



CONECUH COUNTY
Economic Development

CONECUH
FROM THE MUSKOGEE INDIANS
MEANING THE LAND OF CANE

TODAY IT IS THE
LAND OF CAN!

Contact Us Today

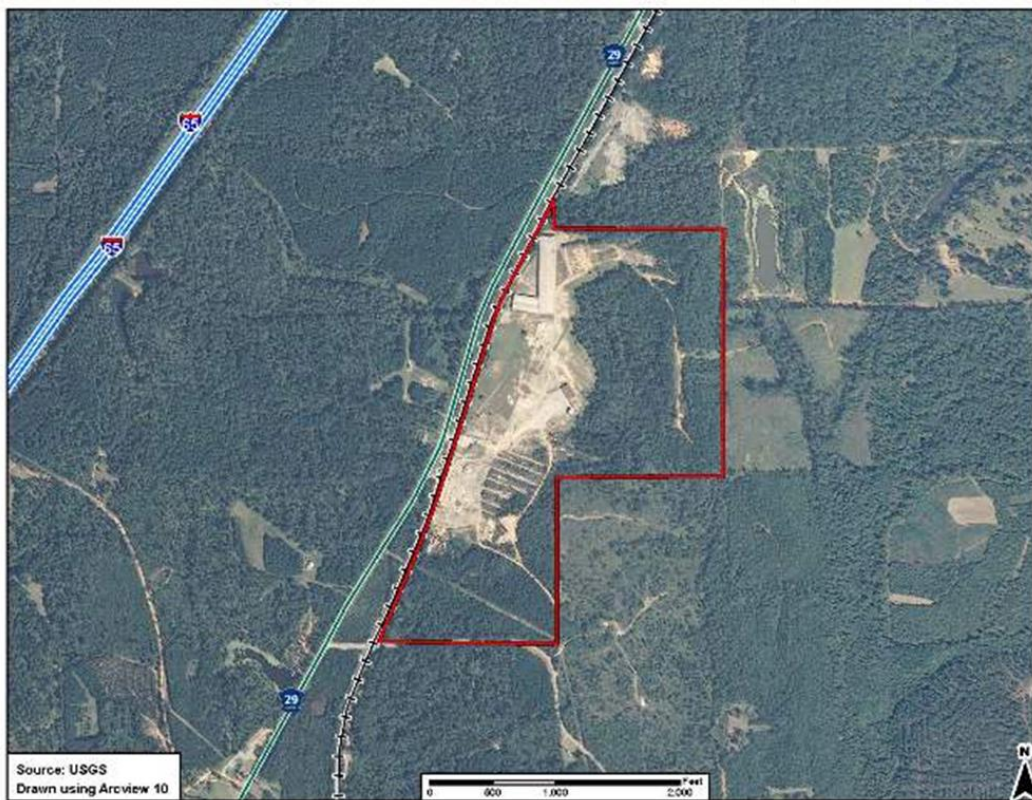
Conecuh Economic Development
www.conecuhcountyeconomicdevelopment.com

PO Box 347
111 Court Street
Evergreen, Alabama 36401

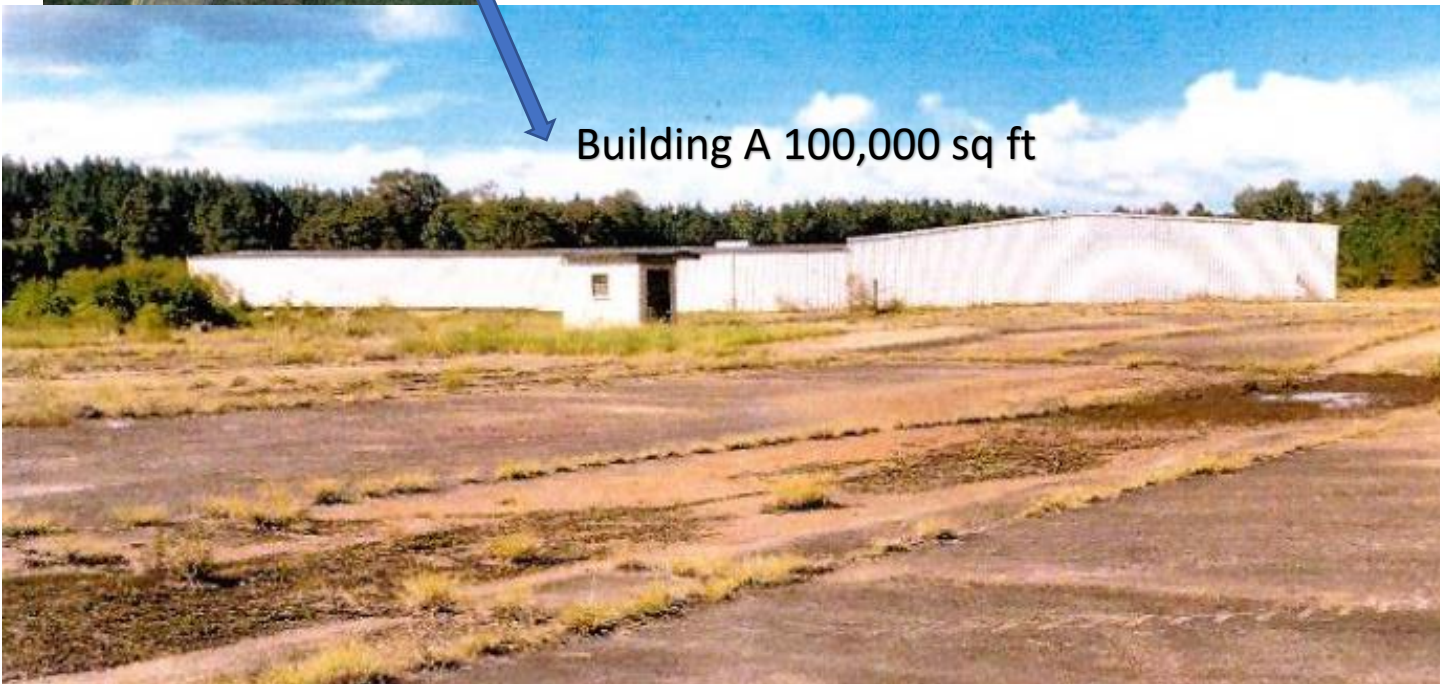
Jessica Dent
251-578-6724
jident@conecuhcounty.us

Transportation

Conecuh Connections to the World





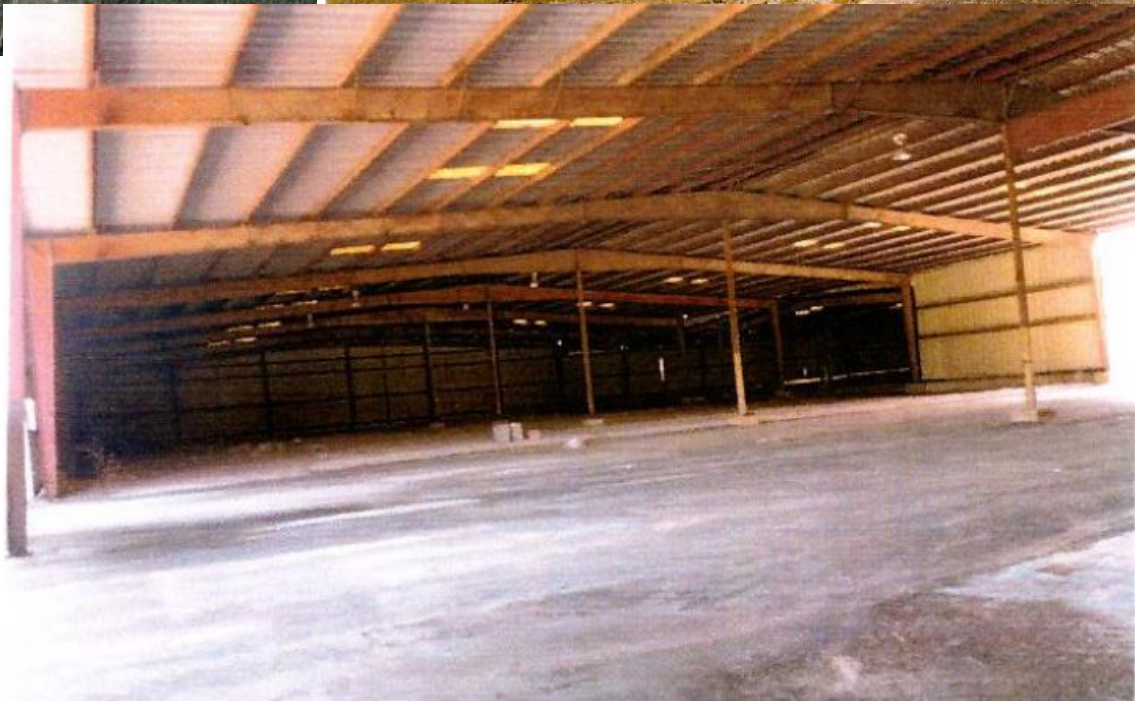


Building A 100,000 sq ft

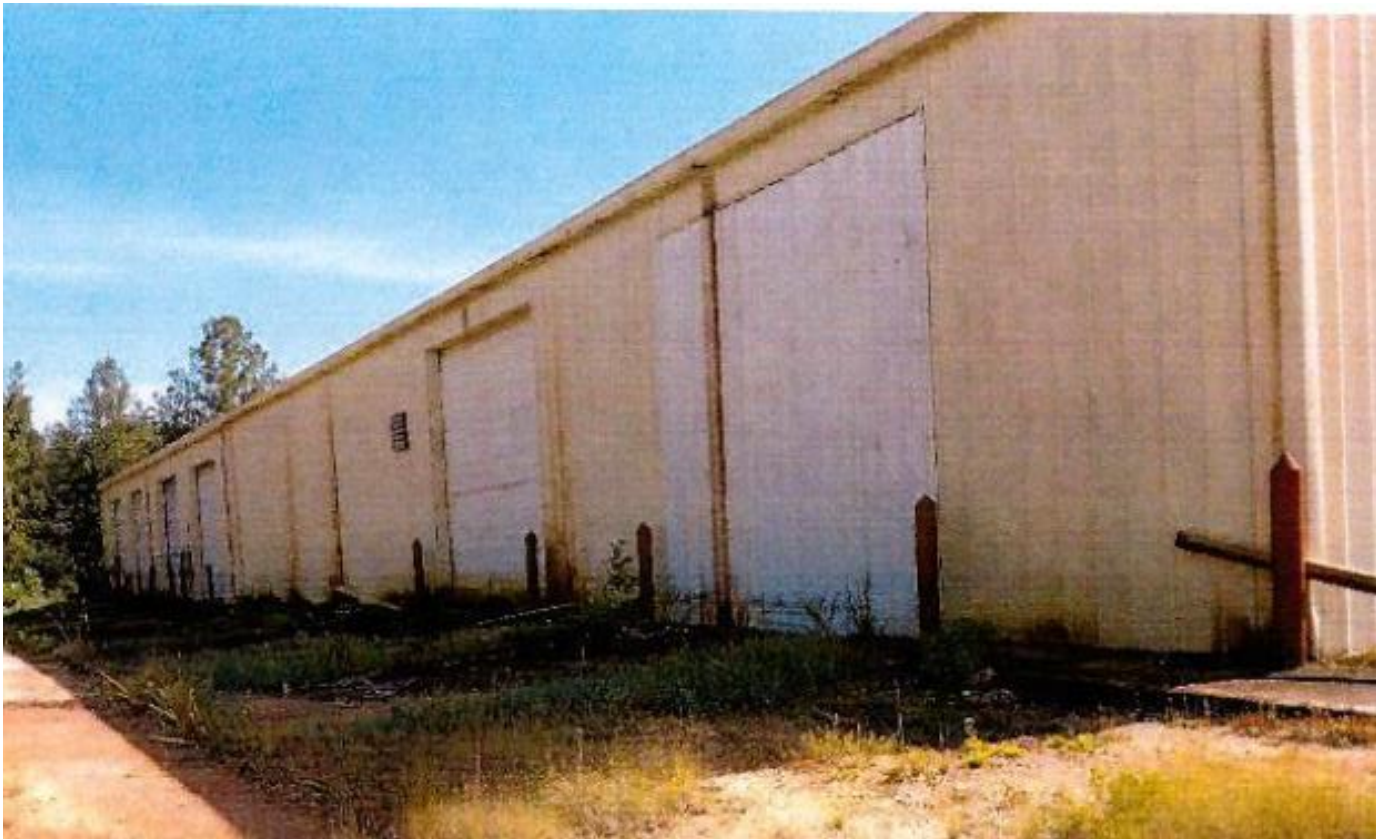
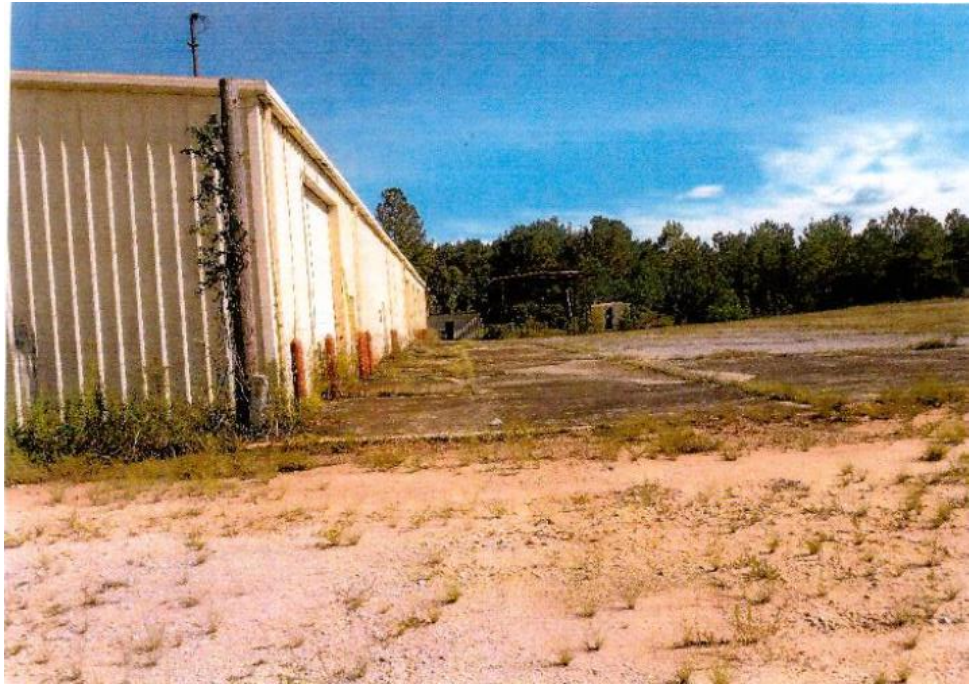


Building B 12,000 sq ft

Building A



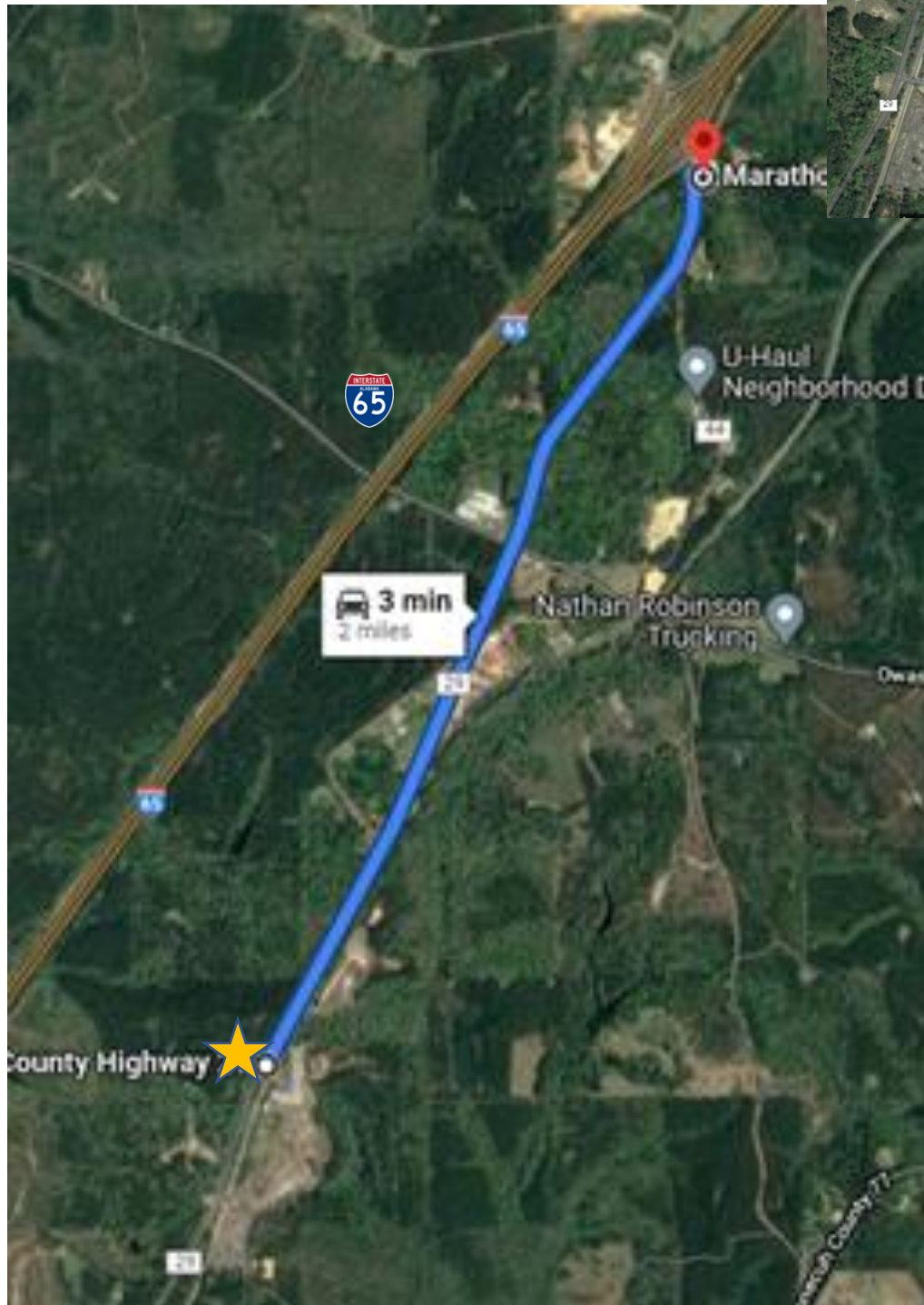
Building B



Transportation

Conecuh Connections to the World

I-65
2 miles from LP Site via
County road 29.



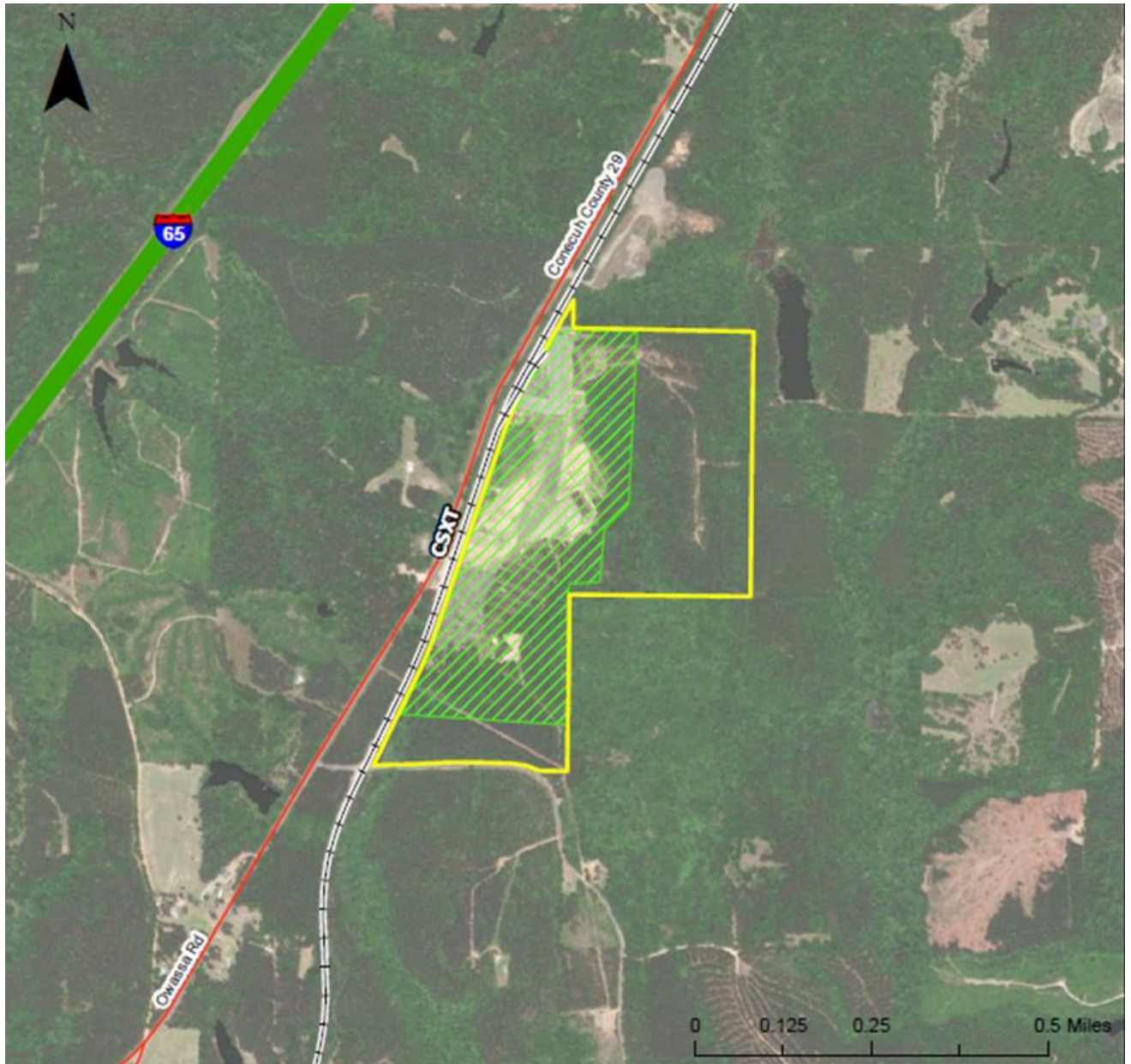
SITE MAP

Site: ~122.4 acres
Buildable Areas: ~65.3 acres

SSI Phase I sponsored by:



SSI Phase II conducted by:



Legend

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



CONECUH COUNTY
Economic Development

BUILDABLE AREA ELEVATION/SLOPE

LiDAR-derived Digital Elevation Model

SSI Phase I sponsored by:

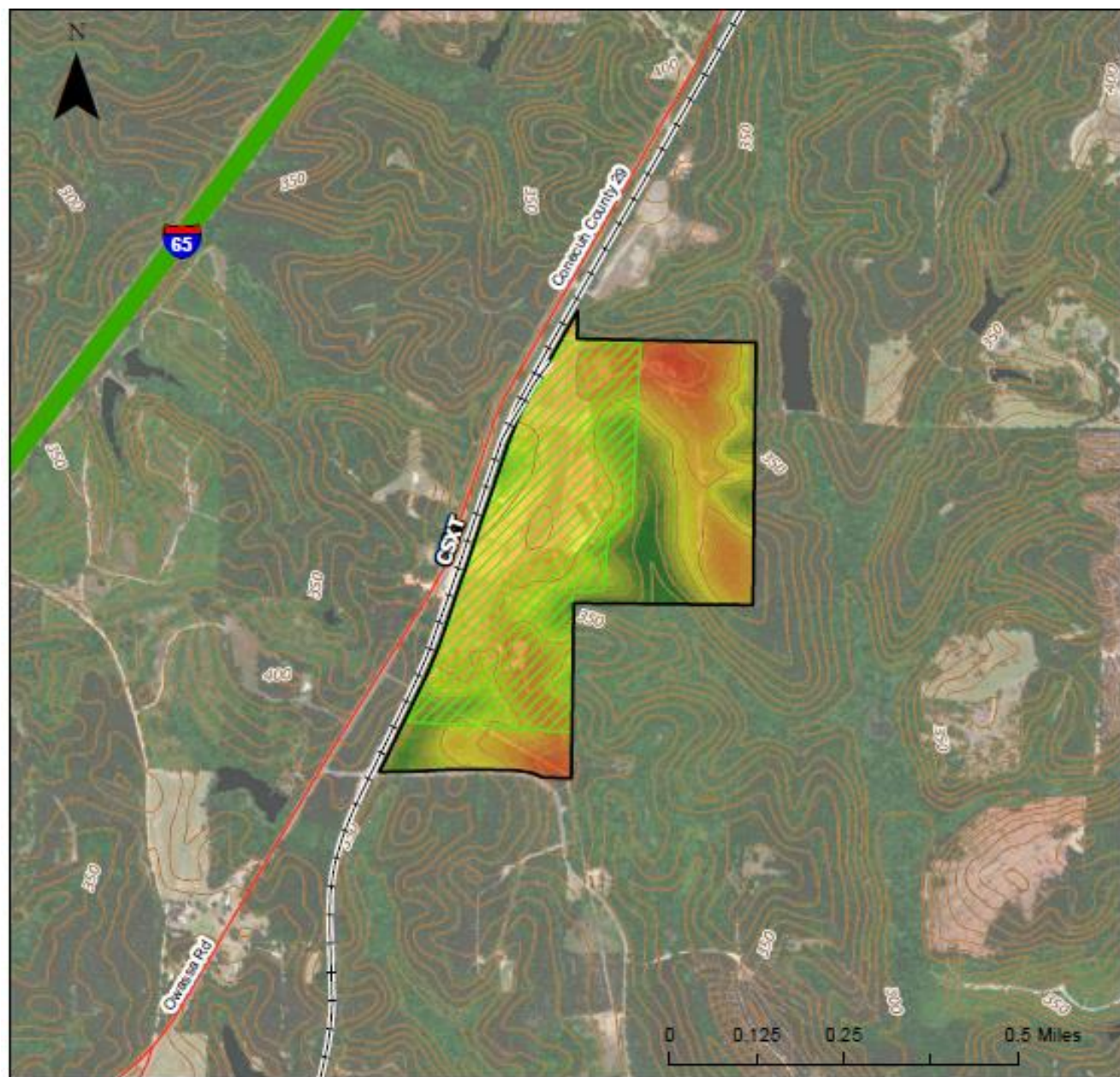


POWERSOUTH
ENERGY COOPERATIVE
A Truist Bank Company

SSI Phase II conducted by:



LEOTTA
LOCATION + DESIGN



Legend

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



CONECUH COUNTY
Economic Development

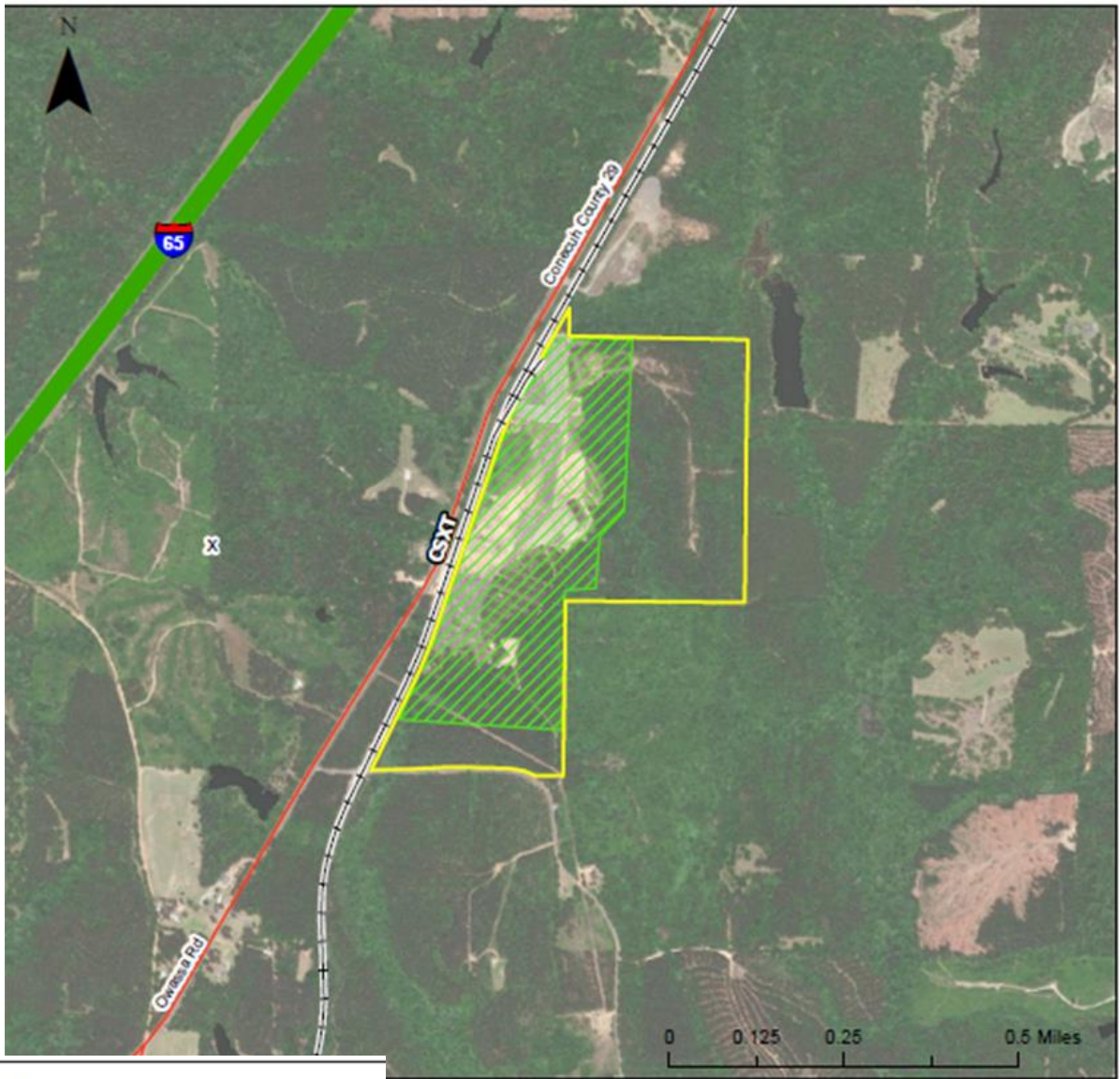
Potential Flood Hazard

FEMA National Flood Hazard Layer

SSI Phase I sponsored by:



SSI Phase II conducted by:



Legend

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



CONECUH COUNTY
Economic Development

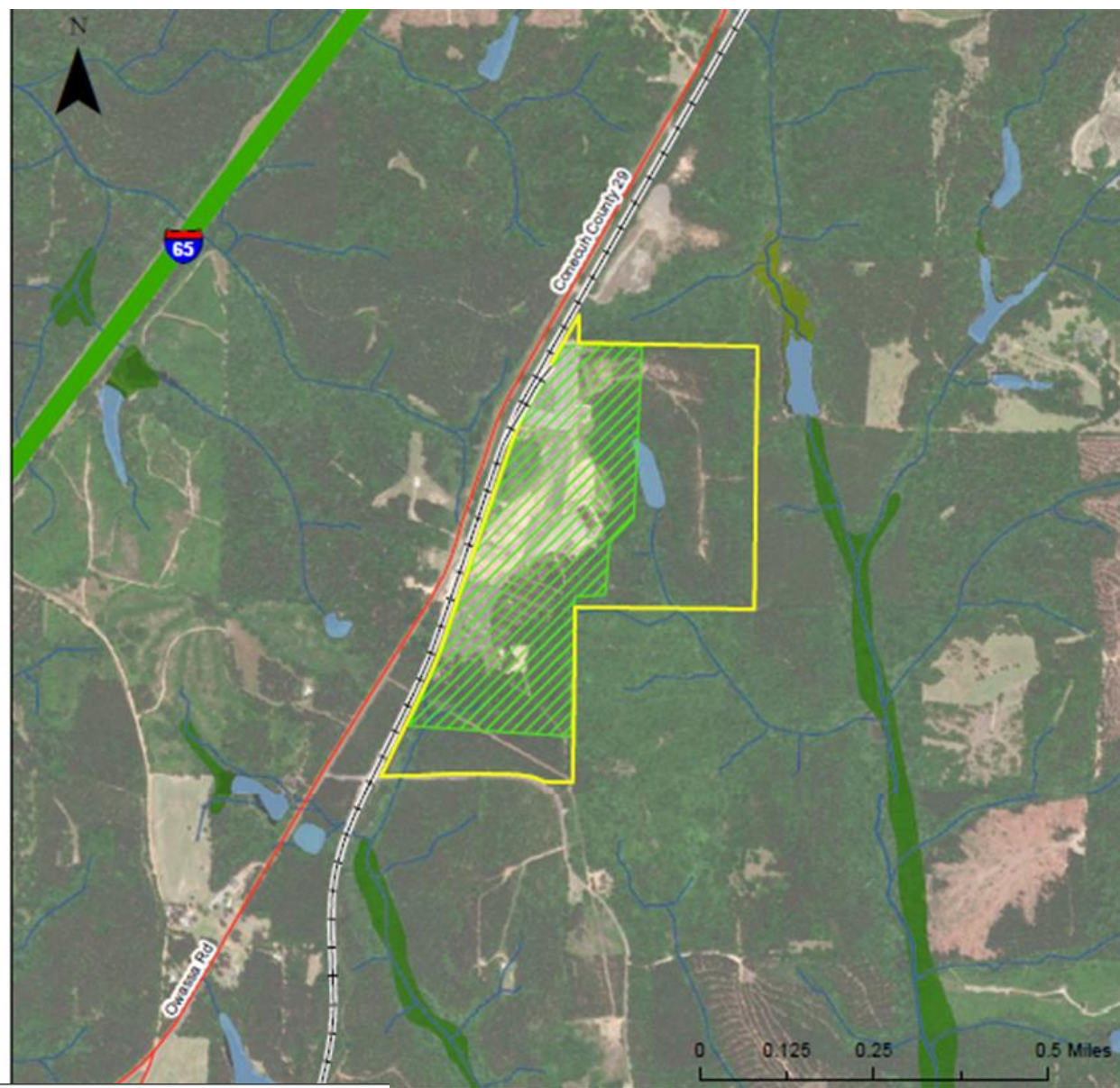
Potential Wetlands

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



CONECUH COUNTY
Economic Development

Hydric Rating by Map Unit—Conecuh County, Alabama
(Conecuh Co. L.P. Site)

Hydro Rating by Map Unit—Cassata County, Nebraska

Corroon Co. L.P. Site

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AGI	Percent of AGI
G18	Onionville sandy loam, 1 to 5 percent slopes	1	3.0	2.4%
G18	Onionville sandy loam, 1 to 5 percent slopes	1	79.0	63.8%
T05	Troup-Onionville association, 5 to 25 percent slopes	8	41.2	33.8%
Totals for Area of Interest			122.2	100.0%

MAP LEGEND

- [illegible]

MAP INFORMATION

The test surveys that comprise your ACS were mapped at 1:50,000 scale. This map may not be used as the sole source of information for your map.

Photographs of objects beyond the scope of mapping can assist in re-evaluating the degree of mapping and accuracy of the map. The map is not intended to be the most accurate of cartographic works that could have been made of a given cartographic site.

Please verify only the bar scale on each map sheet for map measurement purposes.

Source of Map: National Resources Information Service web (see below).
 Date of Map: 1997. This Mapset (PSPC-5007).

Maps from the West Hill Survey are based on the West Hillerite property, which possesses a unique and shaped by the West Hillerite property. The map is not intended to be the most accurate of cartographic works that could have been made of a given cartographic site.

This product is generated from the West Hillerite property. The map is not intended to be the most accurate of cartographic works that could have been made of a given cartographic site.

© 2007 Survey Inc. Census/Census, Indiana
 Survey Inc. 15, May 15, 2007

All map uses are intended in the same subject for map sheets 1:50,000 or larger.

Data/Map uses were photographed. Dec. 7, 2014 - 2015

The orthophoto or other map on which the map is based is not intended to be the most accurate of cartographic works that could have been made of a given cartographic site.

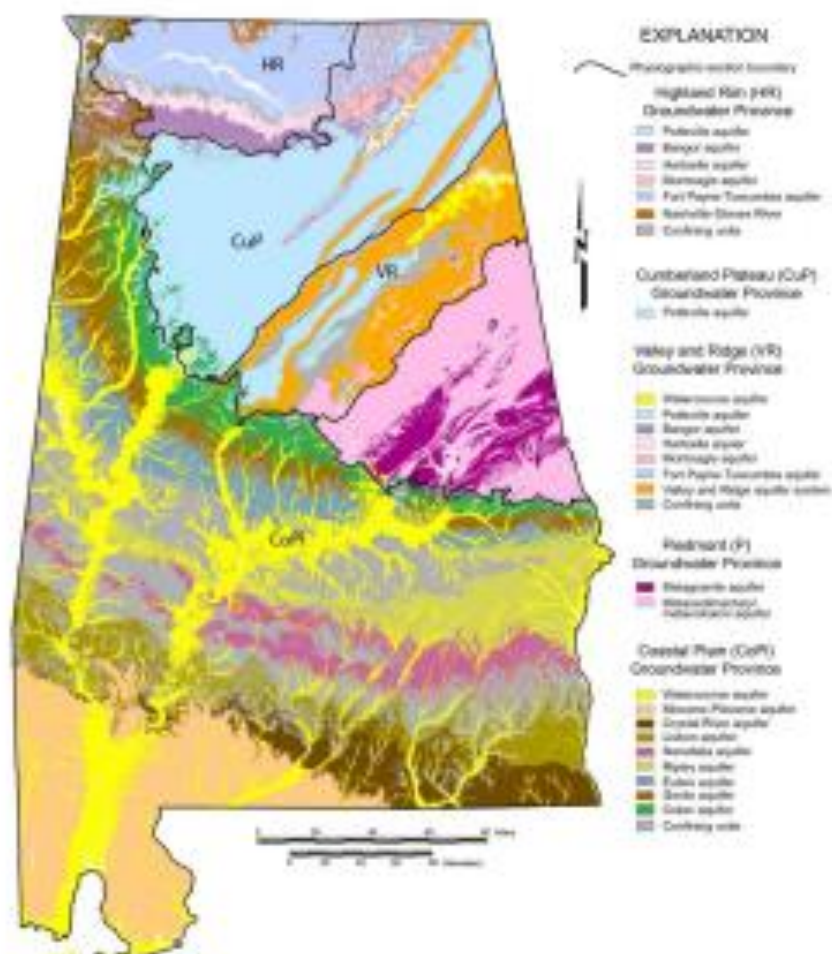


Figure 6.—Aquifer recharge map of Alabama.

METHODS

FIELD TECHNIQUES

Various methods were used by GSA personnel in the field to measure water levels in wells including steel tapes, E-tapes, air line gages, well sounders, and automated equipment for the real-time wells. Automated equipment is installed in many wells throughout the state, with the data either transmitted to the GSA office on a daily basis or downloaded at a site by GSA field staff. Well construction is the main decisive factor in determining what field method is appropriate for each well, depending on the access port location, presence or absence of an air line gage, and whether the well is operational or not. Mention of name brands for field equipment does not imply an endorsement by the GSA.

Transportation US and State Highway Conecuh Connections to the World

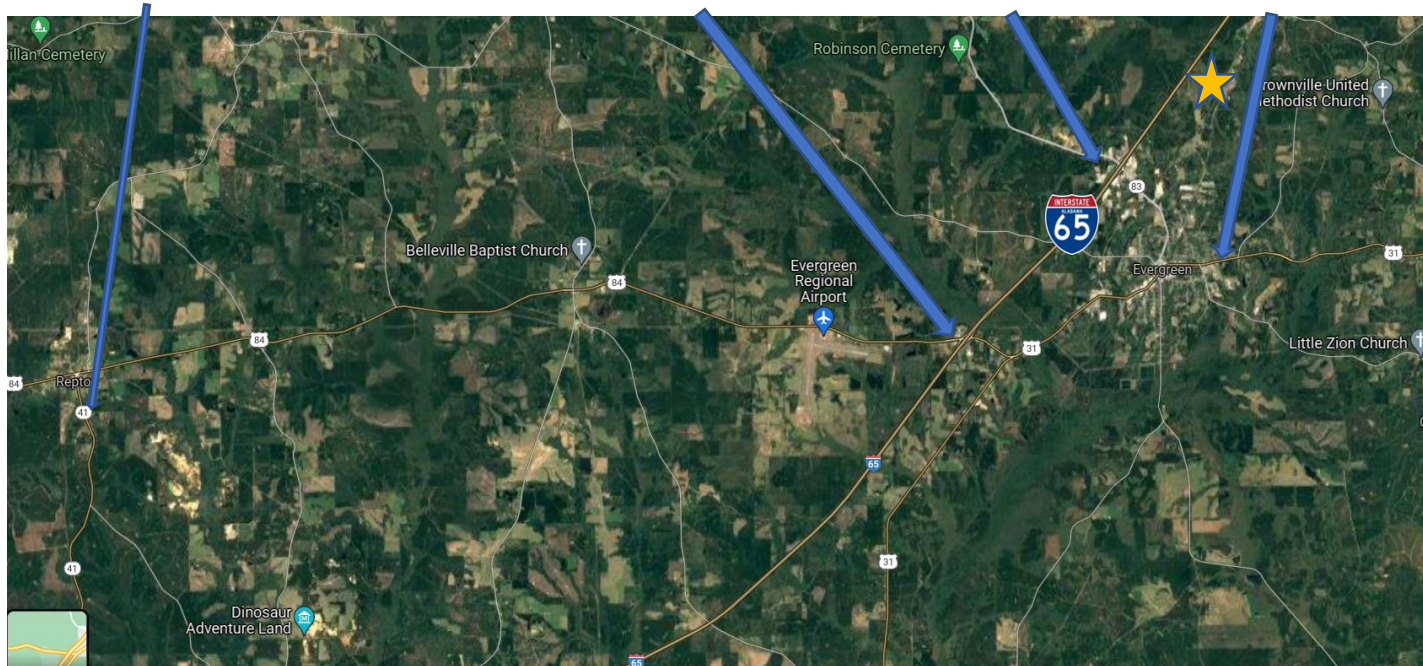


State Hwy 41 – 16mi.

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

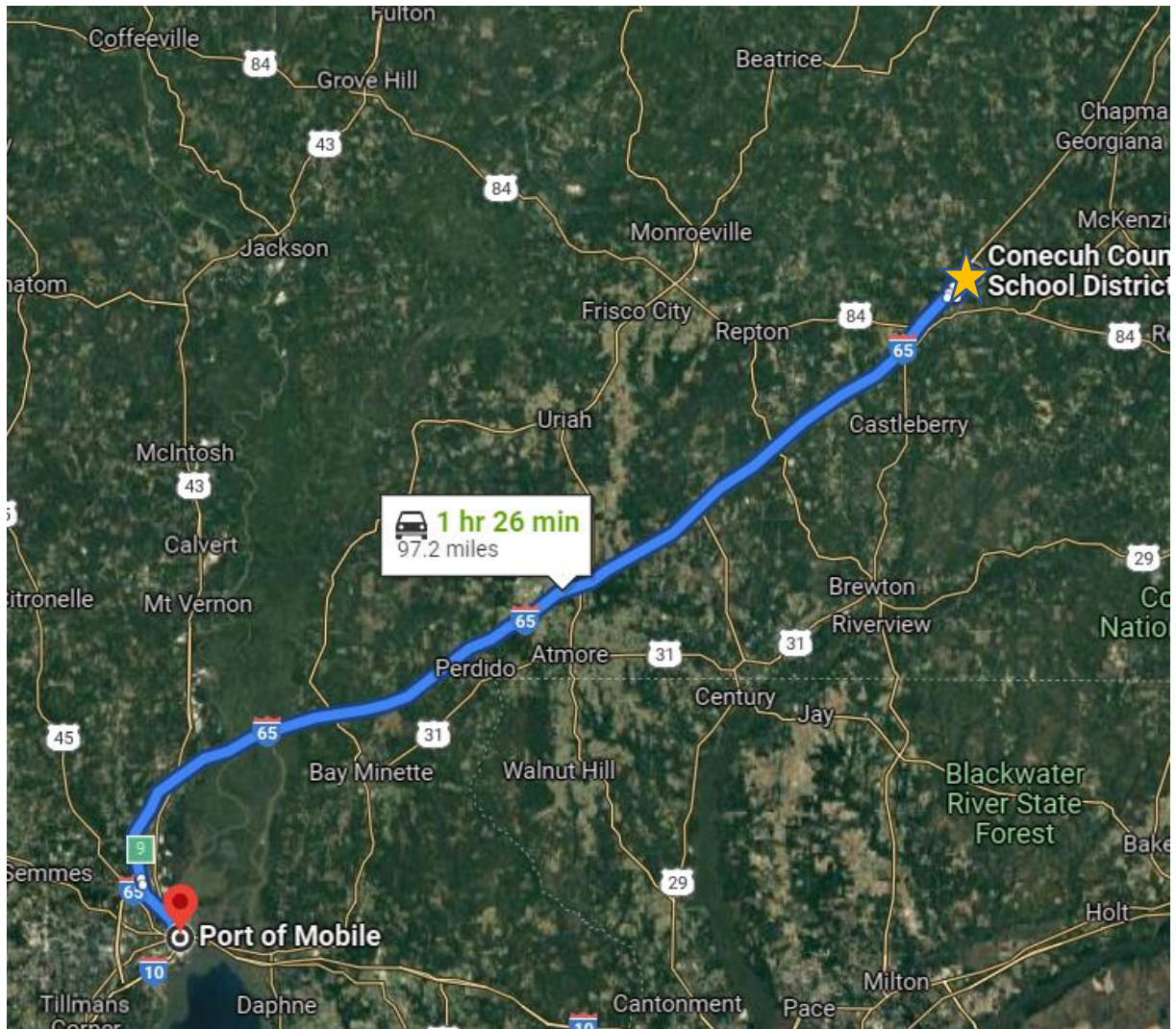
Acreage: Total – 3,700+/- acres
Main Complex: 500+/- acres
McDuffie Island: 300+/- acres
Choctaw Point: 380+/- acres
Other Sites: 2,200+/- acres
Inland Docks: 311+/- acres

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

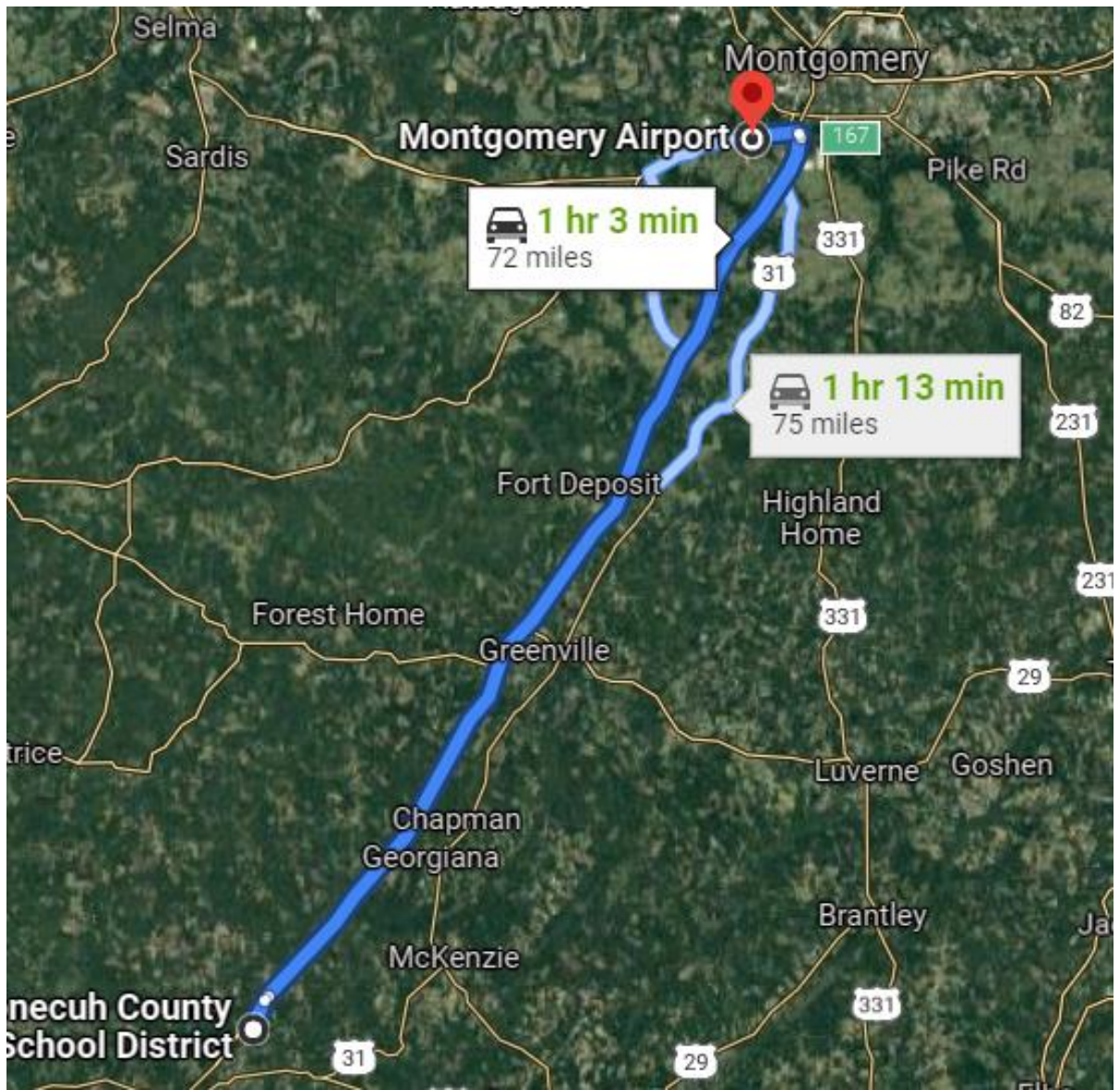
Montgomery Regional Airport covers 1,907 acres at an elevation of 221 feet. It has two runways: Runway 10/28 is 9,020 by 150 feet, and Runway 3/21 is 4,011 by 150 feet. Over 338,920 passengers traveled through the airport in 2018.

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

American Airlines and Delta Airlines.

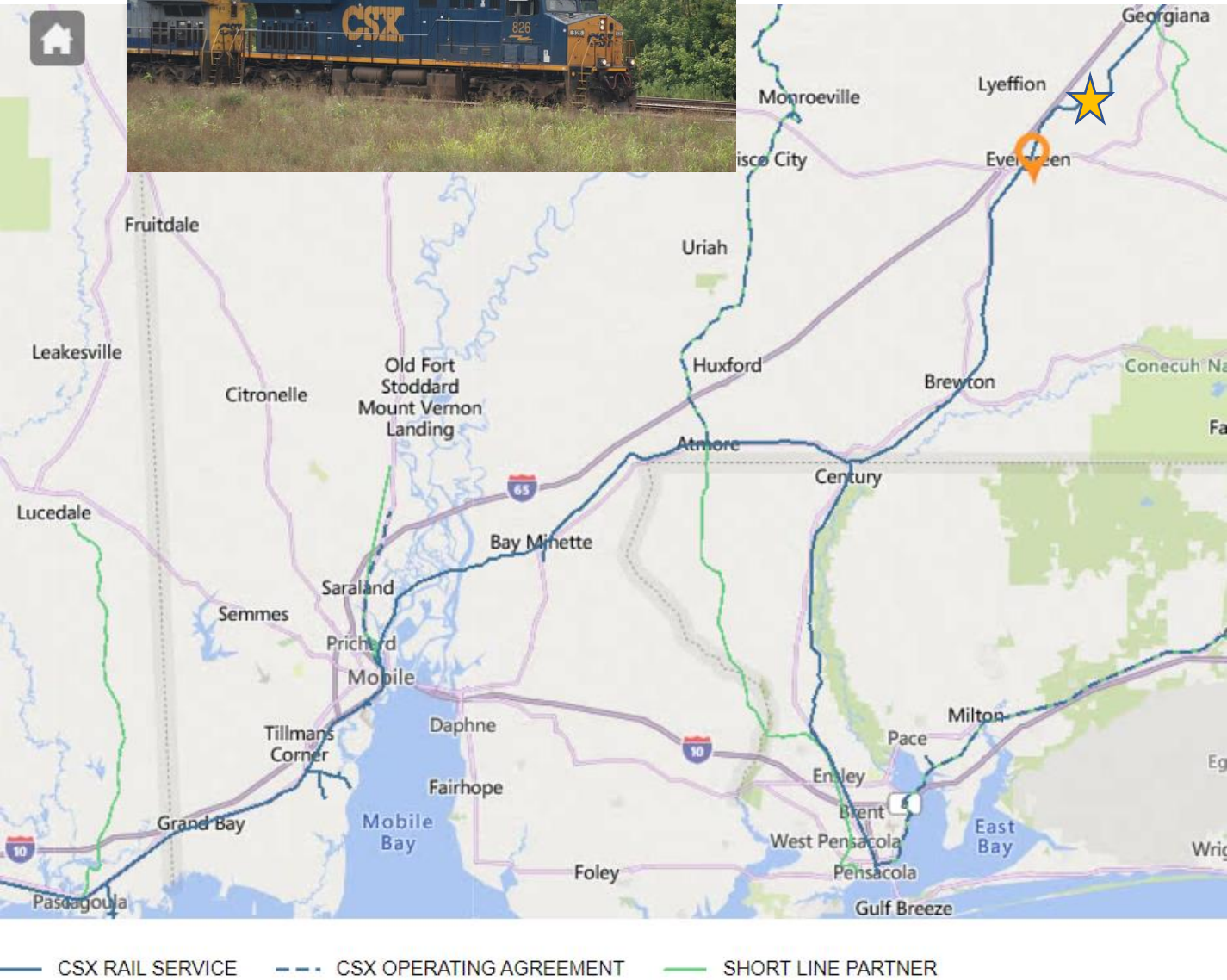
American Airlines provides Nonstop-service From Montgomery to Dallas (DFW), Charlotte (CLT), and Washington DC (DCA).

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; MRL RWYS 01/19 & 10/28 - CTAF.

Beacon: white-green (lighted land airport)

Operates sunset to sunrise.

Landing fee: yes

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

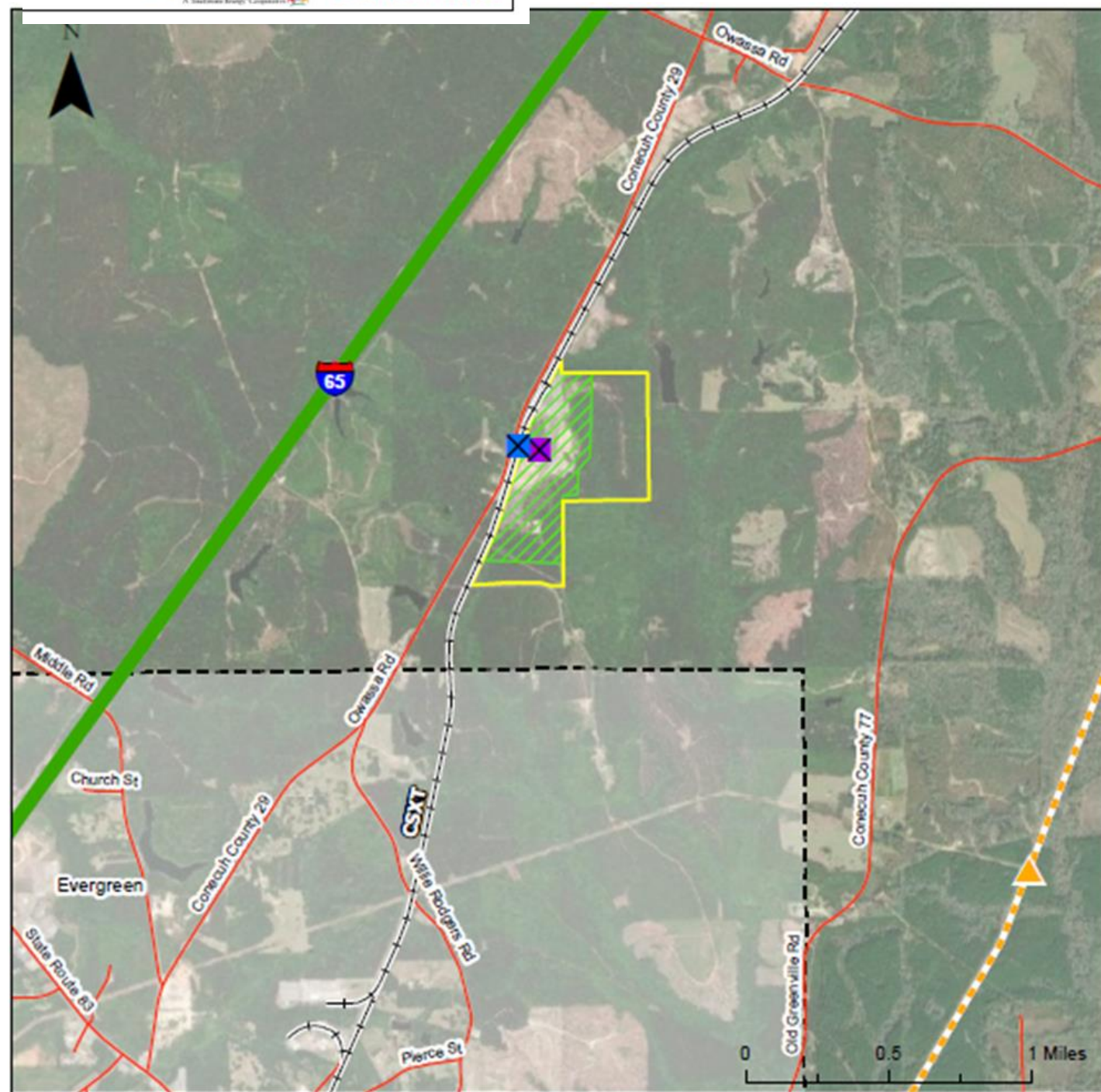


ENERGY INFRASTRUCTURE/UTILITY ACCESS

SSI Phase I sponsored by:



SSI Phase II conducted by:



Legend

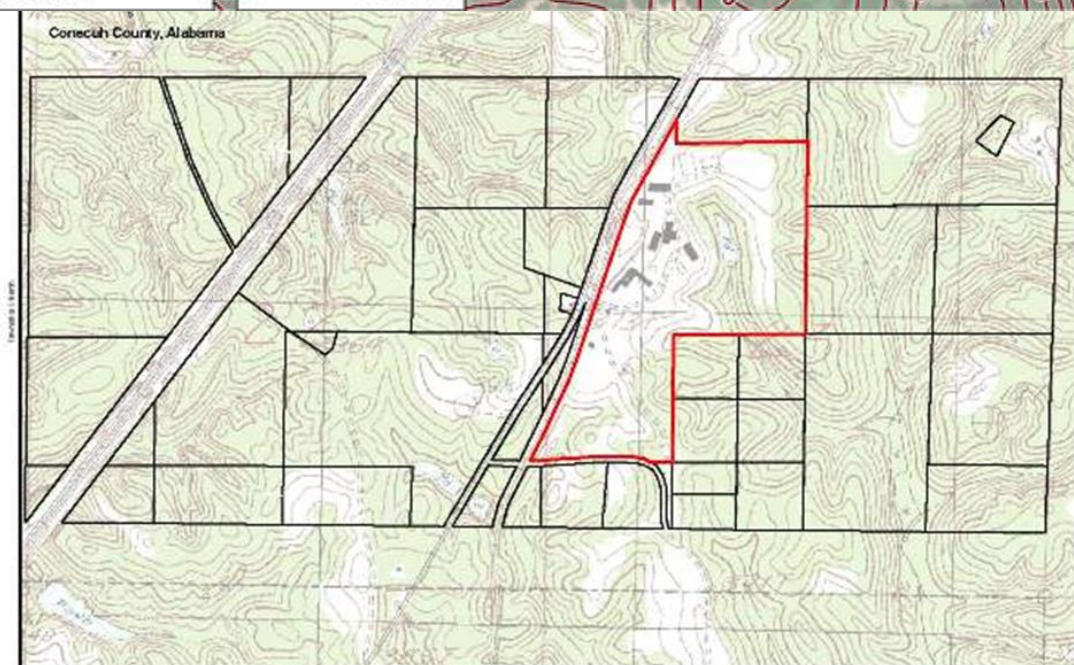
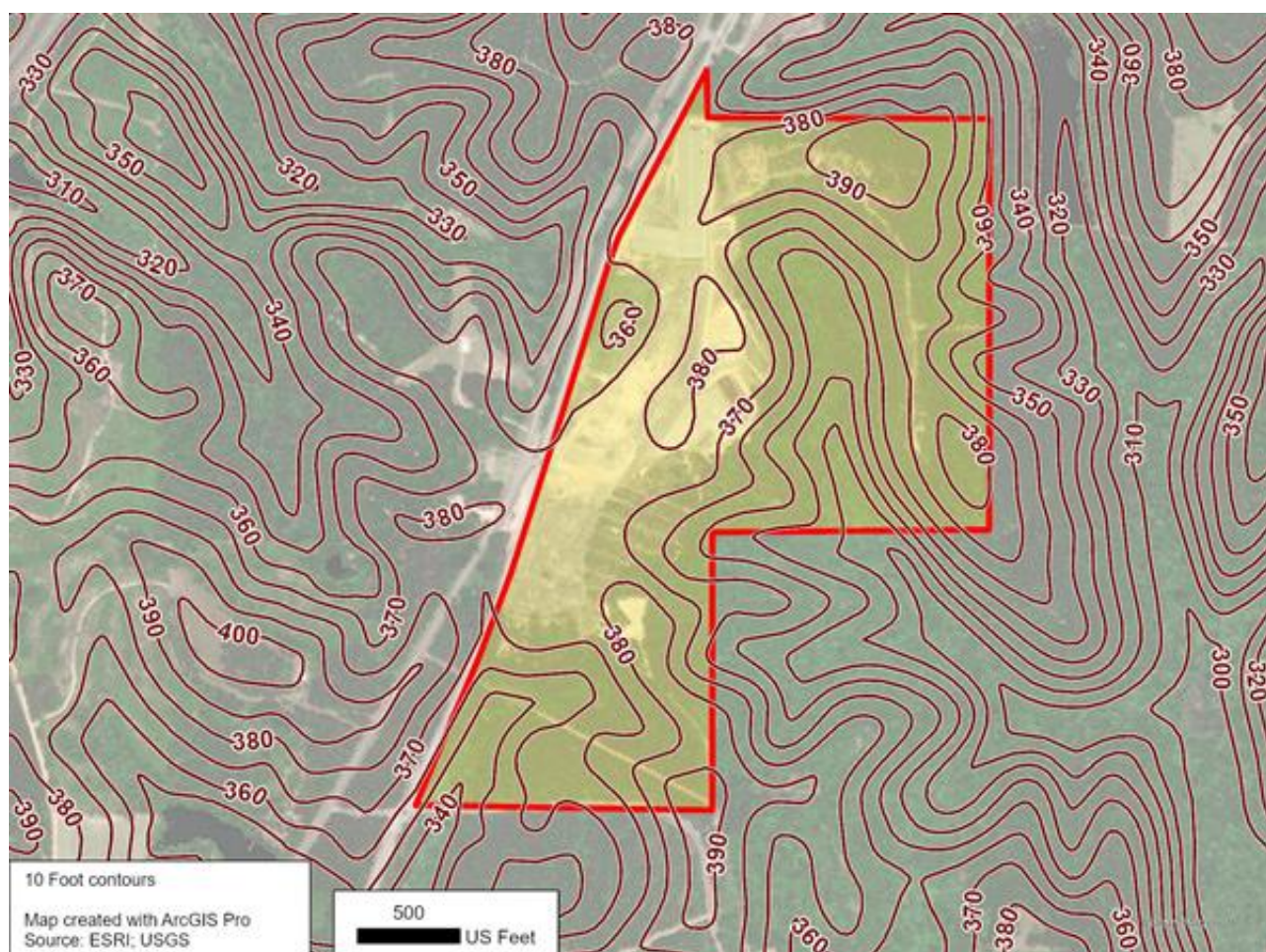
Utility Type

- | | |
|---|------------------|
| 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



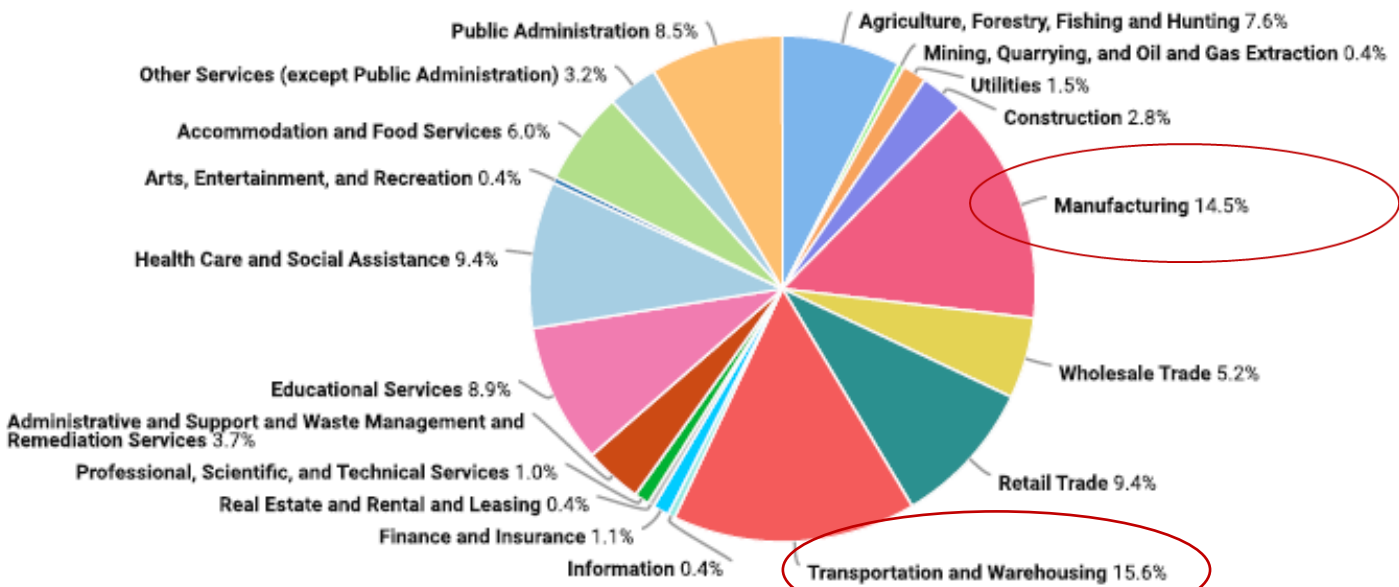
Lousiana-Pacific Site: 123 acres
Evergreen, Alabama 36401

0 500 1000 2000 3000 4000 5000
Feet

County Tax Rate

		Alabama	Conecuh
Tax Type	Rate Type	Rate	Rate
CONSUMERS USE	AUTO	2.00%	0.20%
CONSUMERS USE	FARM	1.50%	0.20%
CONSUMERS USE	GENERAL	4.00%	2%
CONSUMERS USE	FOOD/GROCERY	3.00%	2%
CONSUMERS USE	MFG. MACHINE	1.50%	0.20%
			4%
LODGINGS TAX	GENERAL (ALL OTHER AREAS)	4.00%	
RENTAL TAX	AUTO	1.50%	
RENTAL TAX	LINENS	2.00%	
RENTAL TAX	GENERAL	4.00%	0.20%
SALES TAX	AUTO	2.00%	
SALES TAX	FARM	1.50%	
SALES TAX	GENERAL \ AMUSEMENT	4.00%	
SALES TAX	FOOD/GROCERY Effective September 1, 2023	3.00%	
SALES TAX	MFG. MACHINE	1.50%	
SALES TAX	VENDING (FOOD PRODUCTS)	3.00%	
SALES TAX	VENDING (ALL OTHER)	4.00%	
SELLERS USE	AUTO	2.00%	0.20%
SELLERS USE	FARM	1.50%	0.20%
SELLERS USE	GENERAL	4.00%	2%
SELLERS USE	FOOD/GROCERY Effective September 1, 2023	3.00%	2%
SELLERS USE	MFG. MACHINE	1.50%	0.20%

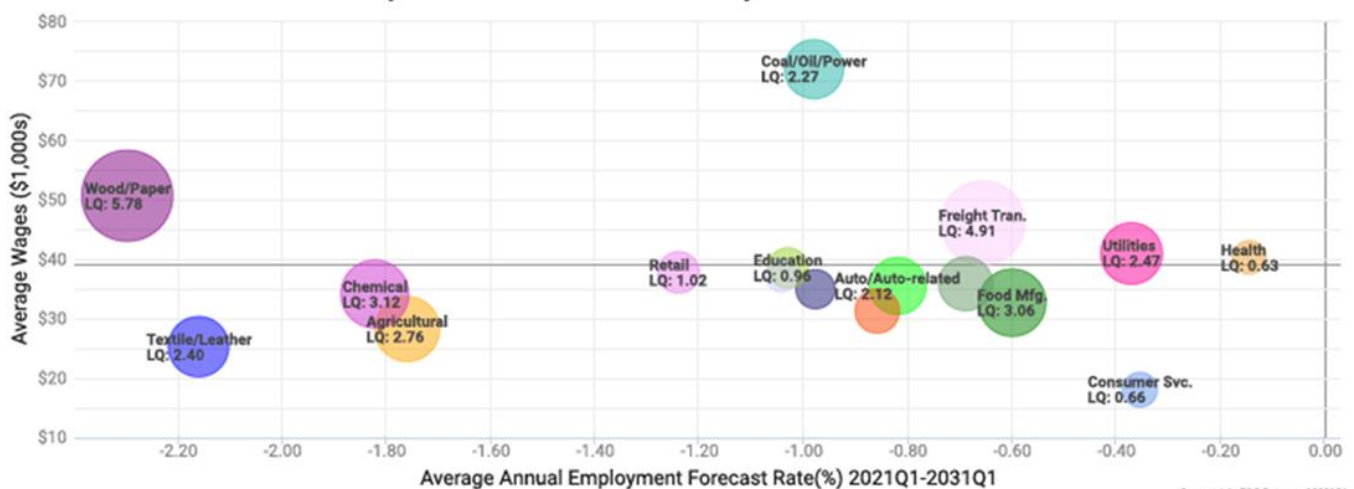
Total Workers for Conecuh County, Alabama by Industry



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



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.

Workforce Development Partners

Conecuh County Workforce Development Center



Welcome to Conecuh County's Workforce Development Center!

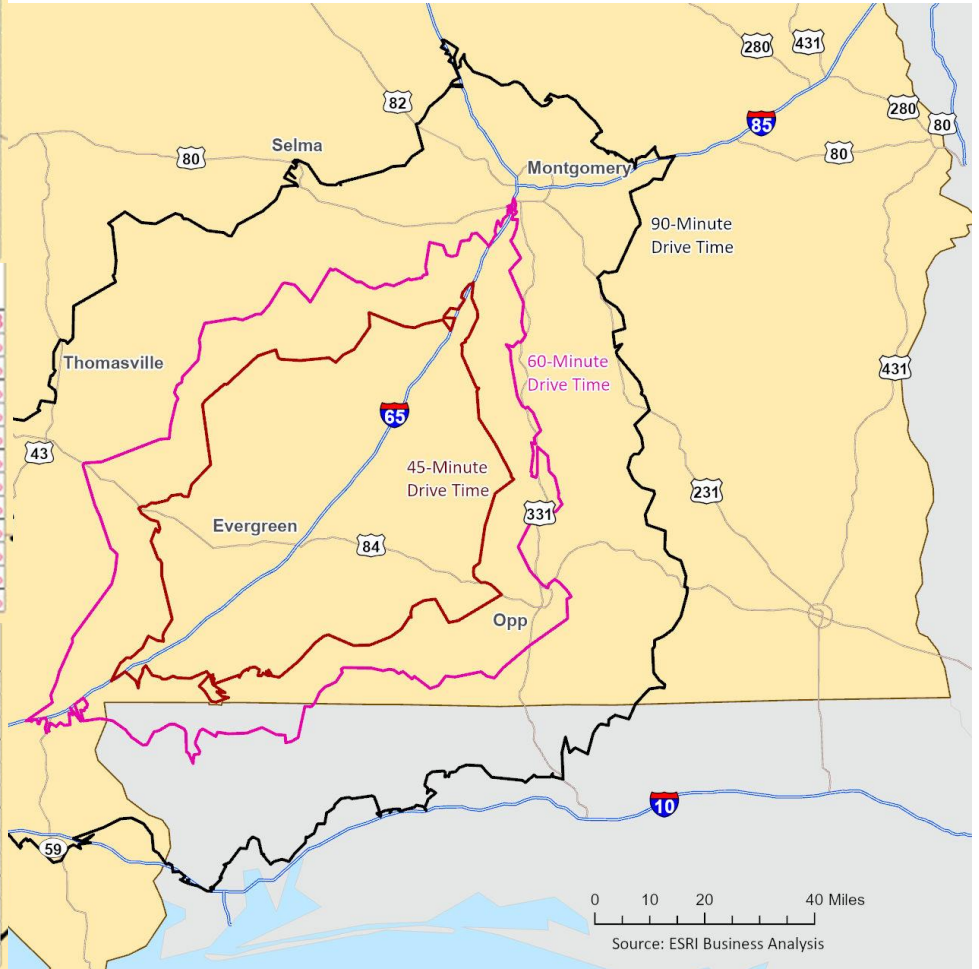
Created with students and community in mind, the Conecuh County Workforce Development Center is the hub Conecuh County Schools' Career and Technical Education programs: Agriculture, Business Technology, Health Sciences, Information Technology, JROTC, and Welding.



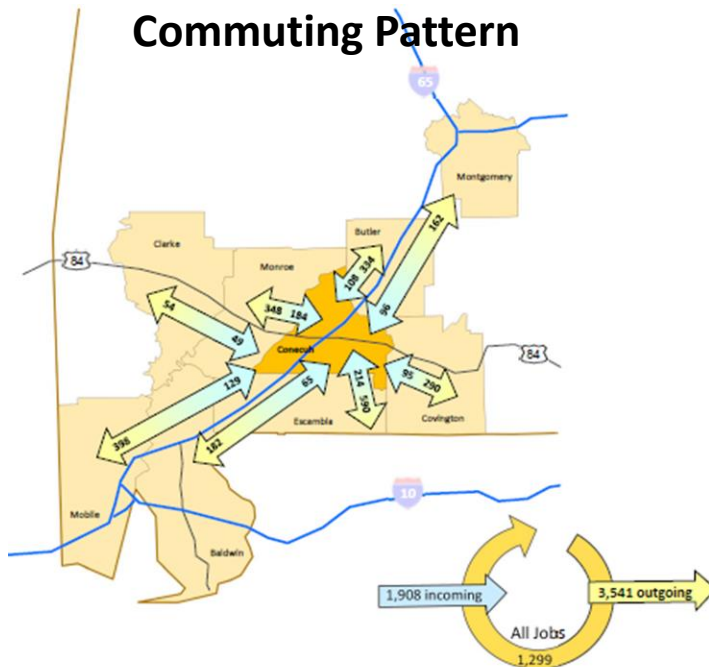
In partnership with the Alabama Career Center

Labor Force Drive Time

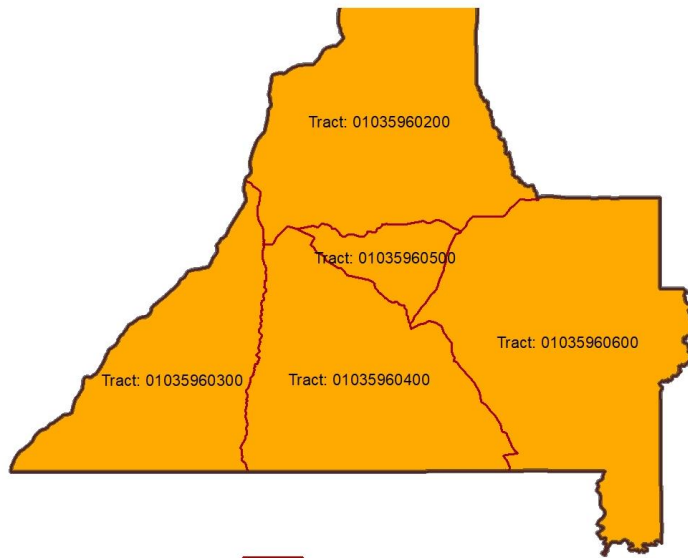
45-Minute Drive Time	
Total	34,237
White Collar	49.7%
Management/Business/Financial	12.8%
Professional	18.5%
Sales	9.4%
Administrative Support	9.1%
Services	15.5%
Blue Collar	34.8%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	6.6%
Installation/Maintenance/Repair	3.5%
Production	13.0%
Transportation/Material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



Commuting Pattern



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.

 NMTC

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

 NMTC-Severely Distressed

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.



Alabama Department
of Commerce

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

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.

Provided by our outstanding Existing Industry



TECH CO.,LTD.



Weyerhaeuser
LAND OF CAN!

