

# Warehouse Building on ±20 acres

453 BOONE ROAD | MUSCLE SHOALS, AL 35661



OFFERING MEMORANDUM

Ackerman & Co.

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If you determine that you have no further interest in the Property, you agree to promptly return this Memorandum to Ackerman & Co. or permanently destroy all copies.

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Certain information contained herein includes estimates, projections, or forward-looking statements based on assumptions regarding market conditions, the economy, competition, and other factors that are inherently uncertain and may not reflect actual or future performance. All references to square footage, acreage, and other measurements are approximate. Summaries of leases and other documents are provided for convenience only and may not fully or accurately describe the underlying agreements.

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The Owner reserves the right, in its sole discretion, to reject any or all expressions of interest or offers, to modify procedures, or to terminate discussions at any time without notice. No offer, counteroffer, or negotiation shall be deemed binding on the Owner or Ackerman & Co. unless and until a definitive purchase and sale agreement has been fully executed and delivered by the Owner.

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*In association with:*

**ADAM L SLUTZKY**

License #: 000077556



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# 453 Boone Road | Muscle Shoals, AL

Positioned within the highly strategic Tennessee Valley Authority (“TVA”) Muscle Shoals complex, this ±20-acre industrial offering presents a rare opportunity to acquire a heavy-duty warehouse asset with significant power advantages and scalability. Offered well below replacement cost at approximately \$50/SF, the property is ideally suited for industrial users, large-scale storage, or conversion to a high-demand data center environment.

## INVESTMENT HIGHLIGHTS

- **Power-Centric Location with Data Center Potential**  
Direct proximity to the TVA power plant provides a compelling advantage for energy-intensive users, offering potential cost savings and infrastructure capacity ideal for data center conversion.
- **Below Replacement Cost Basis**  
At approximately \$50/SF, the offering provides a highly attractive entry point relative to today’s construction costs, creating immediate value for investors and owner-users.
- **Expandable Land Position**  
Situated on ±20 acres with the ability to acquire additional surrounding acreage (hundreds of acres available), allowing for future expansion, campus-style development, or phased growth strategies.

## STRATEGIC ADVANTAGES

- **Heavy Industrial Capabilities**  
Purpose-built with substantial clear heights, reinforced flooring, and crane capacity, the facility supports a wide range of heavy industrial and advanced manufacturing uses.
- **Mission-Critical Infrastructure Potential**  
The combination of fiber connectivity and proximity to TVA power infrastructure positions the asset as a strong candidate for data center, advanced computing, or energy-intensive operations.
- **Scalable Industrial Campus Opportunity**  
With additional acreage available, the site offers flexibility for build-to-suit expansion, outdoor storage, or development of a larger industrial or technology campus.



ASKING PRICE

**\$4,200,000** (\$50 PSF)



# Property Overview

**453 BOONE ROAD, MUSCLE SHOALS, AL 35661**



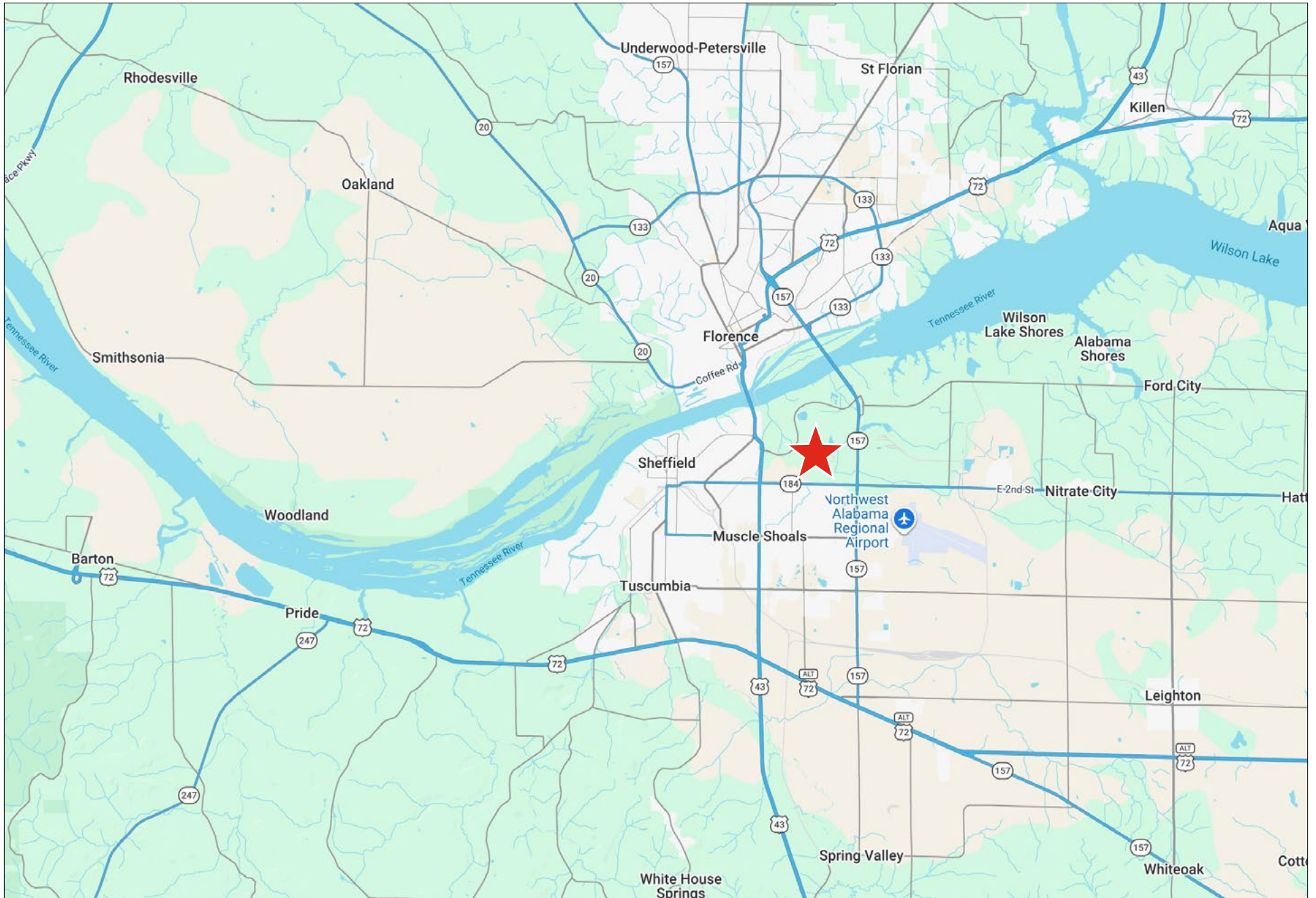
# Property Overview



<b>PROPERTY ADDRESS</b>	453 BOONE ROAD MUSCLE SHOALS, AL
<b>COUNTY</b>	COLBERT COUNTY
<b>PARCEL ID</b>	04-04-25-0-001-001.007
<b>BUILDING SIZE</b>	84,000 SF
<b>LAND AREA</b>	±20 ACRES (additional land available)
<b>ZONING</b>	INDUSTRIAL
<b>CLEAR HEIGHTS</b>	45.7' - 56.5'
<b>COLUMN SPACING</b>	20'
<b>FLOOR SYSTEM</b>	30"-34" REINFORCED CONCRETE
<b>ROOF CONSTRUCTION</b>	STEEL
<b>CRANES</b>	50-TON OVERHEAD CAPACITY
<b>CONNECTIVITY</b>	FIBER OPTIC AVAILABLE



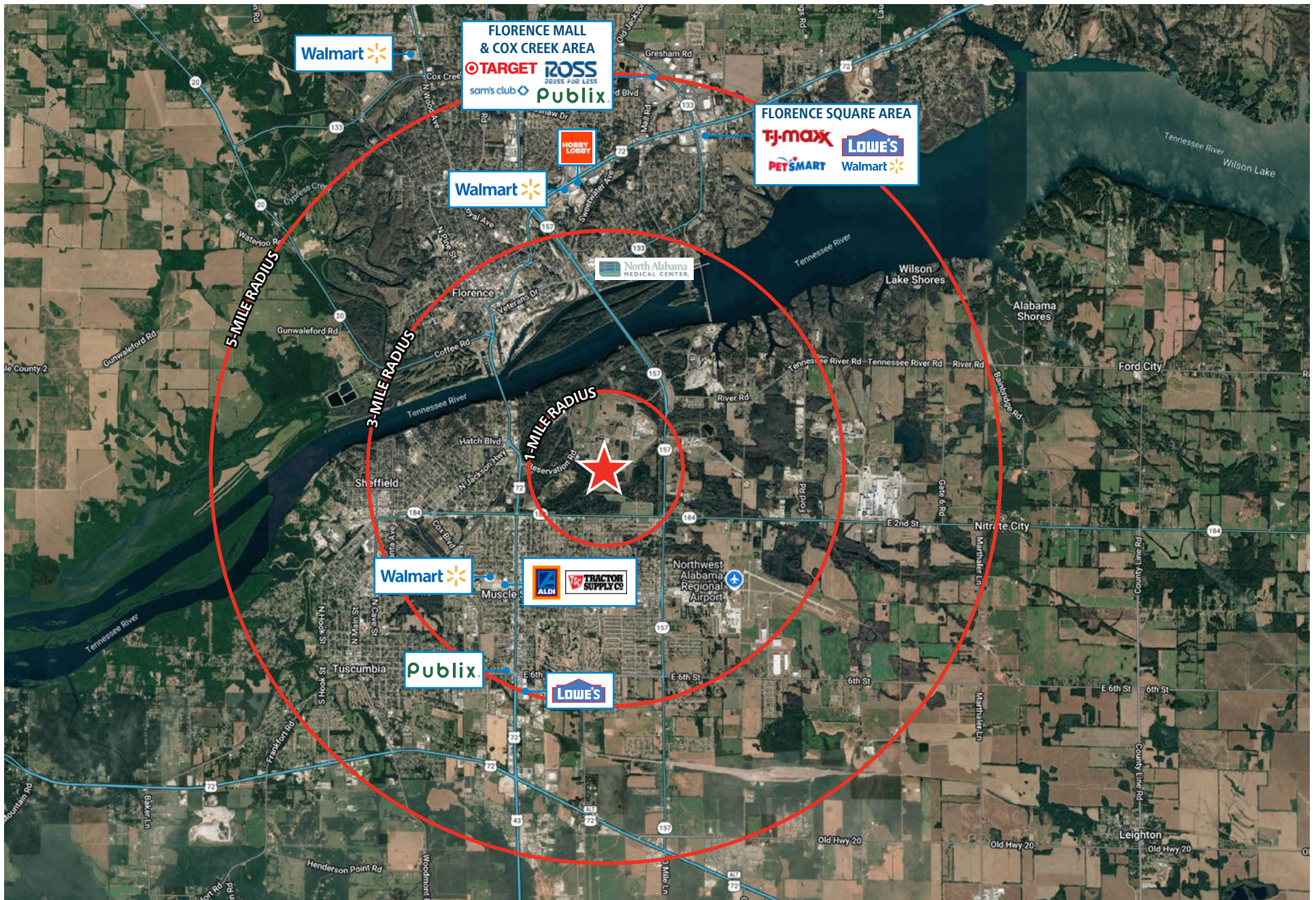
# Location Map



# Aerial Map



# Surrounding Amenities & Communities





Market Overview  
453 BOONE ROAD, MUSCLE SHOALS, AL 35661

# Market Snapshot - The Shoals, Alabama

The “Shoals” region, anchored by Muscle Shoals, Florence, and Colbert County, represents one of North Alabama’s most established industrial and workforce-driven markets. Strategically located along the Tennessee River and powered by the Tennessee Valley Authority (TVA), the region offers a unique combination of low-cost energy, skilled labor, and multimodal infrastructure that continues to attract manufacturing, logistics, and emerging technology users.

## REGIONAL ECONOMIC DRIVERS

- **Diverse, Manufacturing-Led Economy**

The Florence–Muscle Shoals MSA supports approximately 69,000+ jobs, with manufacturing serving as the largest employment sector, followed by healthcare and retail trade.

The region maintains a strong industrial base with a high concentration of production-oriented occupations, significantly above the national average.

- **Stable Employment Fundamentals**

The local labor force exceeds 70,000 workers, with unemployment consistently trending below national averages—recently in the ~2.5%–3.4% range—highlighting overall economic stability.

## STRATEGIC LOCATION & INFRASTRUCTURE

- **TVA Power Advantage**

The Shoals region benefits from direct access to TVA’s reliable and cost-effective power infrastructure—one of the most significant competitive advantages for industrial users, advanced manufacturing, and data center operations.

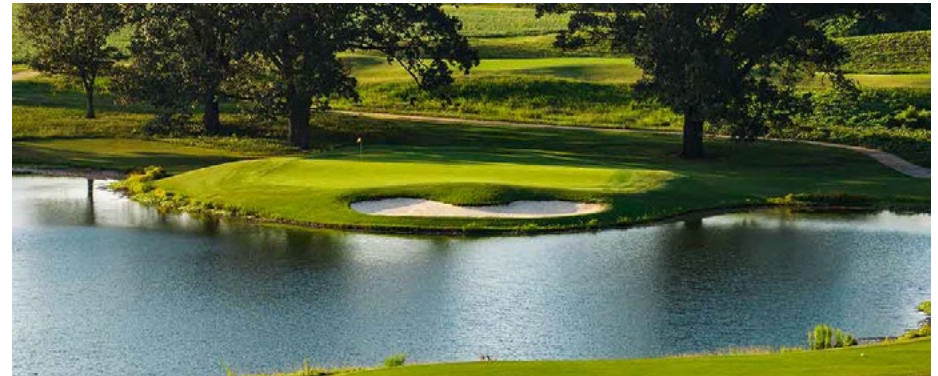
- **Multimodal Connectivity**

Tennessee River access supports barge transportation and industrial shipping

Regional airport (Northwest Alabama Regional Airport) supports corporate and logistics activity

Proximity to major Southeastern markets including Huntsville, Birmingham, Memphis, and Nashville

Ongoing infrastructure investment, including port improvements and airport expansion initiatives, continues to enhance regional logistics capabilities and economic growth potential



# Market Snapshot - The Shoals, Alabama

## WORKFORCE & DEMOGRAPHICS

- Regional Labor Shed Depth**

The broader Shoals labor shed spans multiple counties across Alabama, Tennessee, and Mississippi, totaling over 420,000 residents and more than 190,000 workers within a 60-mile radius.

- Skilled Industrial Workforce**

A long-standing manufacturing presence has created a workforce experienced in production, fabrication, and logistics—key for industrial and warehouse users.

## GROWTH & DEVELOPMENT TRENDS

- Industrial & Logistics Expansion**

Recent development initiatives include speculative industrial buildings, airport expansion, and port upgrades—positioning the region for continued industrial growth.

- Emerging Technology & Data Center Potential**

With robust power infrastructure and available land, the market is increasingly being evaluated for data center and advanced manufacturing users seeking cost-efficient alternatives to primary markets.

- Tourism & Quality of Life Enhancements**

The Shoals’ rich cultural history—particularly its globally recognized music heritage—combined with outdoor recreation along the Tennessee River continues to support tourism and talent attraction.

The Shoals region offers a compelling blend of infrastructure, workforce, and affordability that is increasingly drawing attention from industrial users and emerging sectors alike. For investors and occupiers, the market provides a rare opportunity to secure scale, power access, and long-term growth potential at a cost basis significantly below larger Southeastern metros

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
Estimated Population (2025)	1,471	25,773	63,514
Projected Population (2030)	1,452	26,225	64,105
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	713	11,083	27,015
Projected Households (2030)	706	11,274	27,434
<b>INCOME</b>			
Est. Average HH Income	\$103,016	\$77,740	\$73,170
Est. Median HH Income	\$65,308	\$58,363	\$53,678
<b>LABOR FORCE / OCCUPATION</b>			
Labor Population	1,211	20,973	52,258
Blue Collar Workers	458	6,831	17,506
White Collar Workers	275	5,272	12,454
<b>POPULATION AGE</b>			
Median Age	36.3	36.9	35.9
Age 19 Years or Less	338	3,402	15,667
Age 20 - 64 Years	873	14,801	36,242
Age 65 Years or Over	260	4,570	11,606



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