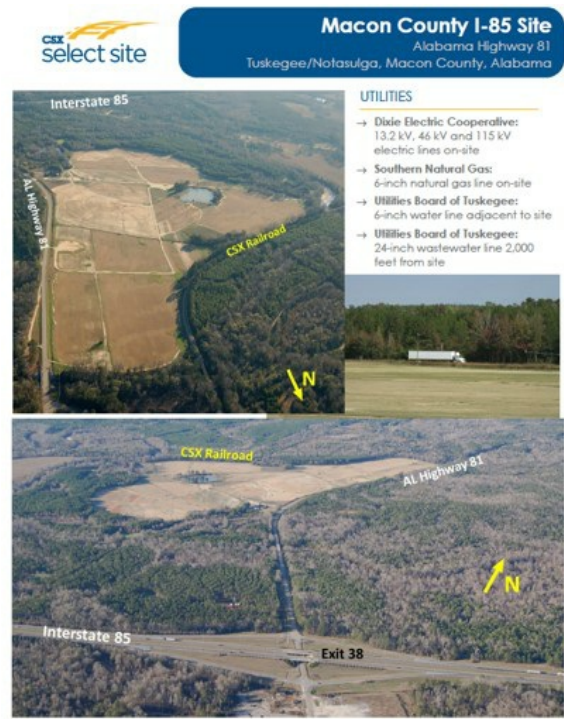


CSX Select Site


I-85, Exit 38 | Tuskegee, AL | US | Macon County
Available Acres: 277 | Sale Price: \$25,000



Property and Area Description


This site, situated at the exit 38 interchange of I-85, just north of Moton Field, and CSX Class 1 rail service on-site, offers unparalleled access to interstate, rail, and air transport. Located in the center of the Southeast Automotive Corridor, with Atlanta to the east and Montgomery/I-65 to the west, this location is ideal for transportation/logistics industry development. Macon County's CSX Select Site is officially designated, and one of only three in Alabama. This certification criteria includes size, access to rail services, proximity to highways, workforce availability, natural gas, electricity, water and wastewater, environmental and geo-technical standards.

Population

	19,140 10 Mile Radius	136,878 20 Mile Radius	291,488 30 Mile Radius
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Source: ESRI®, 2024

Households

	7,886 10 Mile Radius	55,705 20 Mile Radius	116,510 30 Mile Radius
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Source: ESRI®, 2024

Zoning:	None
Topography:	https://www.madeinmacon.com/images/highways/Floodplain-Map.pdf
Setting:	Agricultural Land
Within City Limits:	No
Specialty Features:	New Market Tax Credit, Opportunity Zone
Sale Price:	\$25,000
Sale Price Note:	Per acre / negotiable
Last Updated:	Jun 22, 2023

Site Certification Information

Certified Site Status: Yes
Certified Site: [CSX Platinum Qualified Site](#)

Economic Development Contact

Joe Turnham
Macon County Economic Development Authority
608 Dibble Street, Suite 7
Tuskegee, AL 36083
(334) 444-2672 | joeturnham@aol.com

Transportation

Nearest Highway: AL Hwy 81 (Adjacent mi.)
Nearest Interstate: I-85 (.7 mi.)
Nearest Airport: Moton Field (1.2 miles mi.)
Nearest Commercial Airport: Montgomery Regional Airport (50 mi.)
Rail Served: Yes
Rail Served By: CSX Transportation
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Rashard Howard
Rail Contact Phone: (229) 630-9564
Rail Contact Email: rashard_howard@csx.com


Utilities

Electric: Dixie Electric Cooperative
Natural Gas: Southern Company Gas
Water: Utilities Board of Tuskegee
Sewer: Utilities Board of Tuskegee
Telecommunications: Point Broadband

Property Images



Macon County I-85 Site
Alabama Highway 81
Tuskegee/Notasulga, Macon County, Alabama




UTILITIES

→ Dixie Electric Cooperative:
13.2 kV, 46 kV and 115 kV
electric lines on-site

→ Southern Natural Gas:
6-inch natural gas line on-site

→ Utilities Board of Tuskegee:
6-inch water line adjacent to site

→ Utilities Board of Tuskegee:
24-inch wastewater line 2,000
feet from site



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