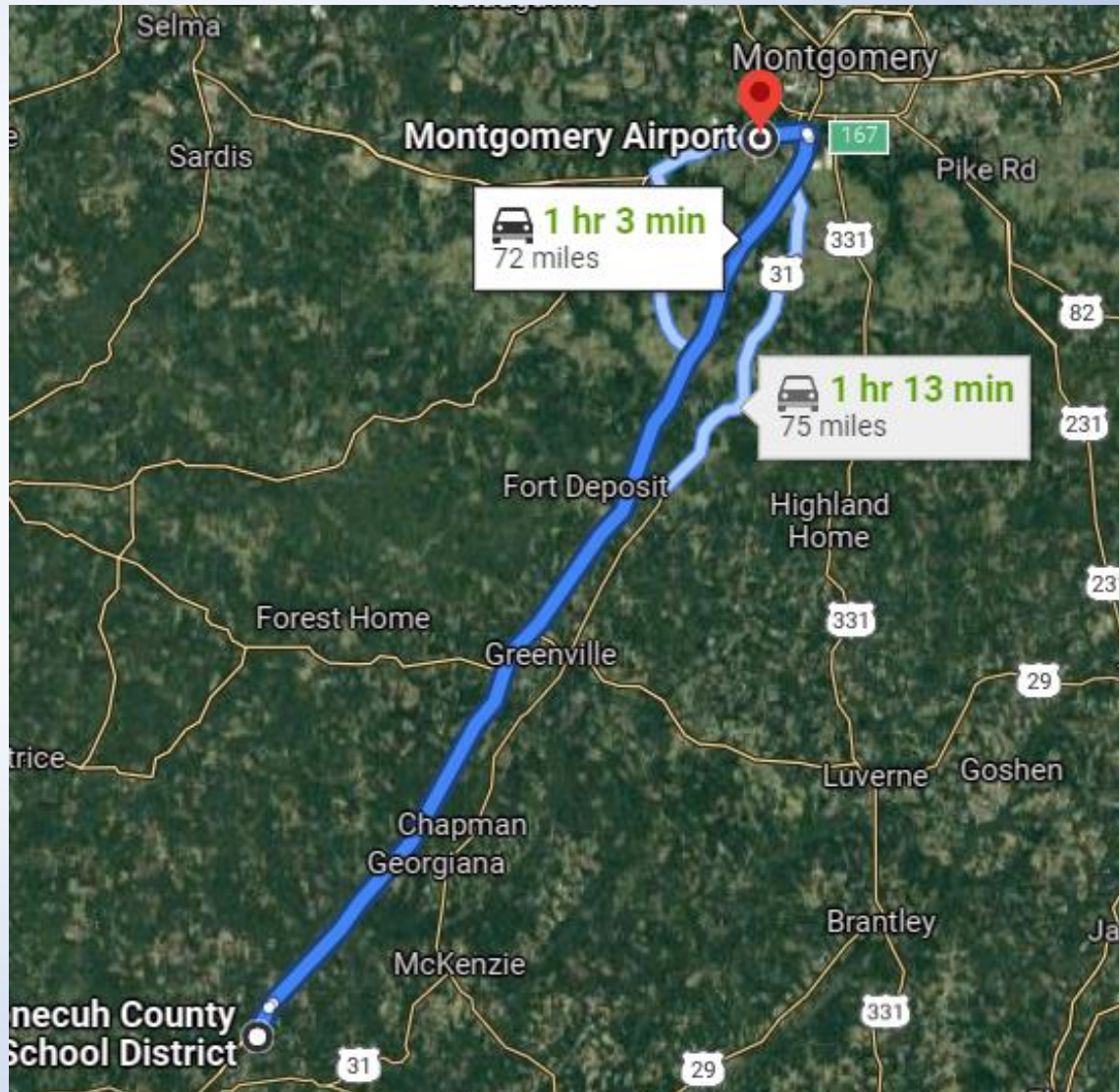
Over 338,920 passengers traveled through the airport in 2018.

Currently, Two major Airlines serving the MGM Regional Airport including:

American Airlines and Delta Airlines.

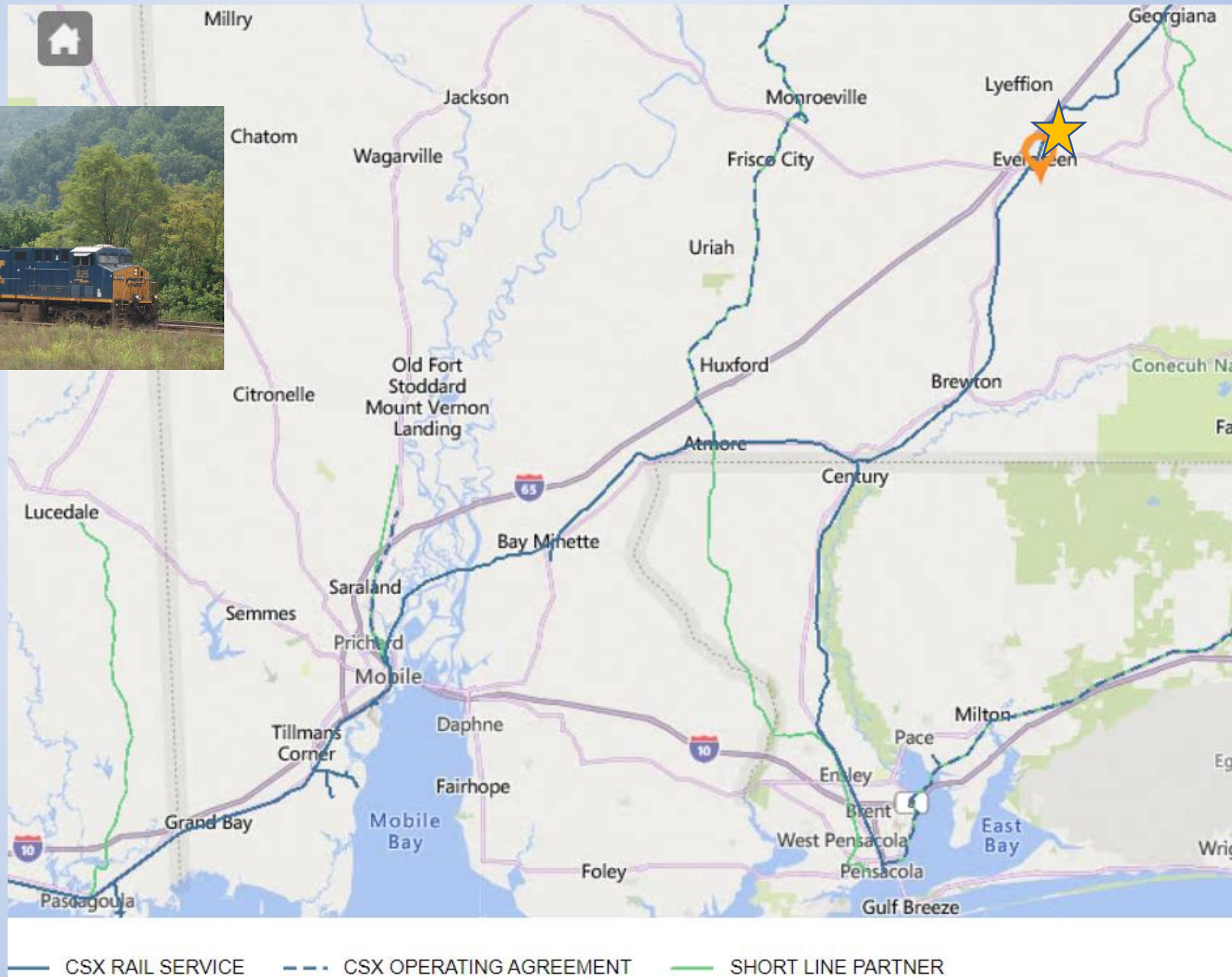
American Airlines provides Nonstop-service From Montgomery to Dallas (DFW), Charlotte (CLT), and Washington DC (DCA).

The Delta connection provides nonstop service from Montgomery to Atlanta (ATL).



Transportation

Conecuh Connections to the World



Transportation

Conecuh Connections to the World

Evergreen Middleton Regional Airport



FAA INFORMATION EFFECTIVE 04 NOVEMBER 2021

Location

FAA Identifier: GZH

Lat/Long: 31-24-54.0000N 087-02-36.1000W

31-24.900000N 087-02.601667W

31.4150000,-87.0433611

(estimated)

Elevation: 259 ft. / 78.9 m (surveyed)

Variation: 03W (2015)

From city: 5 miles W of EVERGREEN, AL

Time zone: UTC -5 (UTC -6 during Standard Time)

Zip code: 36401

Airport Operations

Airport use: Open to the public

Activation date: 08/1945

Control tower: no

ARTCC: JACKSONVILLE CENTER

FSS: ANNISTON FLIGHT SERVICE STATION

NOTAMs facility: GZH (NOTAM-D service available)

Attendance: MON-FRI 0800-1700

Wind indicator: yes

Segmented circle: no

Lights: ACTVT PAPI RWY 10; MIRL RWYS 01/19 & 10/28 - CTAF.

Beacon: white-green (lighted land airport)

Operates sunset to sunrise.

Landing fee: yes

Transportation

Conecuh Connections to the World

Evergreen Middleton Regional Airport

Runway Information

Runway 1/19

Dimensions: 5005 x 150 ft. / 1526 x 46 m

Surface: asphalt, in fair condition

Runway edge lights: medium intensity

Runway edge markings: MARKINGS FADED.

RUNWAY 1

Latitude: 31-24.391348N

Longitude: 087-02.866167W

Elevation: 251.7 ft.

Traffic pattern: left

Runway heading: 008 magnetic, 005 true

Markings: nonprecision, in fair condition

Touchdown point: yes, no lights

Obstructions: none

RUNWAY 19

31-25.213648N

087-02.776508W

257.8 ft.

left

188 magnetic, 185 true

nonprecision, in fair condition

yes, no lights

85 ft. tree, 1461 ft. from runway, 227 ft. right of centerline, 14:1 slope to clear

Runway 10/28

Dimensions: 5004 x 150 ft. / 1525 x 46 m

Surface: asphalt, in good condition

Weight bearing capacity: Single wheel: 30.0

Double wheel: 50.0

Runway edge lights: medium intensity

Runway edge markings: MARKINGS FADED.

RUNWAY 10

Latitude: 31-25.065077N

Longitude: 087-02.855833W

Elevation: 258.9 ft.

Traffic pattern: left

Runway heading: 103 magnetic, 100 true

Markings: nonprecision, in fair condition

Visual slope indicator: 4-light PAPI on left (3.00 degrees glide path)

Touchdown point: yes, no lights

Obstructions: 64 ft. tree, 1233 ft. from runway, 29 ft. left of centerline, 16:1 slope to clear

RUNWAY 28

31-24.928672N

087-01.906662W

248.8 ft.

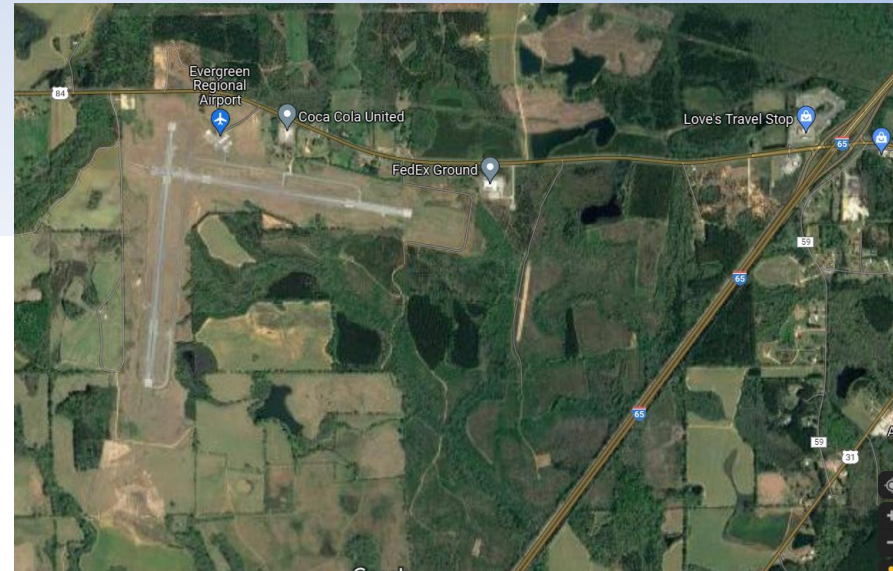
left

283 magnetic, 280 true

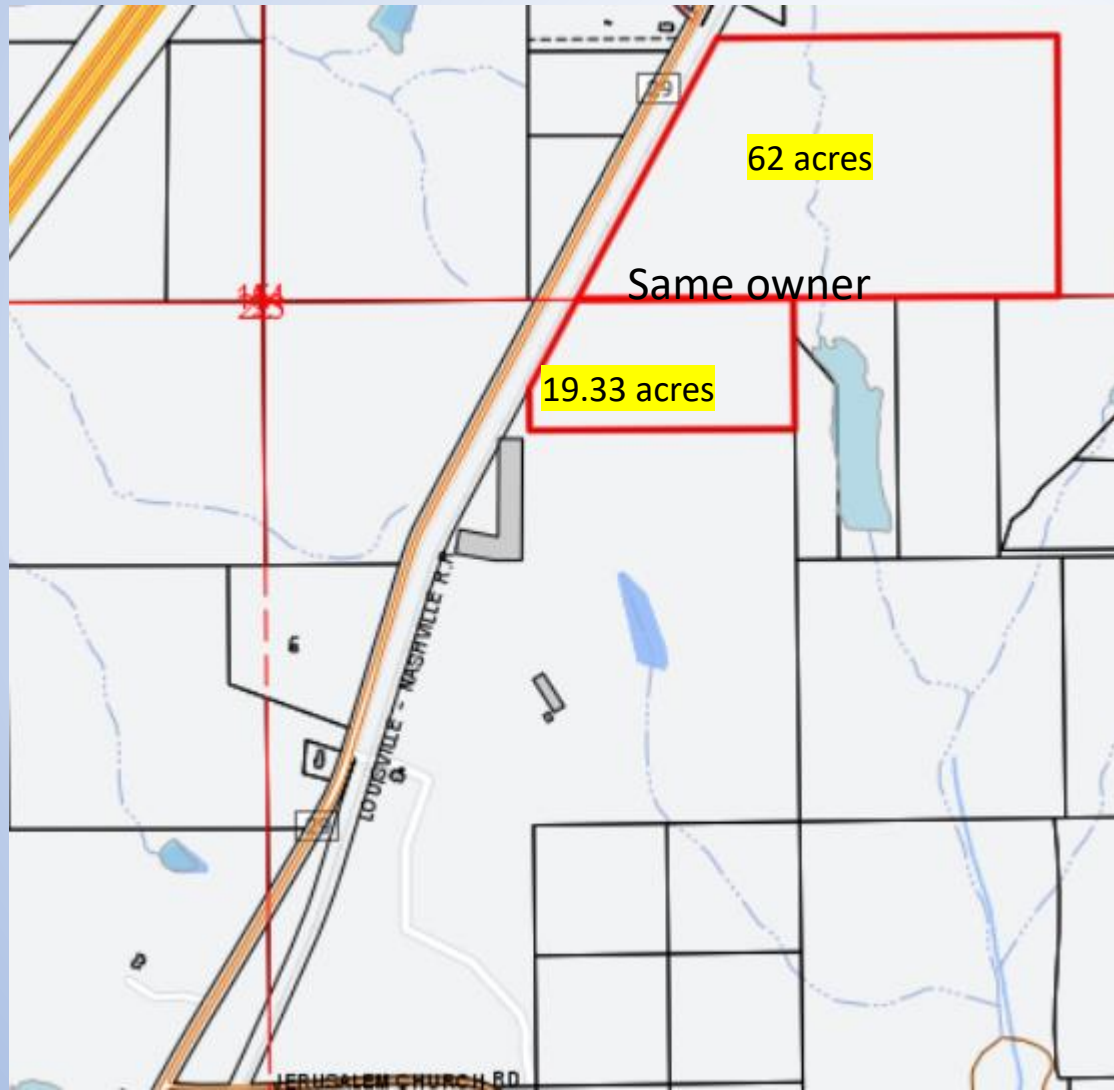
nonprecision, in fair condition

yes, no lights

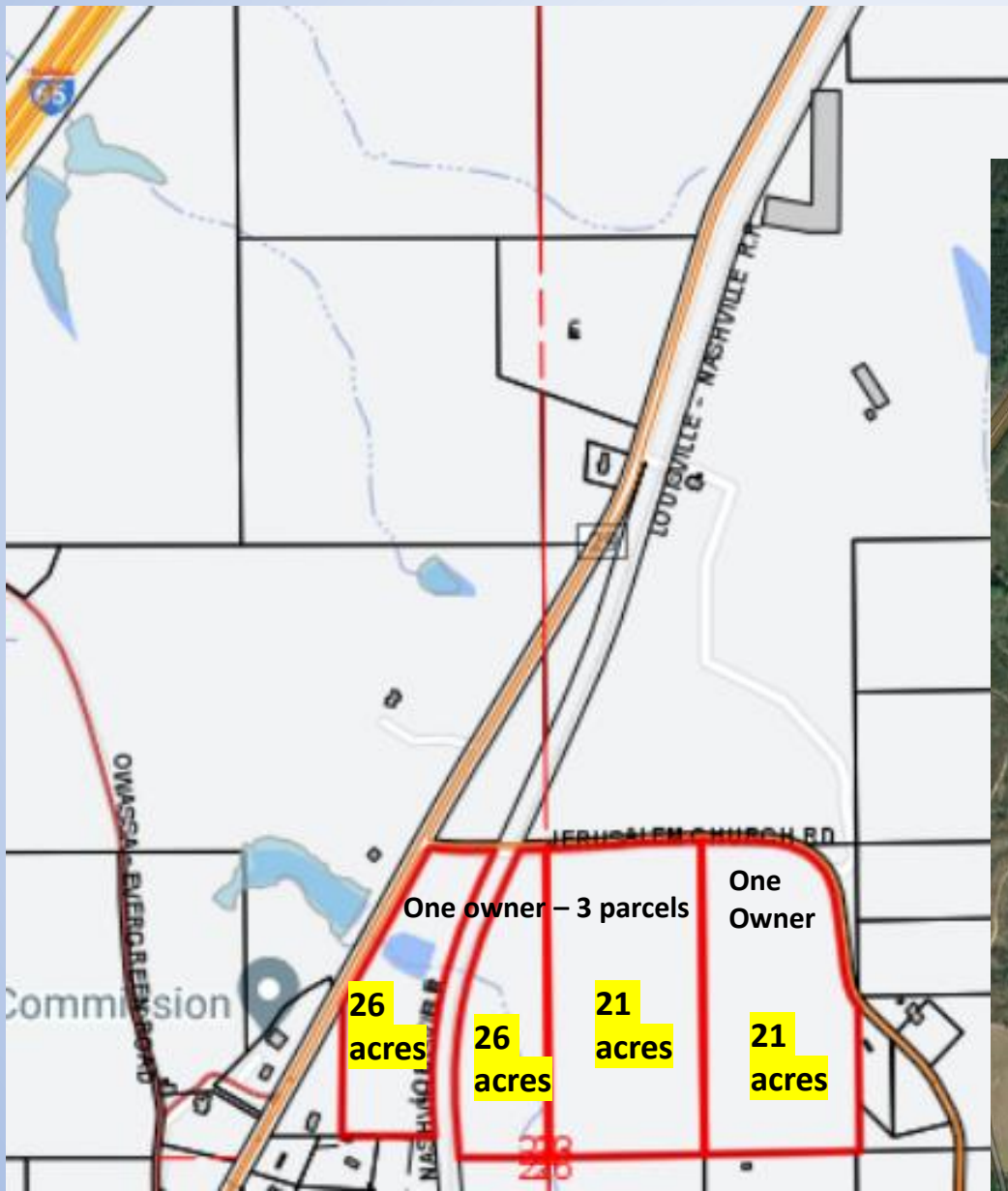
61 ft. tree, 1426 ft. from runway, 173 ft. left of centerline, 20:1 slope to clear



Additional Acreage available – aggressively flexible sale



Additional Acreage available – aggressively flexible sale



Utilities

**Natural Gas provided by South Alabama Gas
on site 4' Main w/ 165PSI**



**Water provided by Evergreen Utilities
on site 10' main**



**Sewer provided by Evergreen Utilities
not on site 1.1 miles away
est. 3 month to hook up**

**Electric provided by Southern Pine
Cooperative
Distribution load**



**Fiber/Telecom provided by AT&T
xDSL available**



Google

LAND OF CAN!

ENERGY INFRASTRUCTURE/UTILITY ACCESS

SSI Phase I sponsored by:



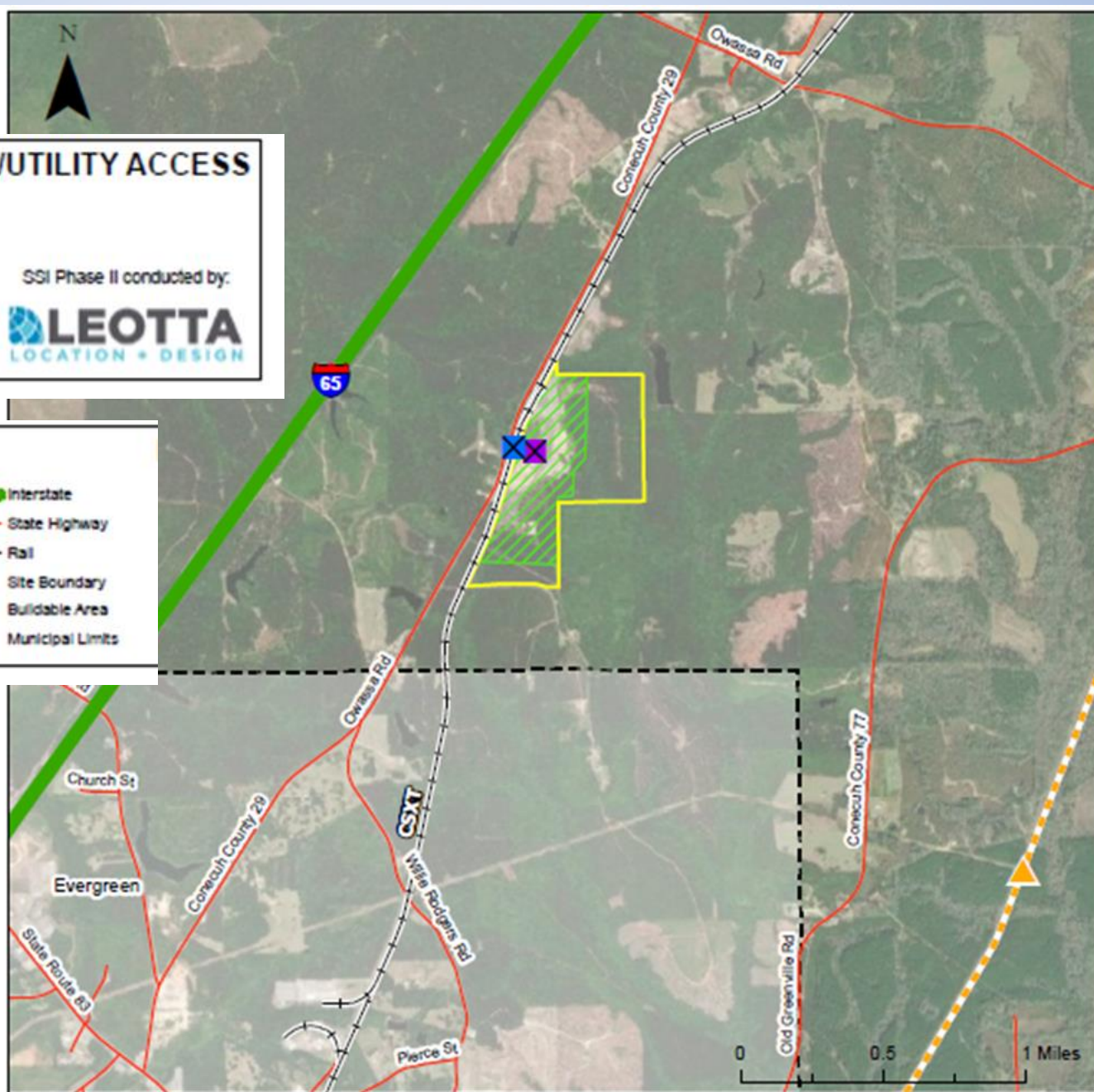
SSI Phase II conducted by:

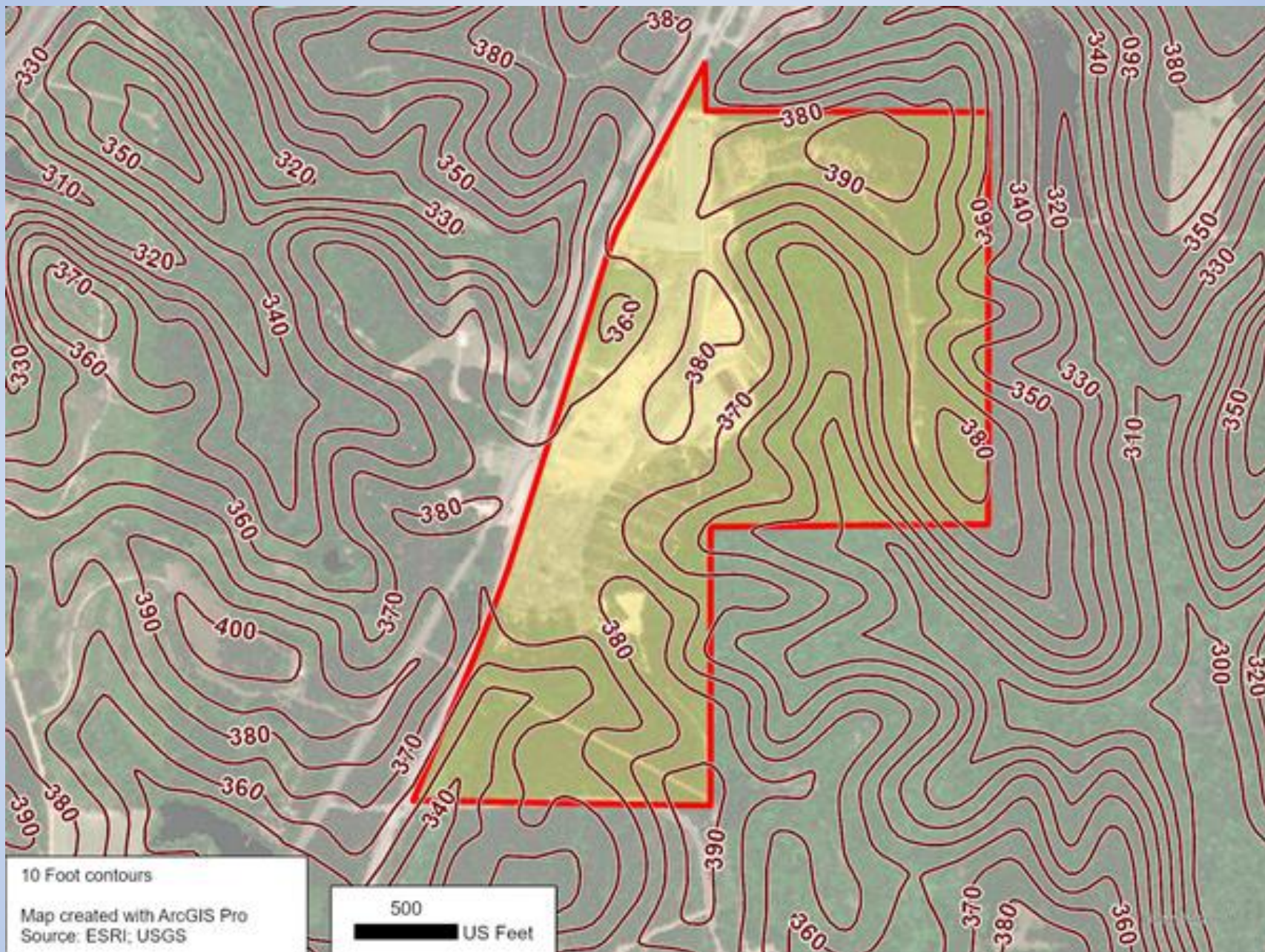


Legend

Utility Type

- | | | | |
|--|---|---|------------------|
|  | Water Main Access Point (6" Water Main) |  | Interstate |
|  | Water Main Termination Point (4" Meter Box) |  | State Highway |
|  | Electric Substation |  | Rail |
|  | Electric Transmission Line |  | Site Boundary |
| | |  | Buildable Area |
| | |  | Municipal Limits |





Topography

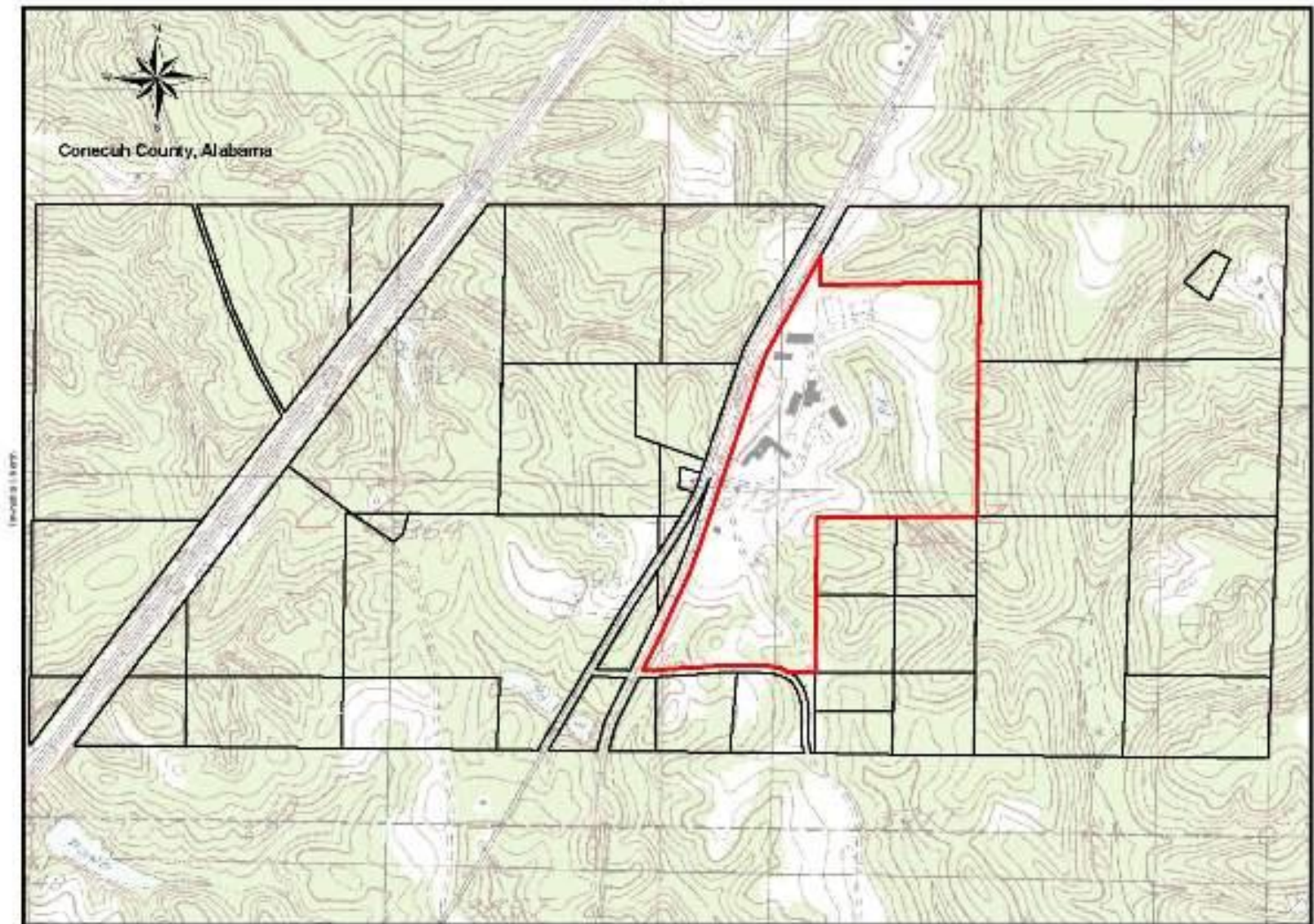
Flat area

Phase I Environmental Complete

Surrounding Parcels

Wooded

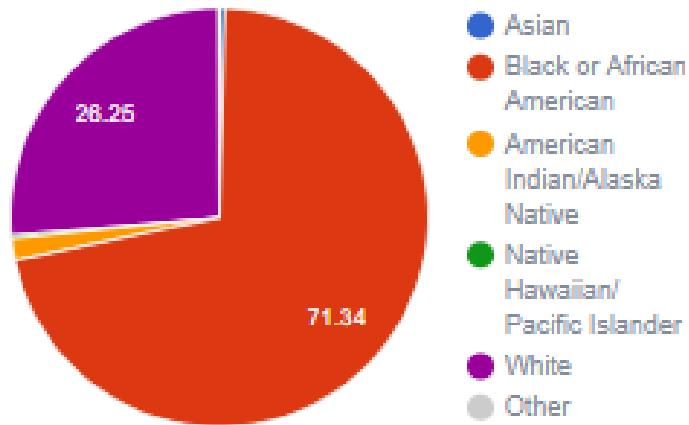
LAND OF CAN!



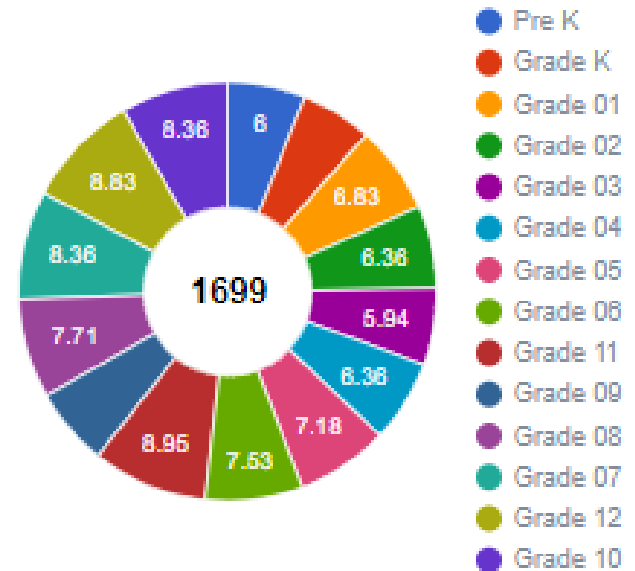
Lousiana-Pacific Site: 123 acres
Evergreen, Alabama 36401

Education

Student Demographics



Grade Enrollments



Hillcrest High School averages **90** graduating seniors entering the workforce

Schools in the District

PRESCHOOLS

4

ELEMENTARY SCHOOLS

5

MIDDLE SCHOOLS

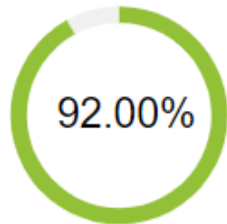
6

HIGH SCHOOLS

2

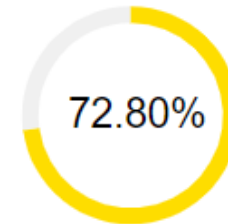
COLLEGE AND CAREER READINESS - 2020

Graduation Rate



Subpopulations

College & Career Readiness



Subpopulations

Hillcrest High School

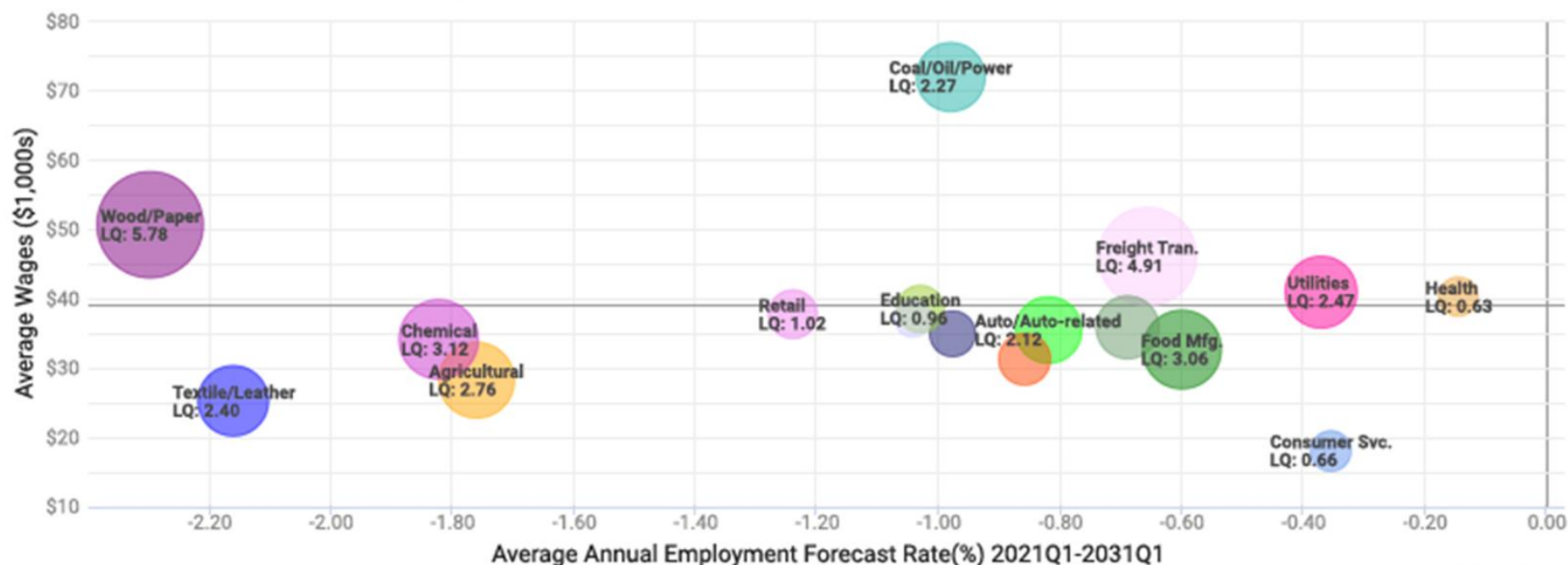
Mission: The mission of CCS is to inspire and prepare all students to be lifelong learners and responsible citizens of the world by engaging them in meaningful and rigorous curriculum that provides opportunities for all students to reach their fullest potential. Whatever It Takes!

LAND OF CAN!

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in Conecuh County, Alabama with the highest relative concentration is Wood/Paper with a location quotient of 5.78. This cluster employs 173 workers in the region with an average wage of \$50,677. Employment in the Wood/Paper cluster is projected to contract in the region about 2.3% per year over the next ten years.

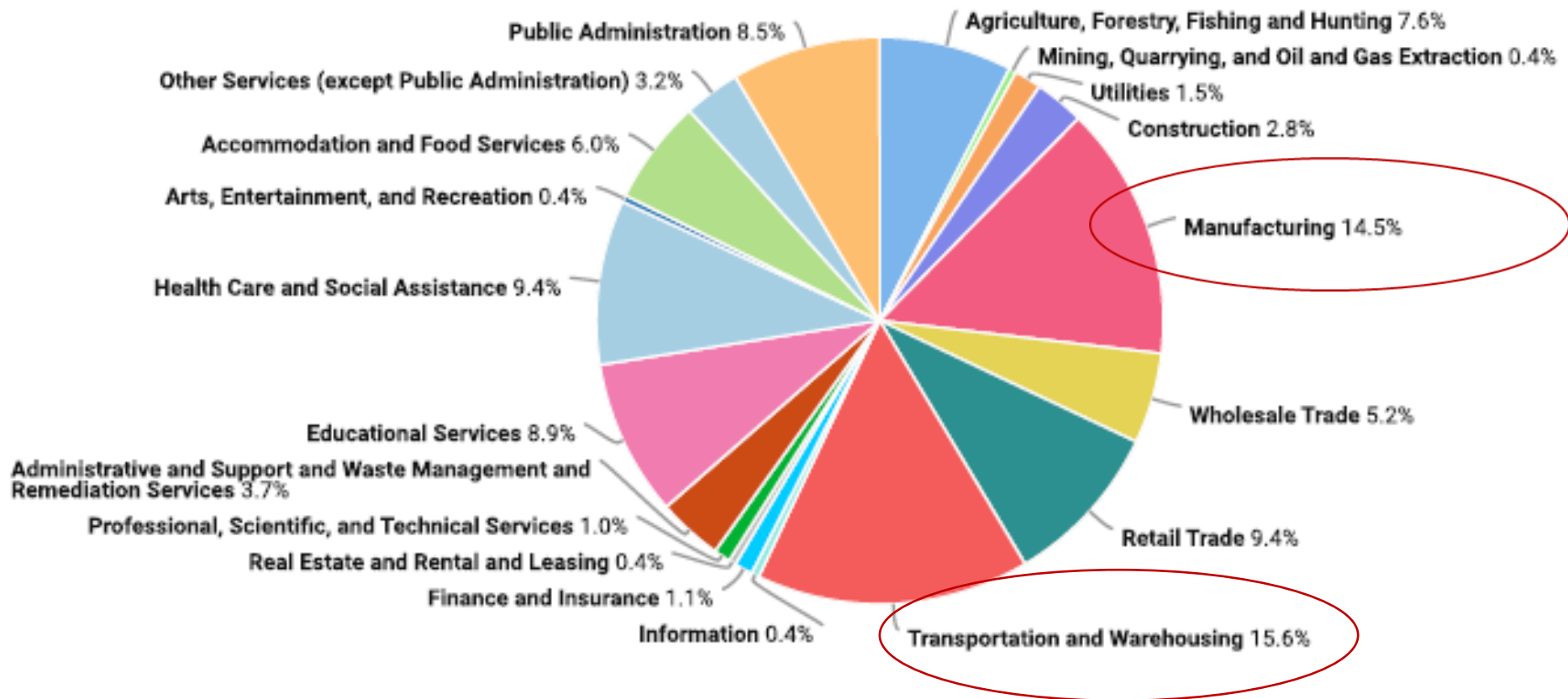
Industry Clusters for Conecuh County, Alabama as of 2021Q1



Source: JobsEQ®, Data as of 2021Q1

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2020Q4 with preliminary estimates updated to 2021Q1. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Total Workers for Conecuh County, Alabama by Industry

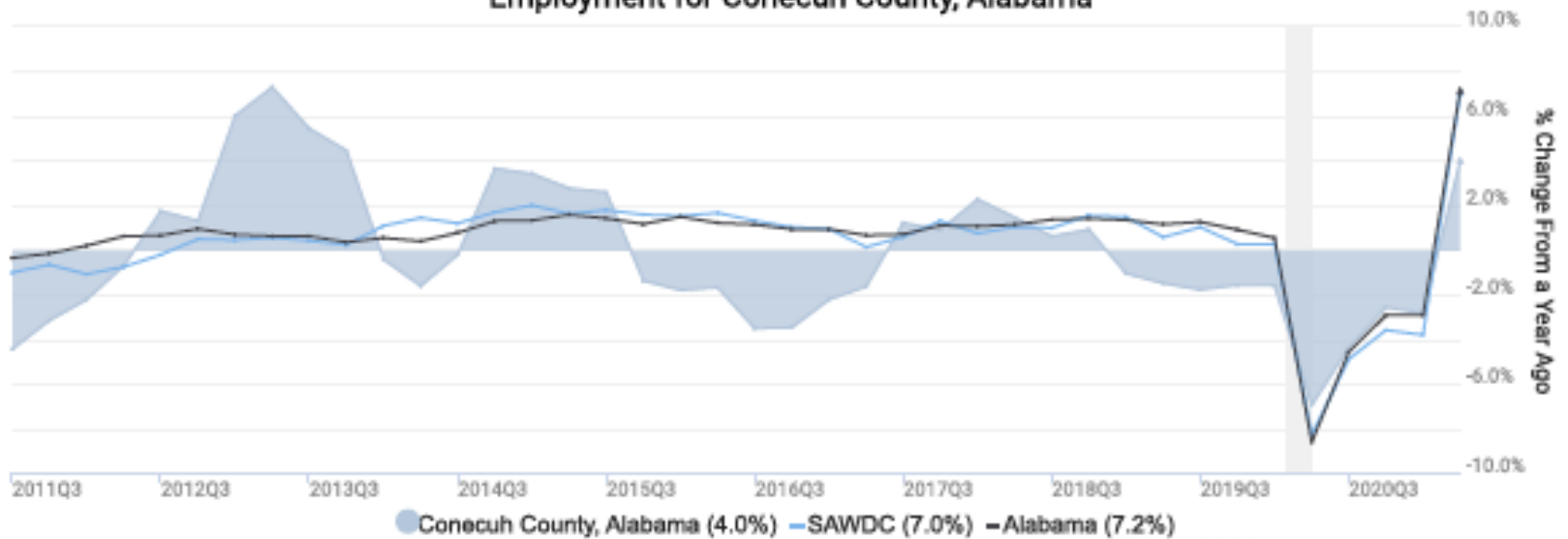


Highlight certain

Employment Trends

As of 2021Q2, total employment for Conecuh County, Alabama was 3,702 (based on a four-quarter moving average). Over the year ending 2021Q2, employment increased 4.0% in the region.

Employment for Conecuh County, Alabama



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2021Q1 with preliminary estimates updated to 2021Q2.

New Initiatives have resulted from the Pandemic, with a targeted focus on Workforce Development activities in the County.

Workforce Development Partners

Conecuh County Workforce Development Center



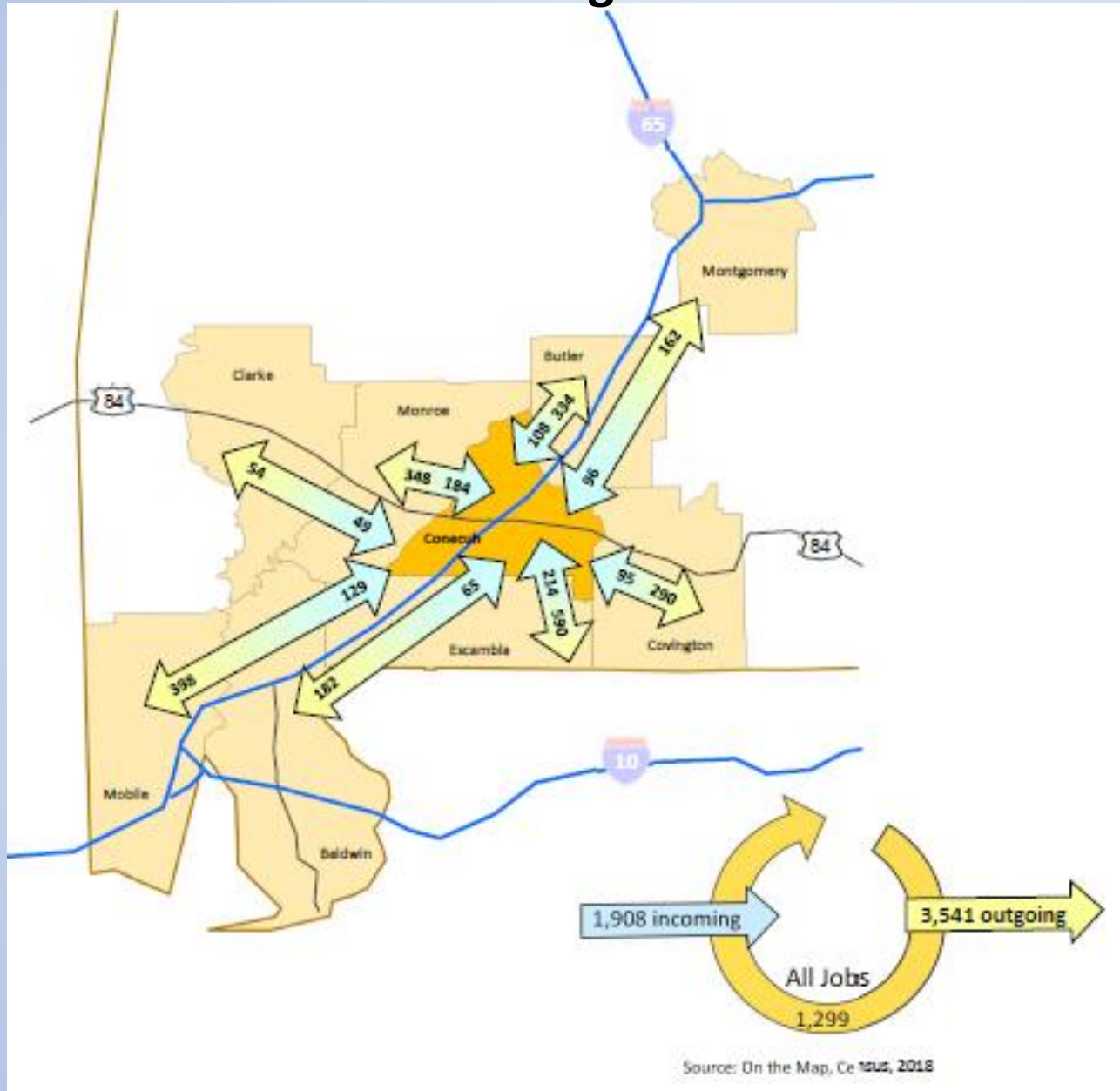
Welcome to Conecuh County's Workforce Development Center!

Created with students and community in mind, the Conecuh County Workforce Development Center is the hub Conecuh County Schools' Career and Technical Education programs: Agriculture, Business Technology, Health Sciences, Information Technology, JROTC, and Welding.



LAND OF CAN!

Commuting Pattern



Commuting Pattern

The County and other partners are developing a program to revitalize and recruit population to the area.



Evergreen, Alabama is a designated ACE Community; which advocates leadership development and provides opportunity to implement visions and plans for growth

LAND OF CAN!

Labor Force Drive Time

45-Minute Drive Time

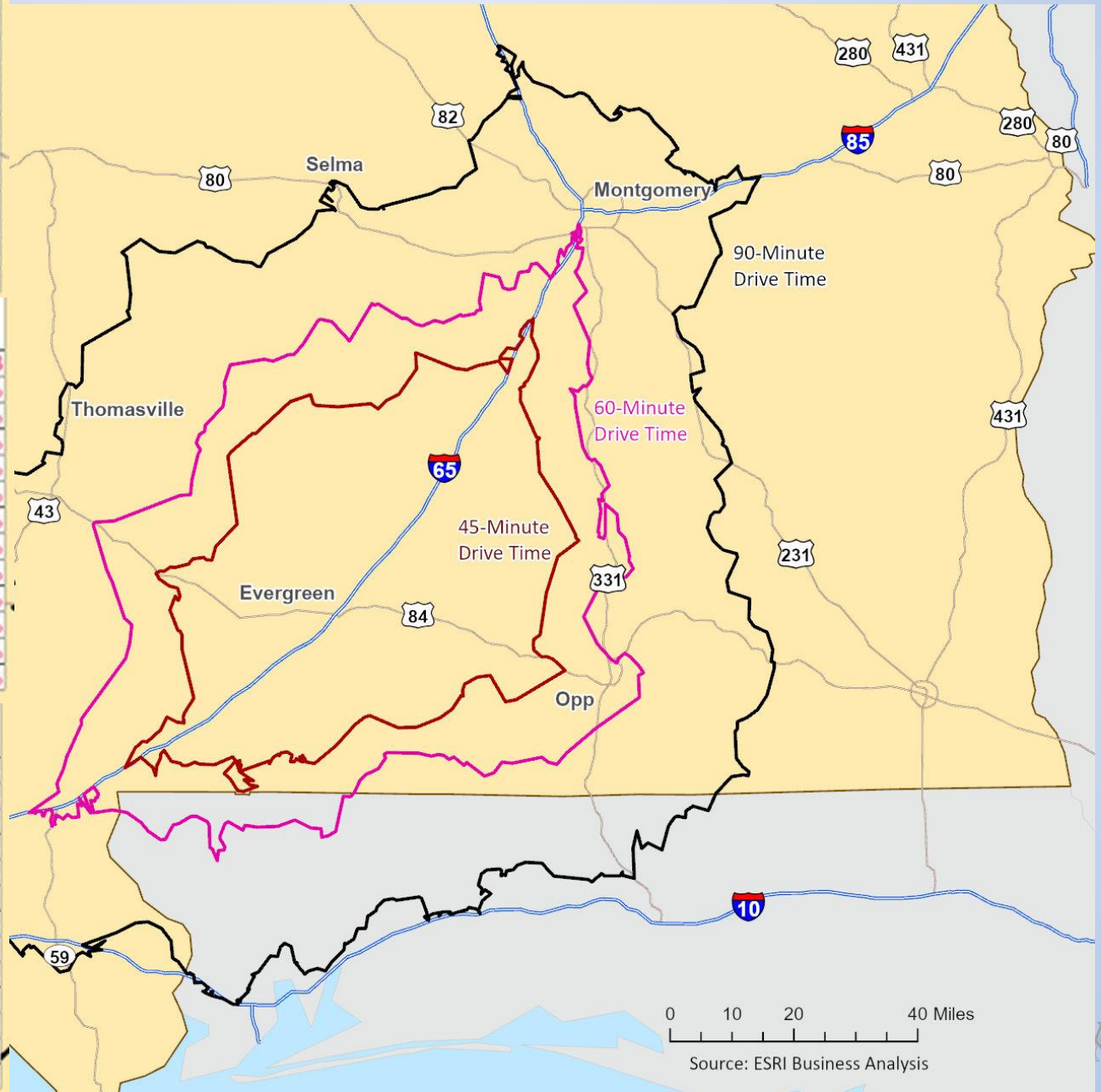
Total	34,237
White Collar	49.7%
Management/Business/Financial	12.8%
Professional	18.5%
Sales	9.4%
Administrative Support	9.1%
Services	15.5%
Blue Collar	34.8%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	6.6%
Installation/Maintenance/Repair	3.5%
Production	13.0%
Transportation/Material Moving	11.0%

60-Minute Drive Time

Total	61,668
White Collar	49.8%
Management/Business/Financial	12.6%
Professional	18.0%
Sales	9.4%
Administrative Support	9.8%
Services	15.1%
Blue Collar	35.1%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	3.9%
Production	12.4%
Transportation/Material Moving	10.8%

90-Minute Drive Time

Total	393,923
White Collar	58.6%
Management/Business/Financial	15.2%
Professional	22.2%
Sales	9.7%
Administrative Support	11.4%
Services	15.4%
Blue Collar	26.0%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	3.6%
Production	7.9%
Transportation/Material Moving	8.9%



Existing Industry



GUYOUNG
TECH CO.,LTD.



EVERGREEN
TRANSPORT, LLC.

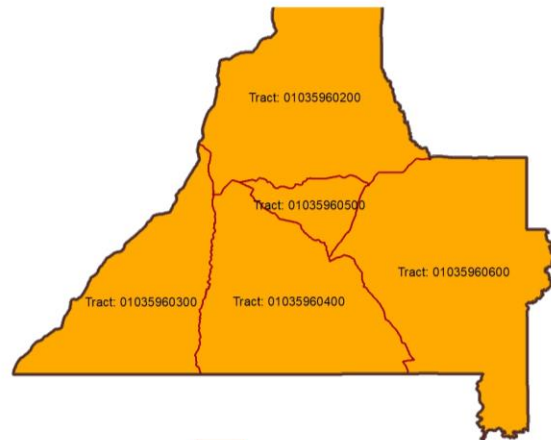


FedEx



LAND OF CAN!

Economic Development Zones and Opportunities



New Market Tax Census Tracts

source: Novogradac, novoco.com

The data presented was gathered from a third party. All data should be verified with the CDFI Fund web site before using it in the decision making process.



To qualify under the NMTC program, an area must meet at least one of the following two criteria:

- Poverty rate of at least 20 percent
- Median family income of 80 percent or less of that area's median family income



To qualify under the NMTC's "Severely Distressed" program criteria, an area must meet at least one of following three criteria:

- Poverty rate greater than 30 percent
- Median family income of 60 percent or less of that area's median family income
- Unemployment rate at least 1.5 times the national average of 7.9% for 2006-2010 ACS Survey
- All non-metro tracts that qualify for the NMTC program also qualify as "Severely Distressed"

The **Alabama Enterprise Zone Program** provides certain tax incentives to corporations, partnerships, and proprietorships that locate or expand within designated Enterprise Zones.

The **Historically Underutilized Business Zones (HUBZone)** program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUBZone certification in part by employing staff who live in a HUBZone.



State Assistance Programs may be available for qualified projects pending application.

LAND OF CAN!

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 14.6% lower in Conecuh County, Alabama than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Conecuh County, Alabama	\$38,949	85.4	\$45,608
SAWDC	\$47,769	91.4	\$52,258
Alabama	\$51,508	89.3	\$57,649
USA	\$63,393	100.0	\$63,393

Source: [JobsEQ®](#)
Data as of 2021Q1
Cost of Living per C2ER, data as of 2021Q1, imputed by Chmura where necessary.

Life and Leisure in Conecuh County



2021 CONECUH SAUSAGE FESTIVAL



DATES
THURSDAY (Oct 14)
FRIDAY (Oct 15)
SATURDAY (Oct 16)
SUNDAY (Oct 17)

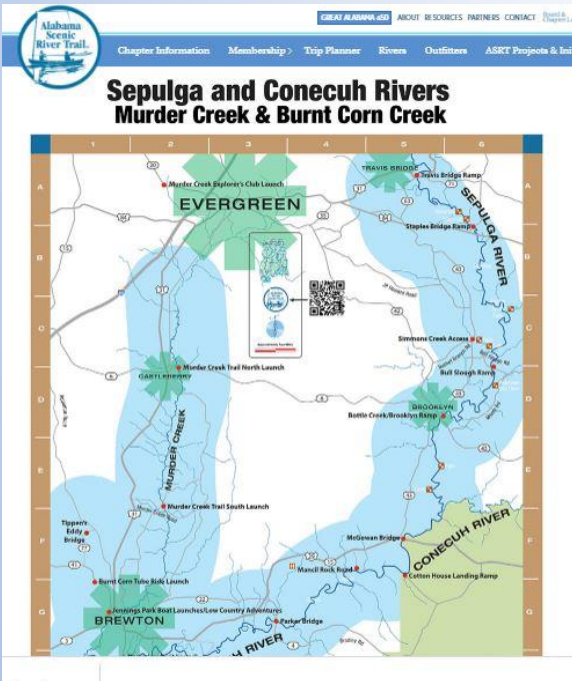
At the Evergreen Regional Airport on Hwy 84, 2 miles off of I-65 exit 93
14134 Hwy 84 Evergreen, AL 36401
Hosted by: Conecuh Sausage Co., City of Evergreen,
& Evergreen Chamber of Commerce



Supporting our Youth



MAN!



CONECUH –THE LAND OF CAN

Contact Us Today

Conecuh Economic Development

www.conecuhcountyeconomicdevelopment.com

PO Box 347

111 Court Street

Evergreen, Alabama 36401

Jessica Dent

251-578-6724

jdent@conecuhcounty.us