



Shoals Manufacturing & Technology Center

The Shoals area is the regional center for commerce, industry, education and healthcare in Northwest Alabama. With a beautiful setting along the banks of the Tennessee River and a broad mix of business and industry the Shoals offers an excellent quality of life for residents and a great location for companies to operate successfully.



SELECT THE SHOALS



AE SHOALS



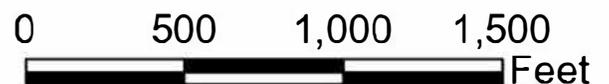
Maxar, Microsoft, Source: NGA, NASA, CGIAR, NLS, OS, NMA, Geodastylelsen, GSA, GSI and the GIS User Community

Assumptions

- ¹ 1 job per every 1,000 SF
- ² Florence-Muscle Shoals MSA average manufacturing wage (Shoals Manufacturing Wage Survey 2023)
- ³ Per year payroll estimate
Avg. wage x estimated jobs
- ⁴ Indirect impact estimated using NAICS 33641A Propulsion units and parts for space vehicles and guided missiles impact multipliers for Shoals Labor Shed region



Shoals Manufacturing & Technology Center





 Park Boundary



Source: NGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Maxar

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0 0.25 0.5
 Miles

0 1,000 2,000 3,000
 Feet



- Rail ROW
- Shoals EDA Land
- Helipad
- Park Boundary

Land Utilization Estimates

- Main Campus - 220.3 Acres
2,200,000 SF
- Lot A - 55.2 Acres
400,000 SF
- Lot B - 91.4 Acres
975,000 SF
- Lot C - 50.6 Acres
400,000 SF
- Lot D - 47.4 Acres
500,000 SF
- Lot E - 30.3 Acres
250,000 SF
- Lot F - 136.3 Acres
1,300,000 SF

Total Property - 631.5 Acres

Est. Square Footage - 6,025,000 SF

A subzone of Foreign-Trade Zone (FTZ) #83 can be established

Phase 2 Potential Impact

Direct Impact

Jobs - 3,825 ¹
 Average Wage - \$18.35/hr ²
 Payroll - \$145,992,600/YR ³

Indirect Impact

Jobs - 8,387 ¹
 Average Wage - \$18.35/hr ²
 Payroll - \$196,987,815/YR ³

Phase 2 Total Potential Impact ⁴

Jobs - 12,212 ¹
 Average Wage - \$18.35/hr ²
 Payroll - \$342,980,414/YR ³

Source: NGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyreisen, GSA, GSI and the GIS User Community, Maxar





 Park Boundary



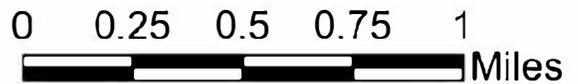
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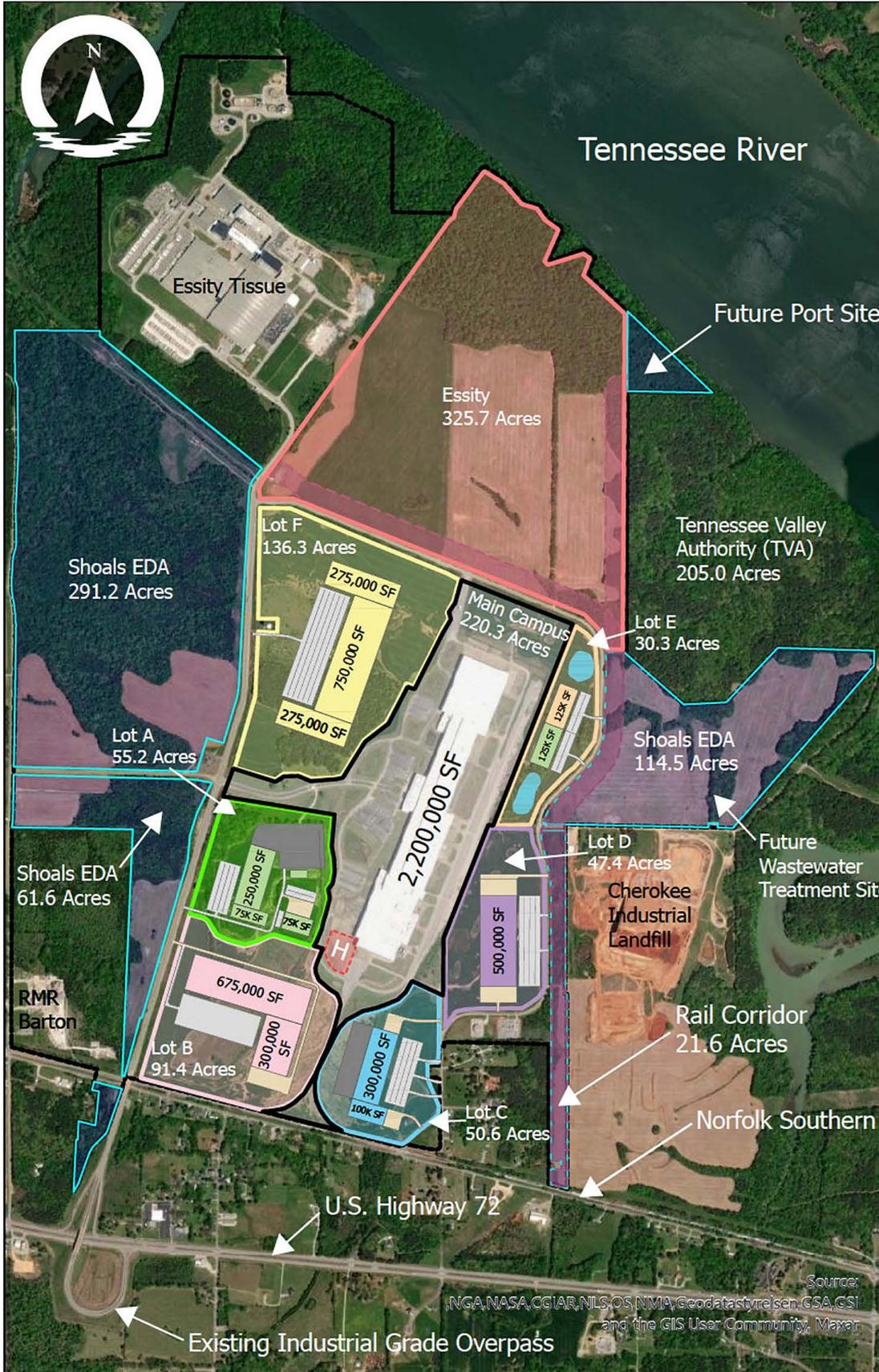
Assumptions

- ¹ 1 job per every 1,000 SF
- ² Florence-Muscle Shoals MSA average manufacturing wage (Shoals Manufacturing Wage Survey 2023)
- ³ Per year payroll estimate
Avg. wage x estimated jobs
- ⁴ Indirect impact estimated using NAICS 33641A Propulsion units and parts for space vehicles and guided missiles impact multipliers for Shoals Labor Shed region
- ⁵ Assuming each of the phases occur in two-year increments and a 2% per year cost of living adjustment



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- Rail ROW
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- Helipad
- Park Boundary

Land Utilization Estimates

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2,200,000 SF
- Lot A - 55.2 Acres
400,000 SF
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400,000 SF
- Lot D - 47.4 Acres
500,000 SF
- Lot E - 30.3 Acres
250,000 SF
- Lot F - 136.3 Acres
1,300,000 SF
- Shoals EDA - 467.3 Acres
- Essity - 325.7 Acres

Total Property - 1,424.5 Acres
 Est. Square Footage - 13,400,000 SF
 subzone of Foreign-Trade Zone (FTZ) #83 can be established
 Tennessee River depth controlled by TVA, navigable year round

Phase 3 Potential Impact

Direct Impact
 Jobs - 7,375¹
 Average Wage - \$18.35/hr²
 Payroll - \$140,286,484/YR³

Indirect Impact
 Jobs - 16,171¹
 Average Wage - \$18.35/hr²
 Payroll - \$379,813,108/YR³

Phase 3 Total Potential Impact⁴
 Jobs - 23,546¹
 Average Wage - \$18.35/hr²
 Payroll - \$520,099,592/YR³

Cumulative Potential Impact⁵
 Jobs - 42,789¹
 Average Wage - \$18.35/hr²
 Payroll - \$6,584,314,113/YR³

Source: INGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Maxar



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Ownership Map

