

Cordova River Site

Potential Barge & Rail Access
48 Acres +/-



Property Overview

Location Maps

Aerial Maps

FEMA Map

Tax Parcel Map

USGS Topo

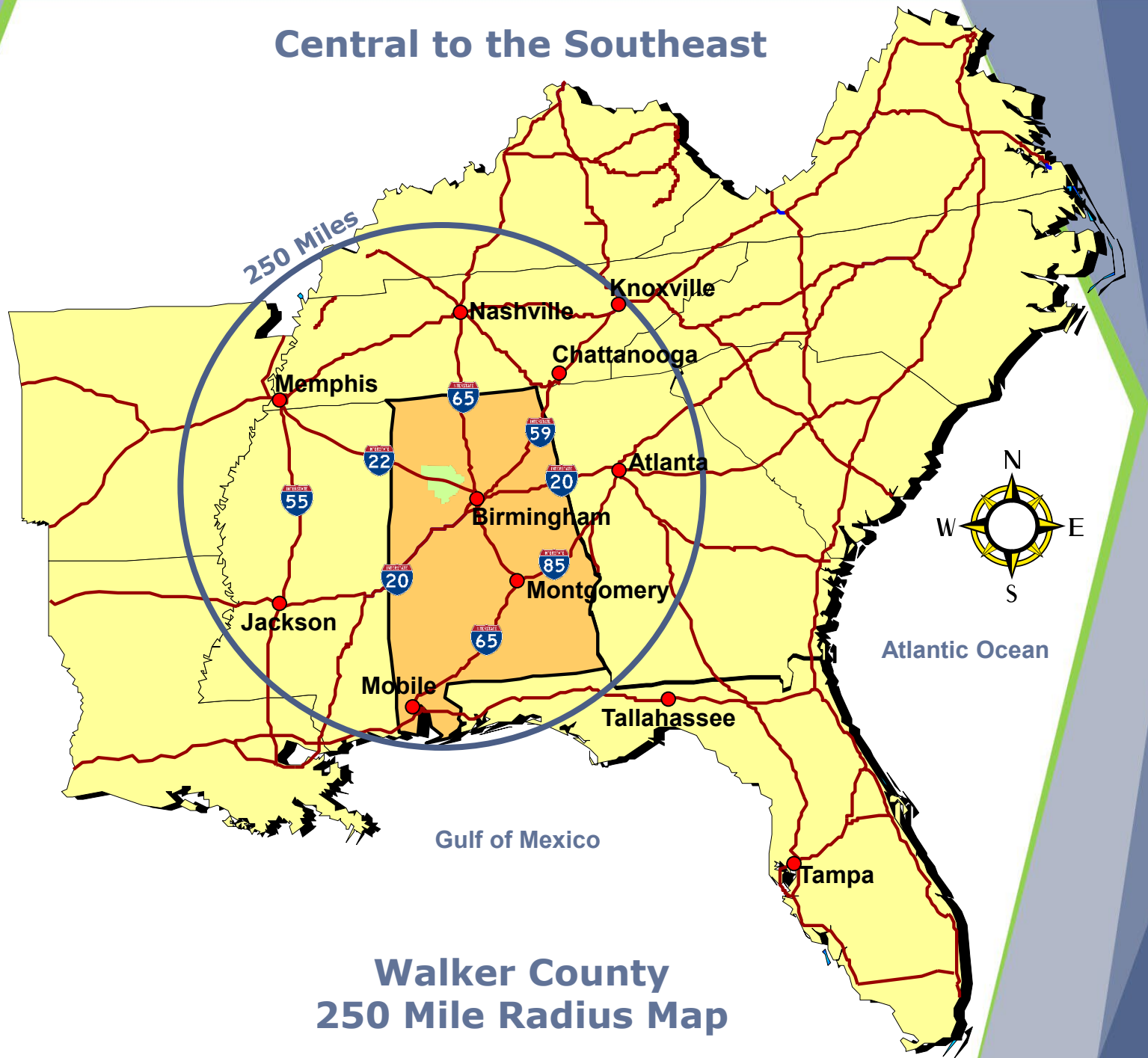
Cordova River Site

48 Acres +/-

- The Cordova River Site is publicly owned by the Cordova Water & Gas Board.
- The site was originally part of the adjacent Warrior River Steel facility and was sold to the Water & Gas Board in 2014.
- The site has 2,900' +/- of navigable river frontage on the Mulberry Fork of the Black Warrior River.
- The adjacent BNSF rail spur on the Warrior River Steel site can be extended to provide service to the site.
- The facility is located just 2.5 miles from exit #70 on Interstate 22 connecting Birmingham, Alabama with Memphis, Tennessee.
- This property is located just 30 minutes from Birmingham.
- All utilities are in place providing access to power, gas, water & sewer.
- Of the 48+/- Total Acres, approximately 41 are out of the designated floodway and are available for development.

PROPERTY OVERVIEW

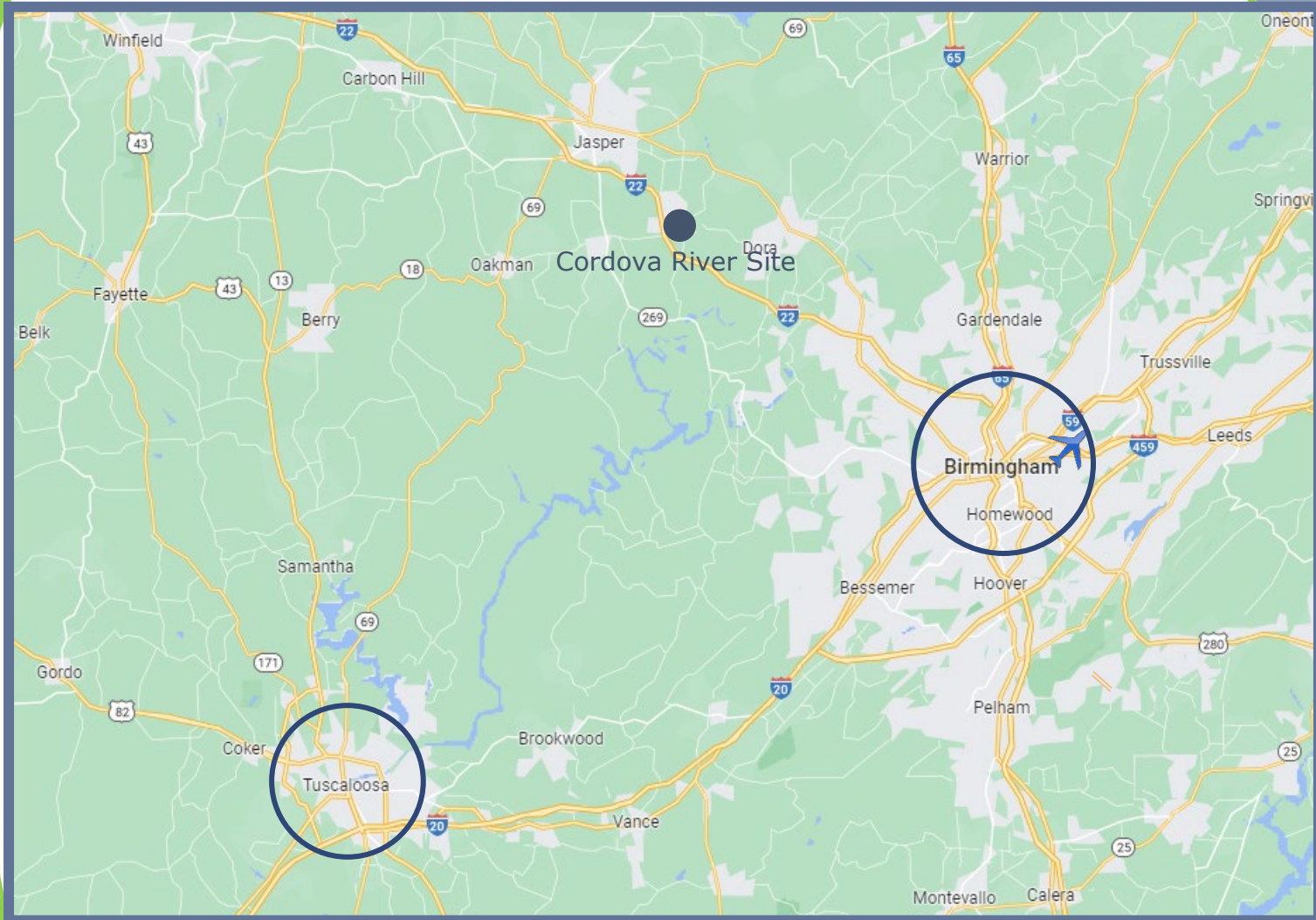
Central to the Southeast



**Walker County
250 Mile Radius Map**



30 Minutes From Downtown Birmingham
35 Miles to Birmingham International Airport
57 Miles to Tuscaloosa



Regional Map

Cordova River Site 48 Acres +/-

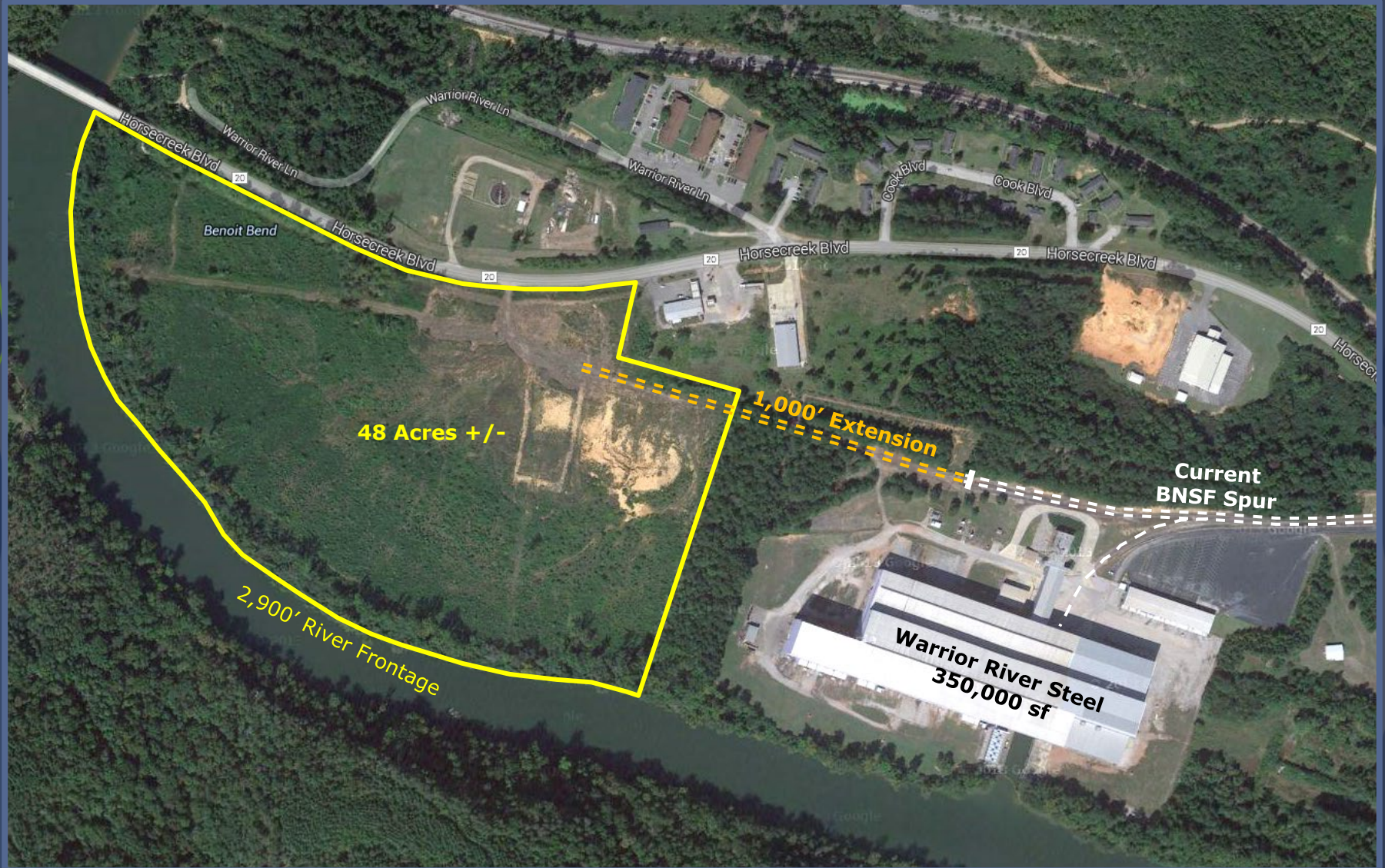


Within Cordova City Limits

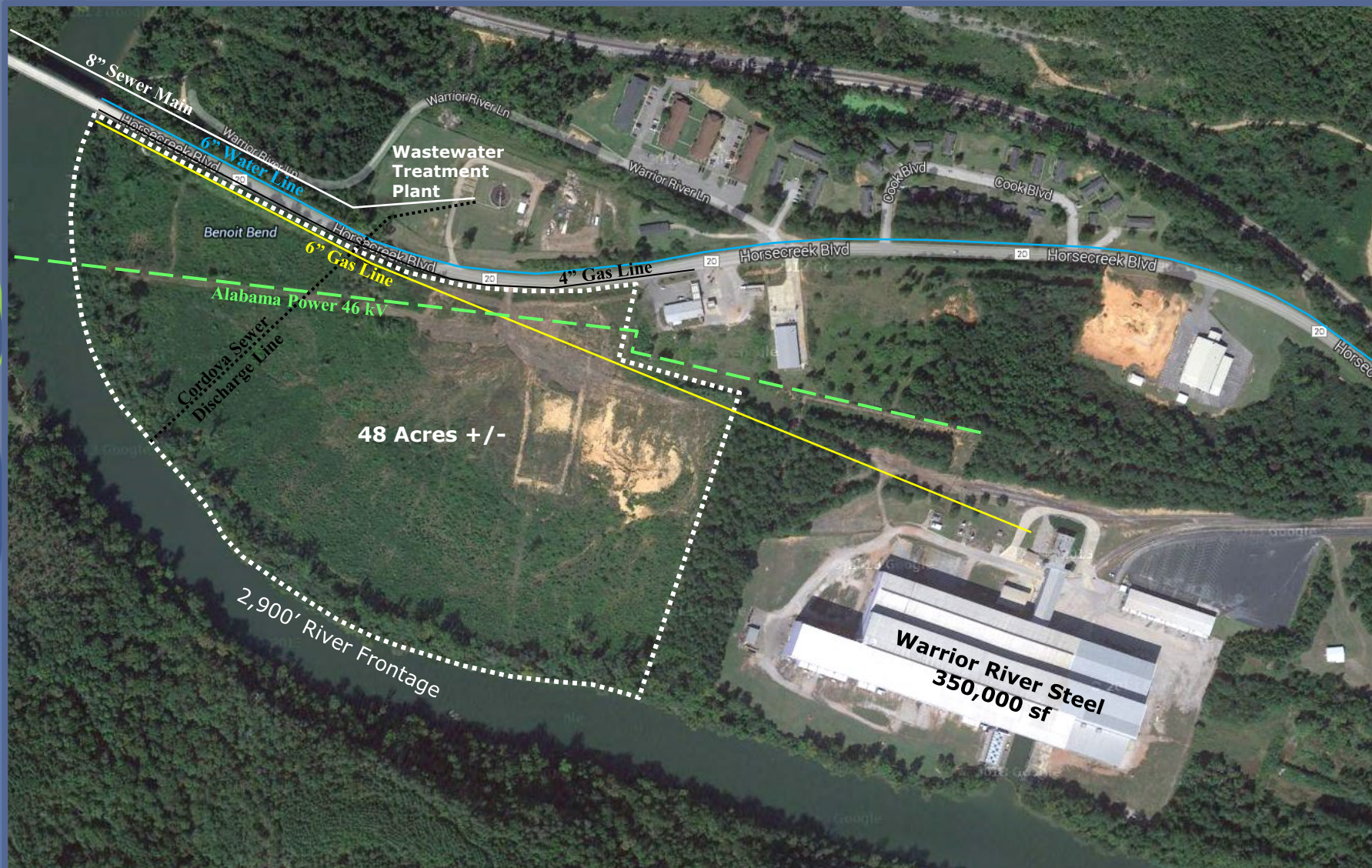
Barge & Rail Site Located 2.5 Miles from I-22



Cordova River Site – Location



Cordova River Site – Proposed Rail Extension



Cordova River Site – Utilities Map



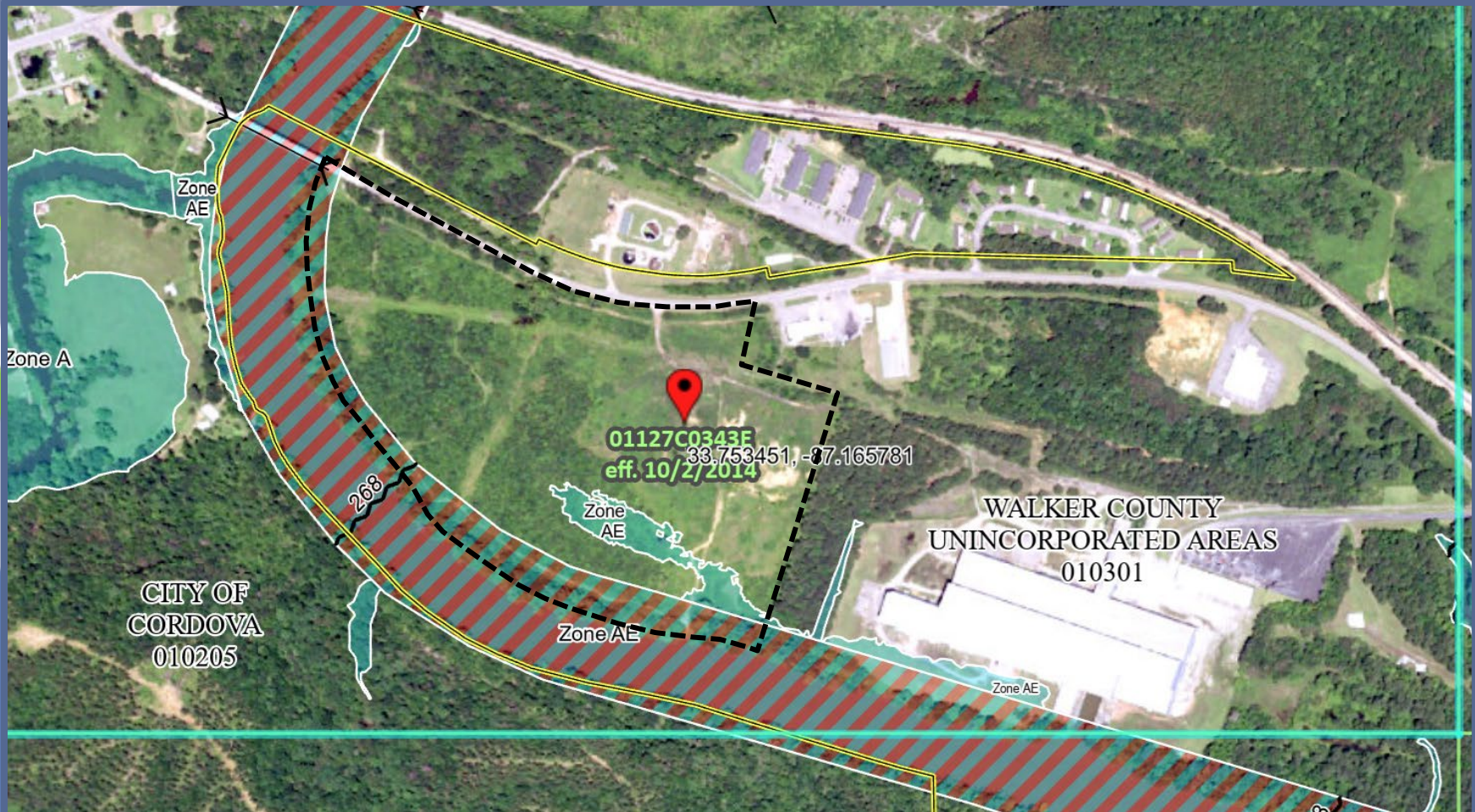
Cordova River Site - Aerial

Estimated Developable Acreage



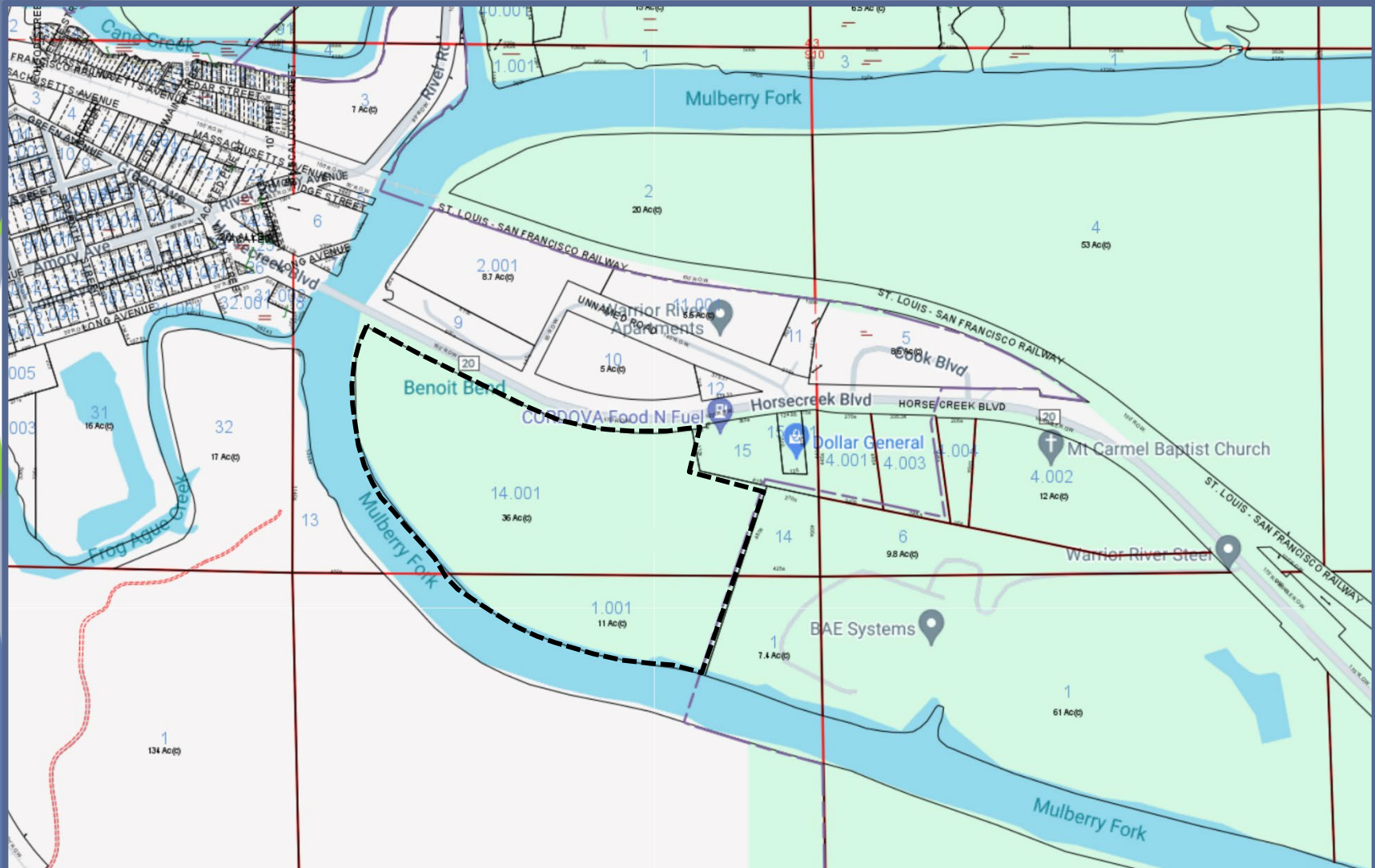
Cordova River Site – Floodway

Cordova River Site 48 Acres +/-



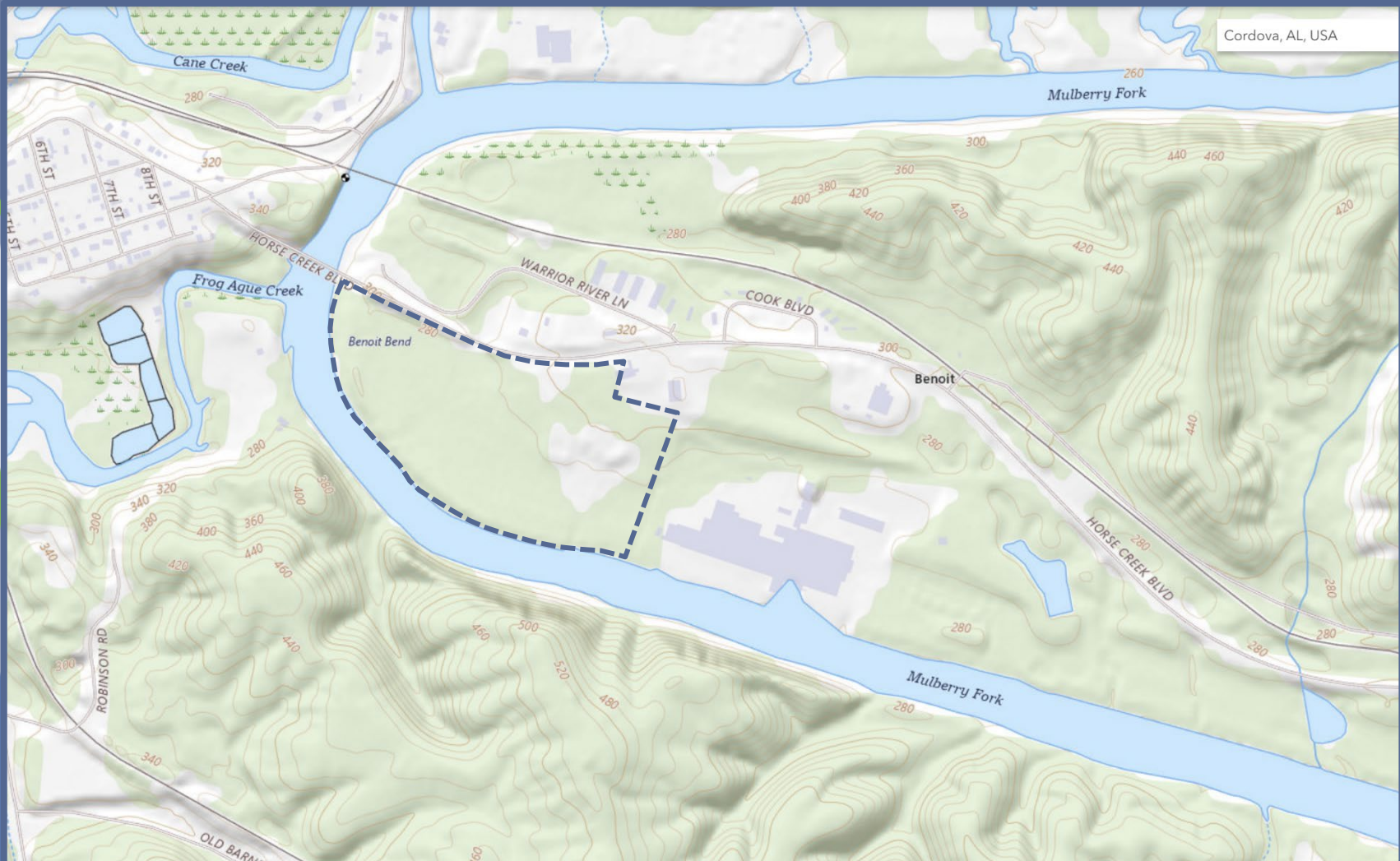
FEMA Flood Zone Map

Cordova River Site 48 Acres +/-



Tax Parcel Map

Cordova River Site 48 Acres +/-



USGS Topo Map



Thank You For Considering Walker County