

**INVESTMENT
OPPORTUNITY**



Warehouse (VACANT)

453 Boone Rd, Muscle Shoals, AL 35661



HELIOS
INVESTMENT SERVICES

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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.

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

157

TVA TENNESSEE VALLEY AUTHORITY

184

ZAXBY'S
USPS.COM

157

DANELLA

Muscle Shoals Middle School



TVA Muscle Shoals Trails Complex

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

IFDC 50th

PORT OF FLORENCE

FLORENCE HARBOR MARINA

72

17,569 VPD

72

KVA

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 HOME DEPOT LOWE'S DICK'S SPORTING GOODS five BELOW BIG LOTS!
 SHOE CARNIVAL HONDA NISSAN BUICK GMC

184

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

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
 Hooters Culver's SUBWAY verizon

FACILITIES ADMINISTRATION and PLANNING

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 OUTLET 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



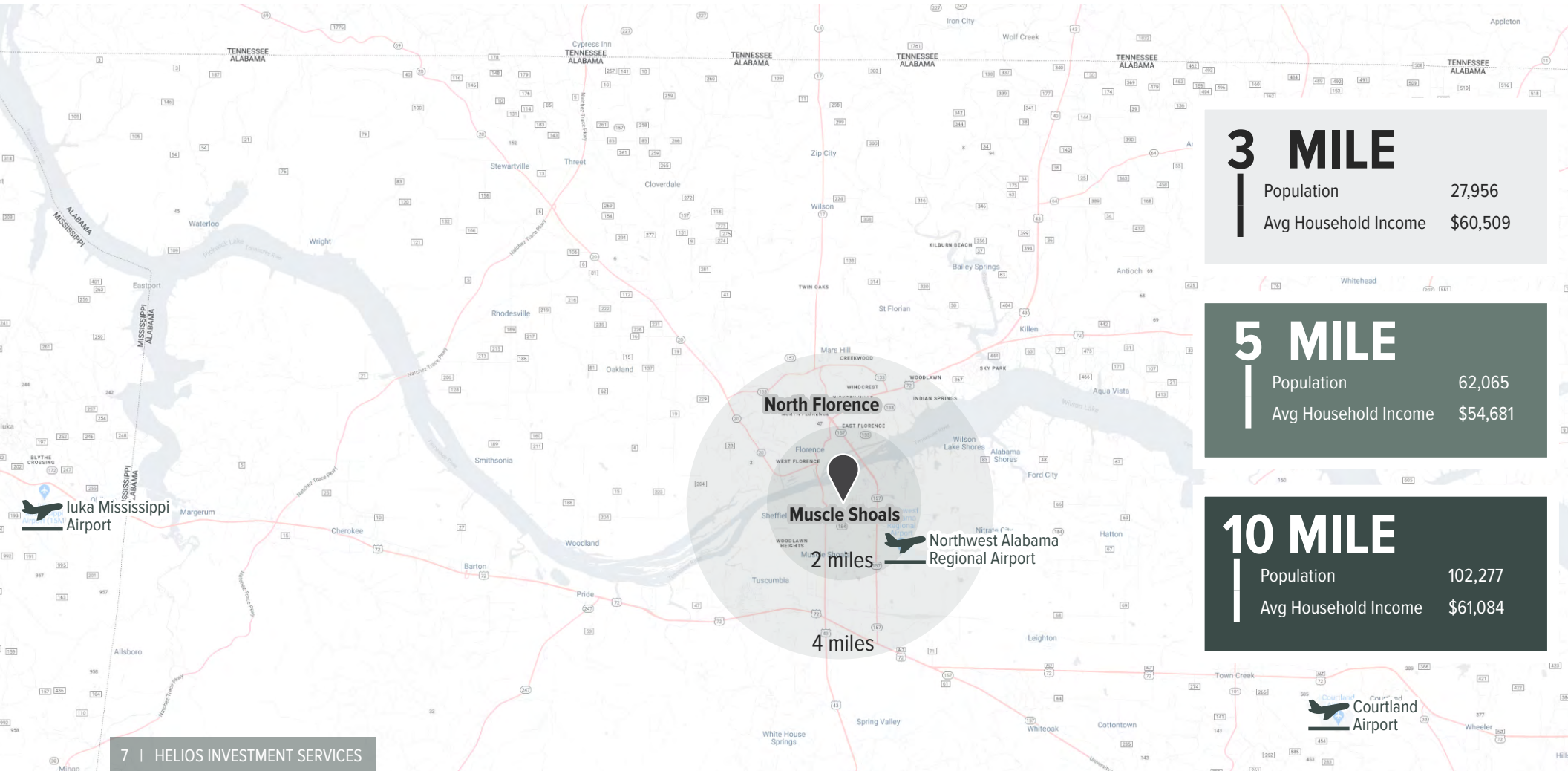
2 MILES
NORTHWEST ALABAMA
REGIONAL AIRPORT



2 MILES
SHOALS HOSPITAL



2 MILES
PORT OF FLORENCE



3 MILE

Population	27,956
Avg Household Income	\$60,509

5 MILE

Population	62,065
Avg Household Income	\$54,681

10 MILE

Population	102,277
Avg Household Income	\$61,084

Shreveport-Louisiana
Blythe Crossing
Tulsa
Allamore
Mississippi
Airport

North Florence
Muscle Shoals
Northwest Alabama
Regional Airport
2 miles

4 miles

Courtland
Airport



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