



Economic Development  
Partnership of Alabama

www.edpa.org

# SITE PROFILE

## Legends Park

City: Prattville

County: Autauga



### General Site Data

<b>Street Address:</b>	US Highway 82 and Cobbs Ford Road	<b>Total Acres:</b>	85.00
<b>Nearest City:</b>	Prattville	<b>Available Acres:</b>	70.00
<b>Within City Limits:</b>	Yes	<b>Additional Available:</b>	Yes
<b>Zip Code:</b>	36066	<b>Largest Tract:</b>	10.00
<b>MSA:</b>	Montgomery, AL	<b>Smallest Tract:</b>	1.00
<b>Latitude:</b>	32.45660000	<b>Protective Covenants:</b>	Yes
<b>Longitude:</b>	-86.40333000	<b>Phase 1 Enviro:</b>	Yes
<b>Loc. In Industrial Par:</b>		<b>Prelim Geotech:</b>	Yes
<b>Park Name:</b>		<b>Topography:</b>	Slight Rolling
<b>Within Enterprise Zone:</b>	No	<b>Wetlands Assesment:</b>	Yes
<b>Within Favored Geo Area:</b>	No	<b>Ecol Review:</b>	No
<b>Within Renewal Community:</b>	No	<b>Cultural Resources Review:</b>	No
<b>Within HubZone:</b>	No	<b>Zoning:</b>	Office & Instution
<b>Within New Market Tax Credit Area:</b>	No	<b>Previous Use:</b>	
		<b>Description of Current Use:</b>	

### Transportation

#### Rail Service

Provider:  
Track Status: Not Available

#### Waterway

Provider:  
Dock Facility: Not Specified

#### Nearest Commercial Air City

Montgomery, AL  
Mi. to Service: 16.00

#### Nearest Municipal Air City

Prattville  
Mi. to Service: 7.30

#### Highways Type

Name	Mi. To Access	4 Lane?
31	2.1	Yes
82	0.0	Yes
I-65	0.9	Yes
I-85	8.8	Yes
14	2.4	Yes



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## Utilities

### Natural Gas

Provider: Spire  
Status: Existing  
Size of Main: 2  
Main PSI: 40

### Electric

Provider: Alabama Power Company  
Status: Existing  
Transmission:  
Distribution: Yes

### Water

Provider: Prattville Water Works  
Status: Existing  
Size of Main: 8

### Fiber/Telecom

Provider: AT&T  
Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

### Sewer

Provider: Prattville City of  
Status: Existing  
Size of Main: 8

## Price

**Lease Rate:** \$0.92  
per sq.ft.  
**Sale Price:** \$762,300.00 per acre  
**Negotiable:** Yes  
**Date Quoted:** 3/24/2016 12:00:00 AM  
**Price Comments:**

## Site Comments:

Virtual tour of Legends Park at Homeplace is available.

## Area Amenities:

Park is located within one mile of Interstate I-65 and the Robert Trent Jones Golf Trail is adjacent to the Legends Park.

## Current Park Tenants:

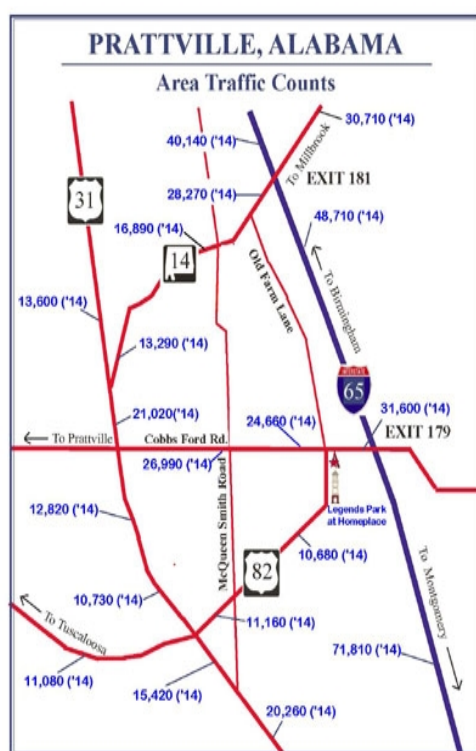
River Bank & Trust, Marriott Courtyard Hotel, Holiday Inn Express, Home 2 Suites by Hilton, and Mellow Mushroom



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