



INDUSTRIAL PARK SOUTH LOT 5

PULASKI, TENNESSEE

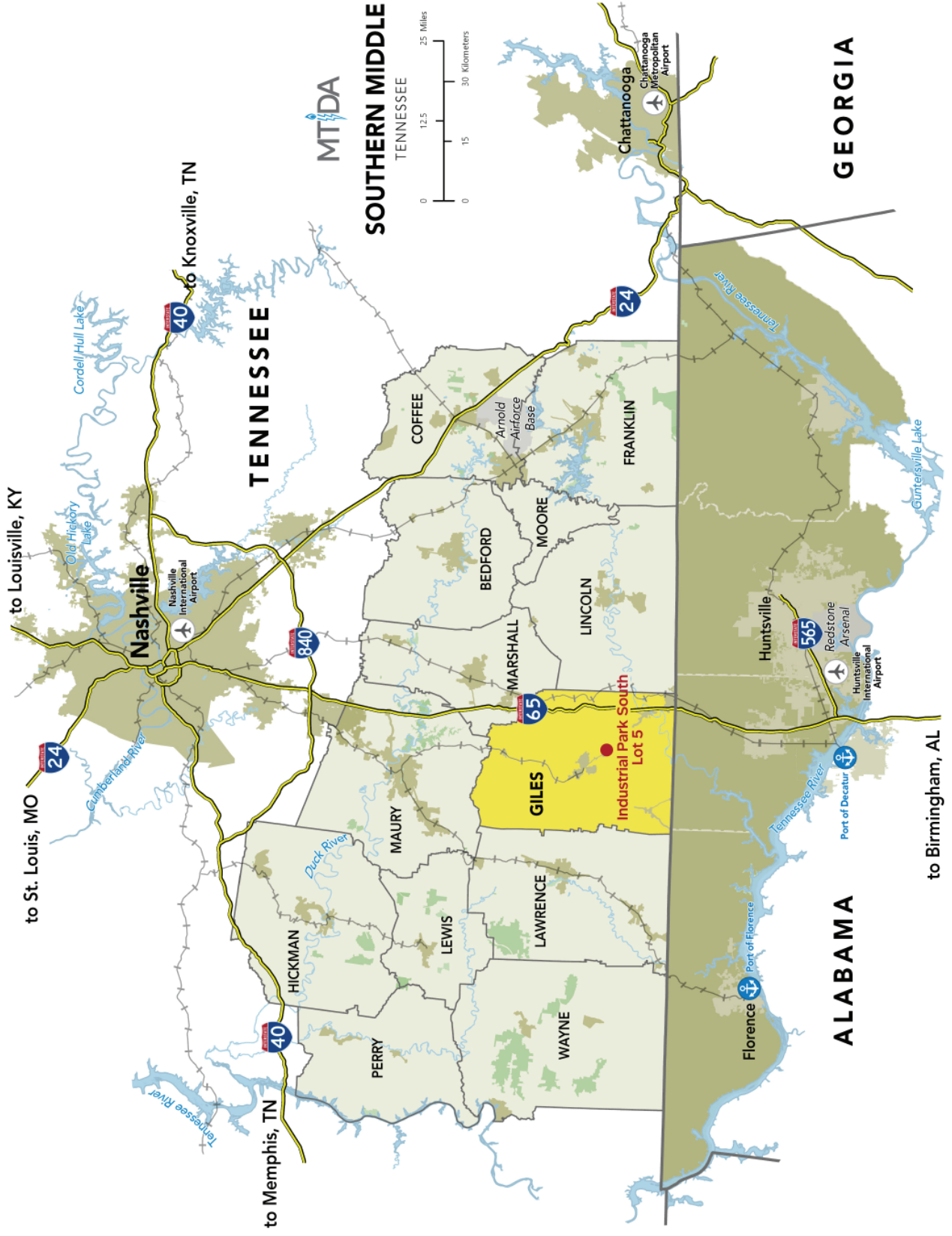
Economic
Development
Commission
Pulaski-Giles County Tennessee



COMMUNITY LOCATION

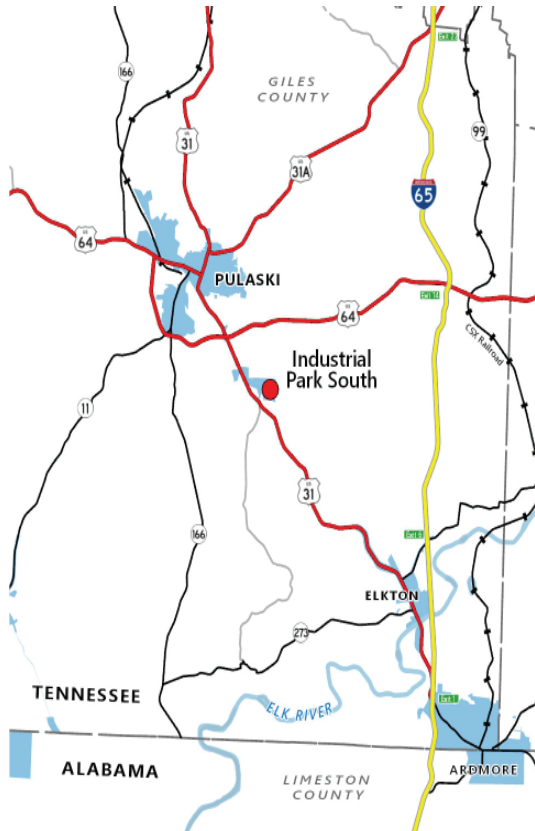


REGIONAL MAP



COMMUNITY OVERVIEW

Pulaski is the county seat located in central Giles County between Nashville, TN and Huntsville, AL. Being a great place to live also means being a great place to work. A thriving economy helps the tax base and helps a city attract and retain talent. While employment opportunities often play a big part in why people move, a city's unemployment rate also is a major indicator of an economy's overall health. Pulaski and Giles County have some of the lowest turnover rates in Tennessee.



CONTACT

David Hamilton
 Executive Director
 Giles County EDC
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 Pulaski, TN 38478
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TRANSPORTATION

- Located at U.S. Highway 31S
- Interstate 65 - 9 miles
- Huntsville International Airport (HSV) - 53 miles
- Nashville International Airport (BNA) - 79 miles
- Abernathy Field (GZS) - 5,310 ft. runway - 7 miles
- Tennessee River access at the Port of Decatur, AL - 48 miles

LOCATION

County: Giles

Miles from five metropolitan areas:

- Huntsville, AL - 45 miles
- Florence-Muscle Shoals, AL - 56 miles
- Nashville, TN - 79 miles
- Chattanooga, TN - 130 miles
- Memphis, TN - 200 miles

WORKFORCE

- 15.6% of residents - Bachelors degree or higher
- 15,240 available workers in county
- 355,200 available workers for a 45 min commute, which includes Madison and Limestone Co. AL
- 3.9% unemployment rate (February 2018)
- Columbia State Community College: 956
- TCAT Pulaski & Hohenwald Combined: 1,183 enrollment
- Martin Methodist College: 1,100 enrollment
- Calhoun Community College (Decatur, AL): 9,861 enrollment

LIVABILITY

- Located among the rolling hills between Nashville and Huntsville, Giles County welcomes visitors with an unbeatable combination of natural beauty, warm southern hospitality, and an authentic American feel
- Pulaski's cost of living index is 87.20
- Median household income in Pulaski is \$35,499
- Median home value in Pulaski is \$104,491
- Pulaski's median age is 41.6

PROPERTY SPECIFICATIONS

LAND INFORMATION

Site Size (acres):	25.18
Developable Area (acres):	25.18
Additional Acres Available for Development:	No
Certified Site:	Yes
Divisible:	Yes
Business/Industrial Park:	Yes
Previous Use:	Fallow/Farmland
Zoned:	Light Industrial

PRICING INFORMATION

For Sale:	Yes
For Lease:	No
Sale Price:	\$9,000 per acre
Land Lease Rate:	Not to be leased

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Pulaski Electric System
Electric Voltage:	13kV line to site; TVA 46kv line to substation
Gas Service to Property:	Yes
Gas Provider:	City of Pulaski
Size of Gas Main:	8 inch
Gas Main Pressure:	170 PSI
Fiber Optics:	PES Fiber Optics may be available
Telecom Service to Property:	Yes
Telecom Provider:	AT&T, Pulaski Electric System
Water On Site:	Yes
Water Provider:	City of Pulaski
Water Main Size:	12 nch
Sewer on Site:	Yes
Sewer Provider:	City of Pulaski
Sewer Main Size:	8 inch

PROPERTY SPECIFICATIONS

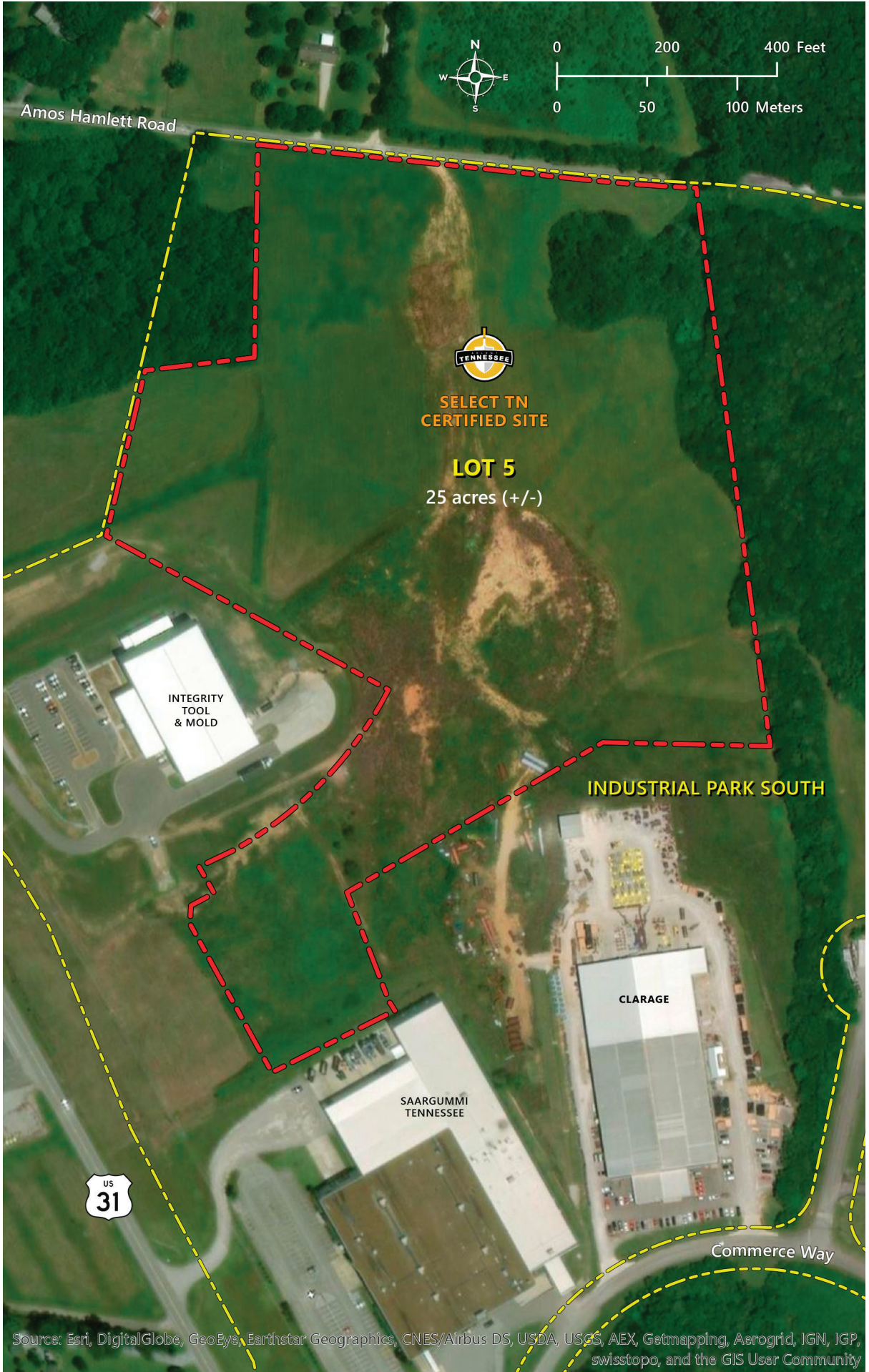
GEOGRAPHIC INFORMATION

Address:	U.S. Highway 31 S Pulaski, TN 38478
Latitude:	35.155841
Longitude:	-86.001492
Topography:	Gently rolling terrain
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	Yes
Tax Increment Financing Area:	No
Airport Zone:	No

Rail Access:	No
Parcel ID:	Map 116 Parcel 013.00
Highway Name:	U.S. Highway 31
Distance to Highway:	0.5 miles
Interstate Name:	Interstate 65
Distance to Interstate:	9 miles
Major Commercial Airport:	Huntsville International Airport
Distance to Airport :	53 miles
Local Airport:	Abernathy Field-Pulaski
Distance to Airport :	7 miles
Port Name:	Port of Decatur, Alabama
Distance to Port:	48 miles

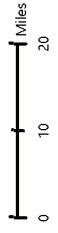


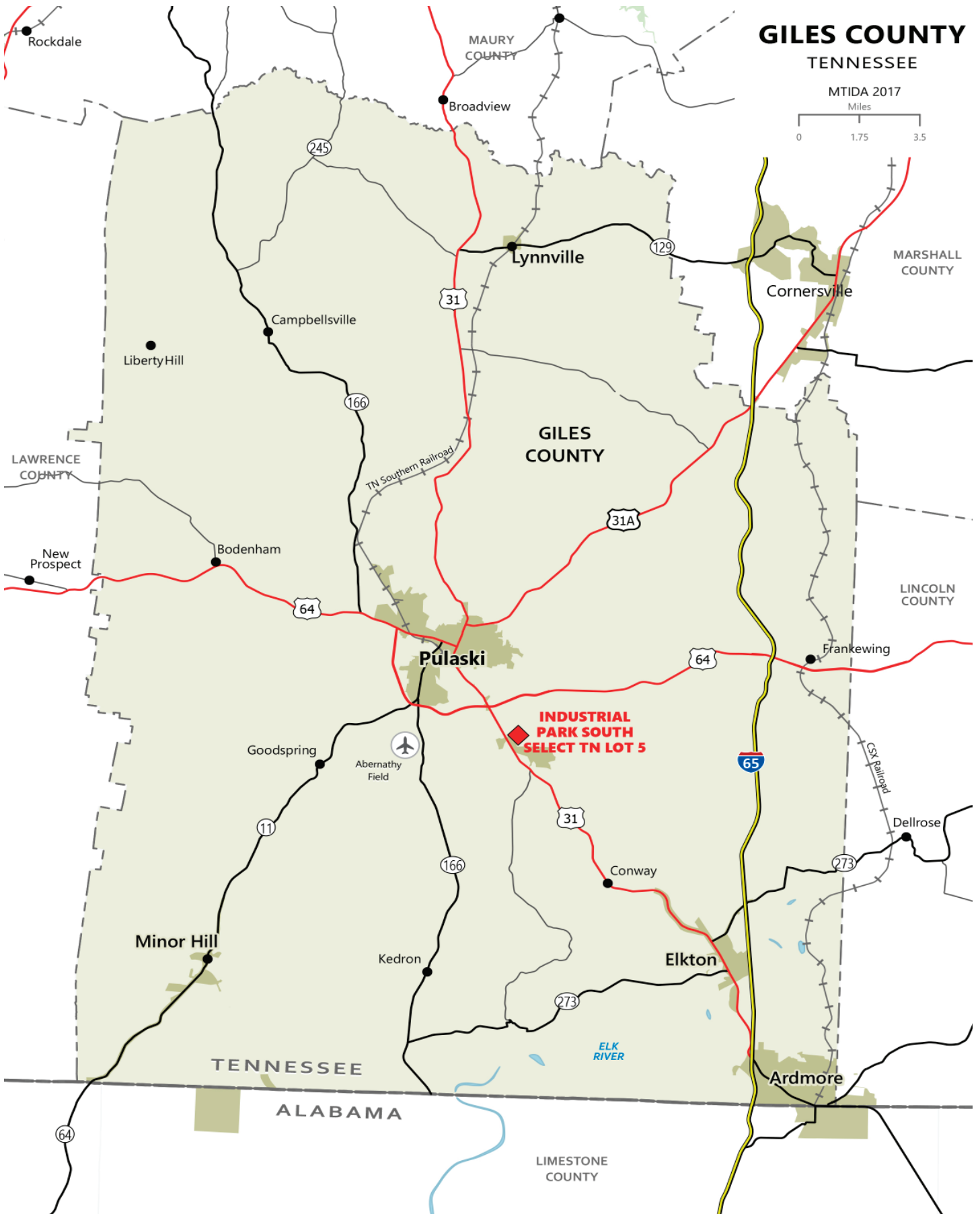
SITE MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

GILES COUNTY TENNESSEE





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