

**INVESTMENT**  
OPPORTUNITY



# WAREHOUSE (VACANT)

453 Boone Rd, Muscle Shoals, AL 35661

**ÀCRE**  
PARTNERS



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**Disclaimer:**

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# Investment Summary

Vacant warehouse that sits on 12 acres of land (hundreds of acres more available in addition as well upon request). This offering is well below replacement cost at \$50/SF and sits strategically close to the Tennessee Valley Authority power plant. The proximity of the property to the TVA offers attractive energy costs saving and potential Data Center uses in addition to its current Warehouse use.

<b>Price</b>	\$4,200,000
<b>Cap Rate</b>	-
<b>NOI</b>	-
<b>Price Per SF</b>	\$50/SF
<b>Guarantor</b>	-
<b>Address</b>	453 Boone Rd
<b>County</b>	Colbert County
<b>Building Area</b>	84,000 SF
<b>Land Area</b>	12.00 Acres
<b>Year Built</b>	1968





# Investment Highlights

- » Potential Warehouse and Storage Space
- » Sits on the TVA Muscle Shoals Complex
- » Possibility of a Data Center with proximity to the TVA power plant and energy cost savings
- » Ceiling Height: 45.7 FT (max: 56.5 FT)
- » Column Spacing: 20 FT
- » Floor Thickness: 30-34 IN Reinforced
- » Roof Material: Steel
- » Previous Use: Industrial Storage
- » Overhead Crane Capacity: 50 Tons
- » Fiber Optic Available





**TVA**  
TENNESSEE  
VALLEY  
AUTHORITY



**NORTHWEST ALABAMA  
REGIONAL AIRPORT**  
SHOALS FLIGHT CENTER

36,094 VPD



**TVA Rockpile  
Recreation Area**

**WAREHOUSE  
(VACANT)**  
Muscle Shoals, AL

**TVA**  
TENNESSEE  
VALLEY  
AUTHORITY

157

**DANELLA**

184

**ZAXBY'S**  
USPS.COM®

**Muscle Shoals  
Middle School**

157



**TVA Muscle Shoals  
Trails Complex**

**IFDC 50<sup>th</sup>**  
ANNIVERSARY

**TRACTOR  
SUPPLY CO.**

**bealls  
OUTLET.**

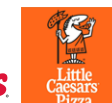
**planet  
fitness**

**ALDI**

**DOLLAR TREE**

**Chick-fil-A**

**Bojangles T-Mobile**



**PORT OF  
FLORENCE**

**FLORENCE  
HARBOR MARINA**

72

72

17,569 VPD

**KIA**

**CLARION**  
BY CHOICE HOTELS

184

**Walmart**

**Shoals  
Hospital**





72

Constellium

NORFOLK SOUTHERN

Walmart TARGET Publix  
sam's club KOHL'S petco   
Academy TJ-MAXX PETSMART  
ALDI THE HOME DEPOT LOWE'S DICK'S SPORTING GOODS FIVE BELOW BIG LOTS!  
SHOE CARNIVAL HONDA NISSAN BUICK GMC

TVA TENNESSEE VALLEY AUTHORITY

WAREHOUSE (VACANT)  
Muscle Shoals, AL

NORTHWEST ALABAMA  
REGIONAL AIRPORT  
SHOALS FLIGHT CENTER



Blackberry Trail  
Golf Course

133

FLORENCE MALL  
belk AMC THEATRES HIBBETT SPORTS  
Bath & Body Works Dillard's Las Trojas Cantina MEXICAN RESTAURANT

157

DANELLA

PORT OF  
FLORENCE

IFDC50



Cypress Lakes  
Golf & Tennis

Walmart Advance Auto Parts O'Reilly  
CVS pharmacy DOLLAR TREE DG TACO BELL McDonald's Jack's  
Hwy 55 Culver's SUBWAY verizon

FACILITIES  
ADMINISTRATION  
and PLANNING  
UNA

72

KIA

Shoals  
Hospital

MacFarland Park  
Driving Range

133

The Club on Cypress  
Disc Golf Course

Helen Keller  
Hospital

Walmart TSC TRACTOR SUPPLY CO  
bealls planet fitness   
ALDI DOLLAR TREE Chick-fil-A   
Bojangles T-Mobile   
McDonald's Wendy's Little Caesars PIZZA MARCO'S PIZZA



# Location Highlights



**I-72 & 157-AL  
EASY ACCESS**



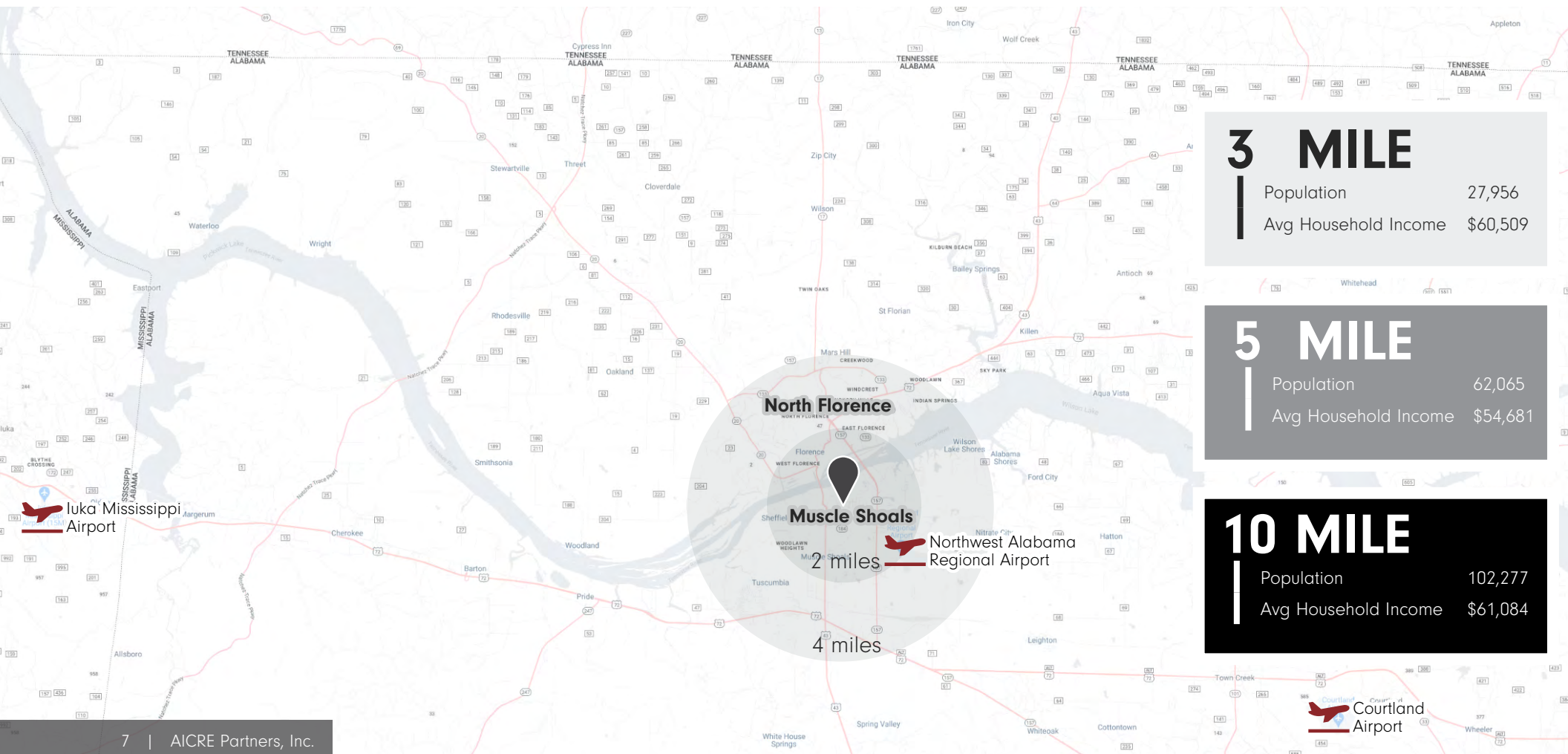
**2 MILES  
NORTHWEST ALABAMA  
REGIONAL AIRPORT**



**2 MILES  
SHOALS HOSPITAL**



**2 MILES  
PORT OF FLORENCE**









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