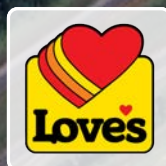


I-59 Industrial Development Site

Steele, Alabama (Gadsden, AL MSA)

Land For Sale



SUBJECT PROPERTY

EXIT 174



DOLLAR GENERAL

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I-59 Industrial Development Site

Steele, Alabama

For Sale

Property Overview

Address	Steele Station Road, Steele, AL 35987
Size	±57 acres
Zoning	Unrestricted St. Clair County
Tax Parcel	06-01-02-0-001-035.001 (St. Clair County)
Utilities	Natural Gas - Spire Water/Sewer - Town of Steele Electricity - Alabama Power
Frontage	1,500' on I-59
Highlights	• Immediate access to I-59 via Exit 174 • Alabama Power substation across the street • Generally flat topography

For Sale:

Contact Brokers for Pricing

Area Overview:

Strategically positioned in Northeast Alabama's growing manufacturing corridor, this ±57 acre industrial site offers the scale, workforce, infrastructure, and logistics necessary to support world-class manufacturing and distribution operations.

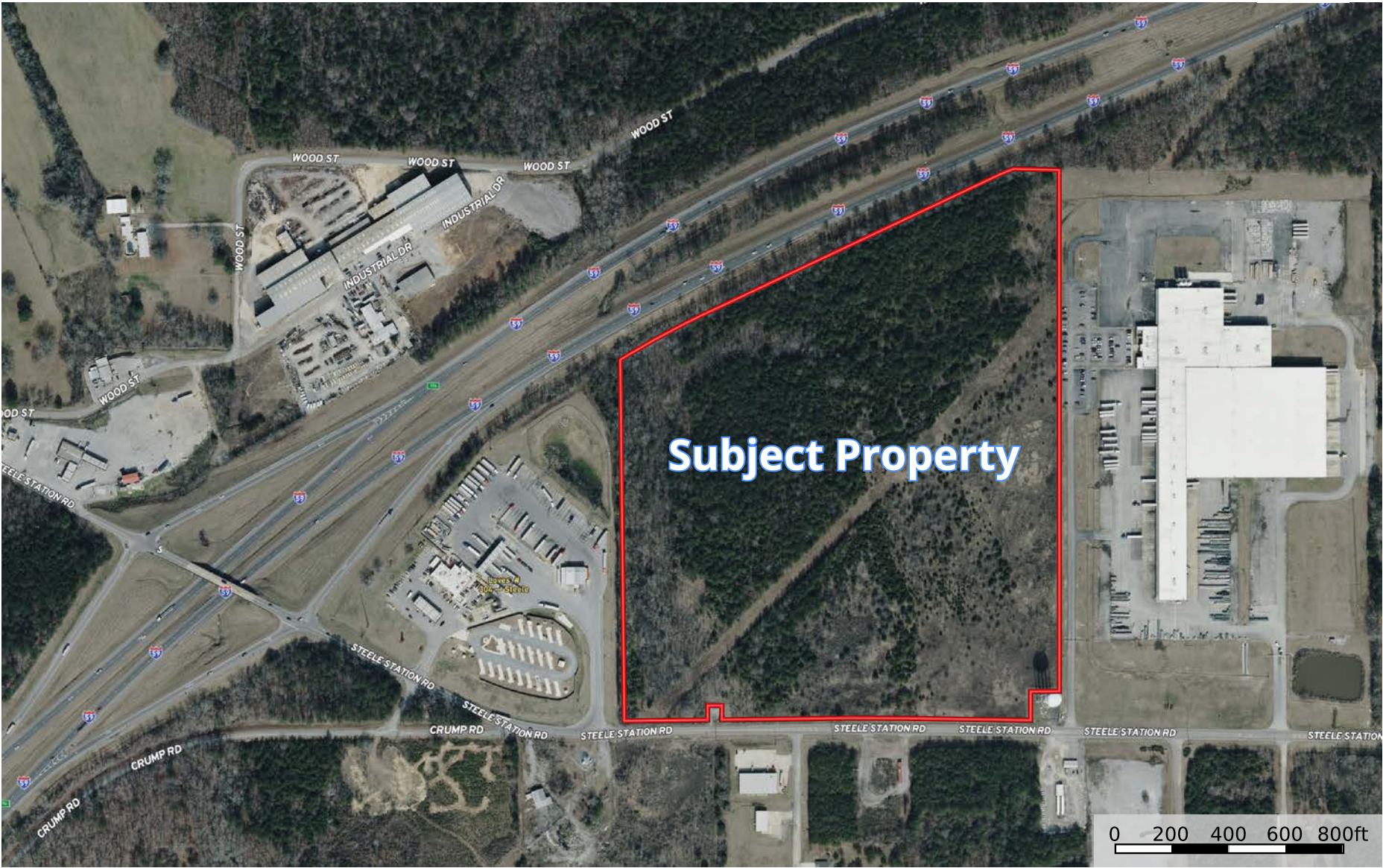
Industries Well Suited for This Site:

- Automotive & EV Suppliers
- Heavy Manufacturing
- Light Manufacturing & Assembly
- Metal Fabrication
- Food & Beverage Processing
- Plastics & Injection Molding
- Regional Distribution & Logistics
- Building Products
- Industrial Equipment Manufacturing
- Aerospace & Defense Suppliers

I-59 Industrial Development Site

Steele, Alabama

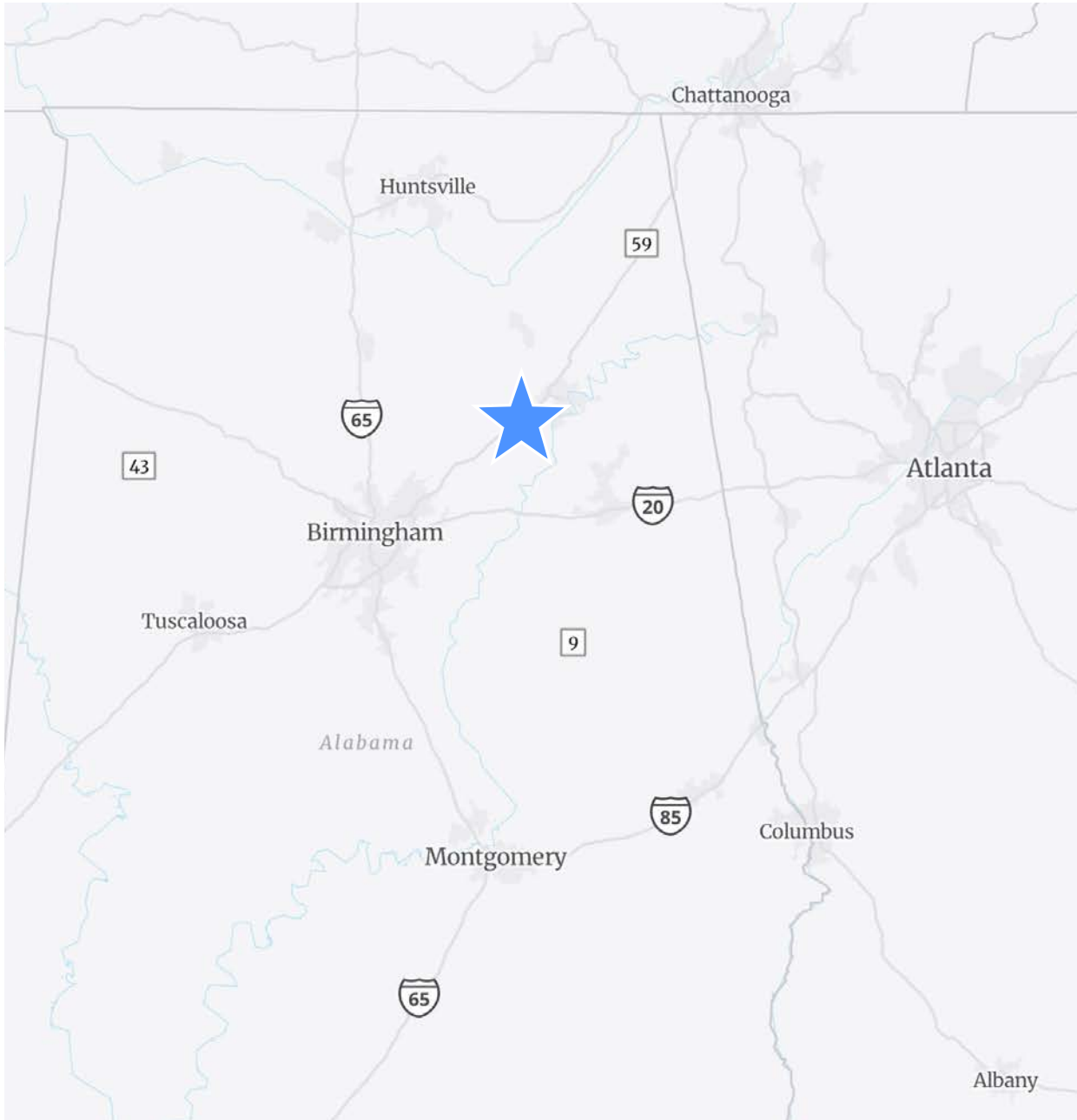
For Sale



I-59 Industrial Development Site

Steele, Alabama

For Sale



Proximity:

GADSDEN

15 Miles

BIRMINGHAM

50 Miles

MONTGOMERY

83 Miles

HUNTSVILLE

84 Miles

ATLANTA

130 Miles

CHATTANOOGA

133 Miles



15 Minute Drive



1 Hour Drive



1 Hour & 15 Minute Drive



1 Hour & 30 Minute Drive



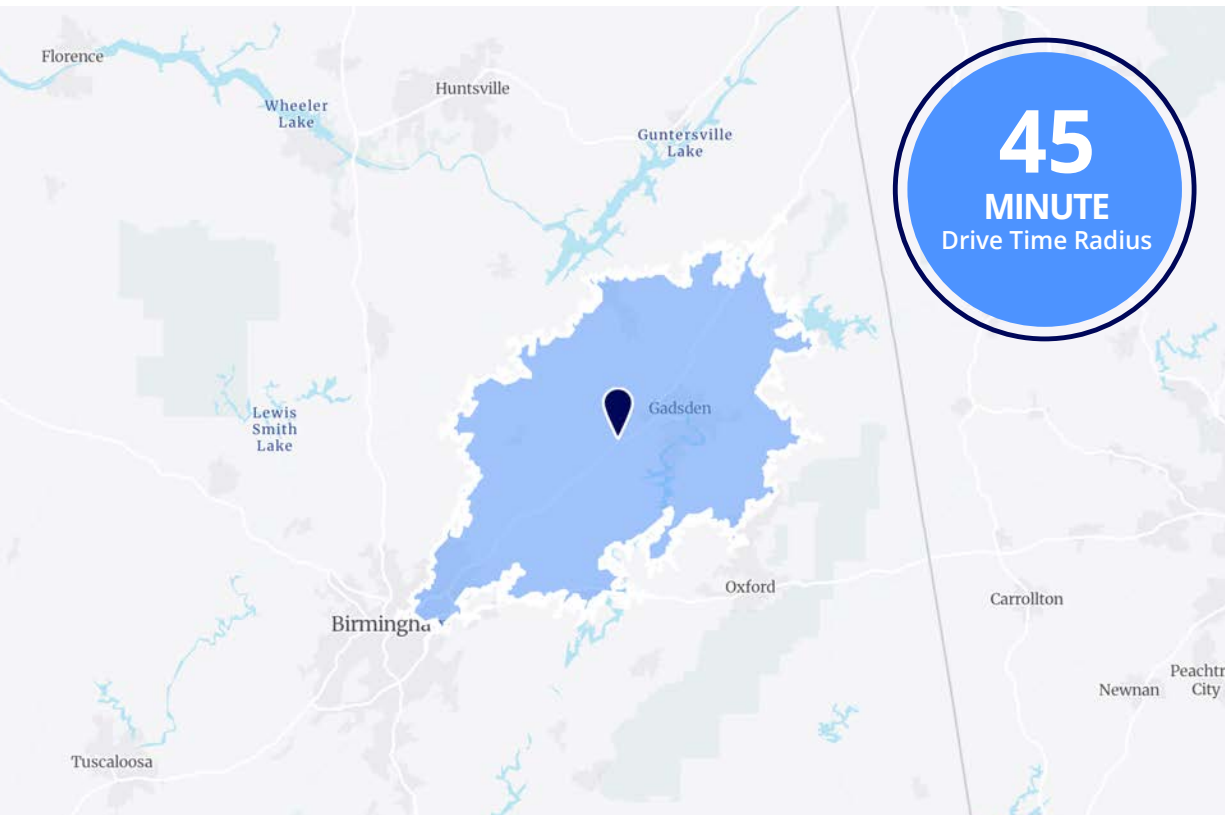
2 Hour Drive

I-59 Industrial Development Site

Steele, Alabama

For Sale

Demographics



45
MINUTE
Drive Time Radius



477,903

Total Population



184,549

Current Households



2.53

Avg Size Household



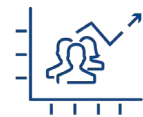
\$213,610

Median Home Value



444,026

Daytime Population



0.28%

Population Change
2010-2020



15,061

Total Businesses



169,068

Total Employees

Current

5 yr Projected

Total Population

477,903

480,159

Median HH Income

\$63,454

\$71,486

Average HH Income

\$82,671

\$91,256

Per Capita Income

\$32,053

\$35,696



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