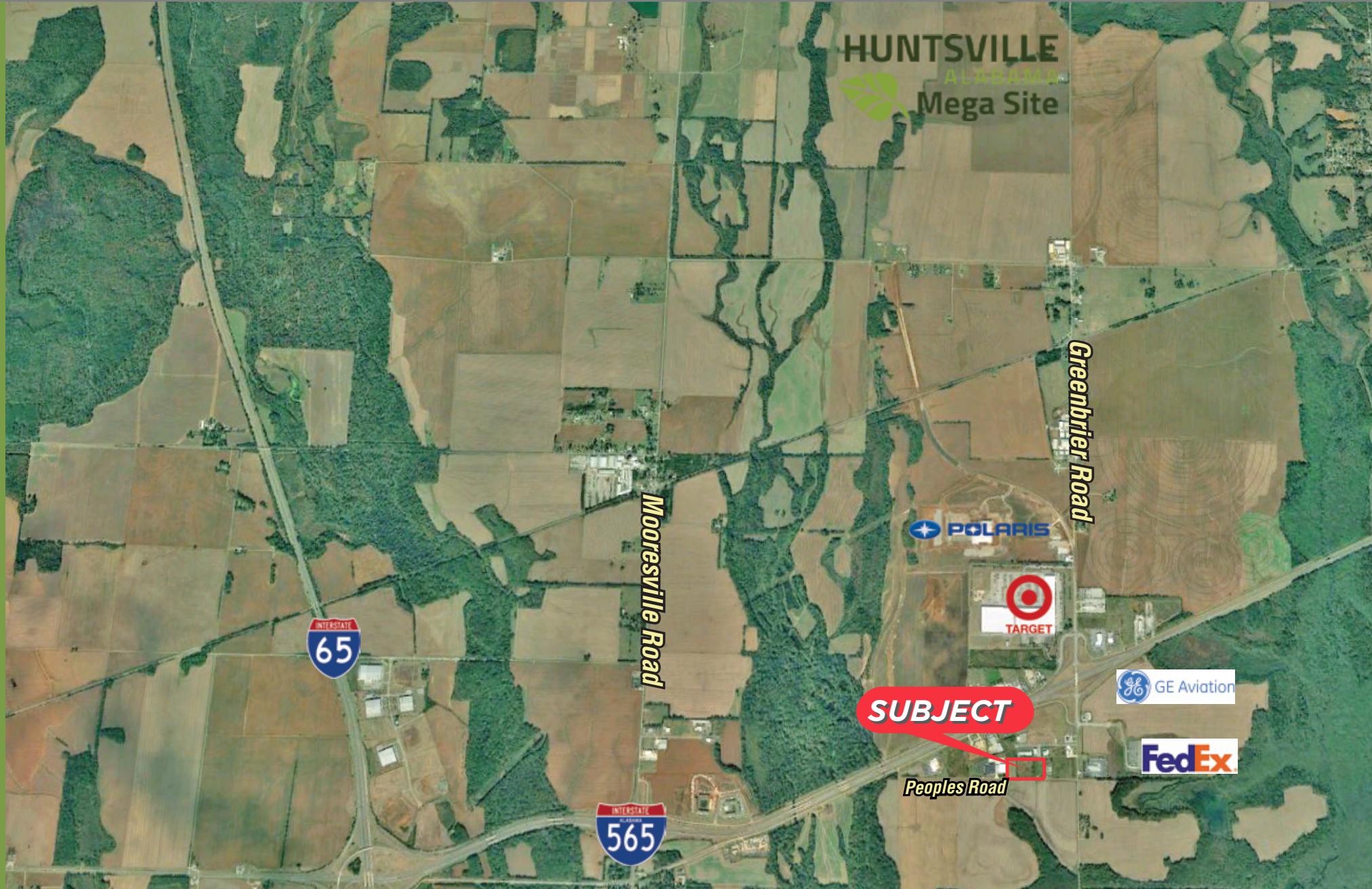


# I-565 BUSINESS PARK & GREENBRIER RD

7.49 Acres • Peoples Road, Huntsville, AL 35756

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Tyler Fanning  
256.382.9010  
tylerf@grahamcompany.com

355 Quality Circle  
Suite E  
Huntsville, AL 35806



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# OBJECTIVE

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- Graham & Co is pleased to present to qualified buyers the opportunity to acquire 7.49 acres of land located in the I-565 Business Park at Greenbrier Road.
- The property is being offered through a bid process only.
- This offering memorandum includes a description of the bid process, site information, and a schedule for your response to the bid.

# PROPERTY FEATURES

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## THE PROPERTY

Conveniently located at the intersection of I-565 and Greenbrier Road (Exit 3), this site is within Huntsville City Limits in Limestone County, AL. The property is just minutes from Madison, Athens, and Decatur. The land consists of 4 lots totaling 7.49 acres and fronts Peoples Road.

## PROPERTY HIGHLIGHTS

- Excellent interstate access to I-565 and I-65
- Located in the recently created TIF (tax increment financing) District 6
- Commercial Industrial Park Zoning
- All utilities available
  - \*Natural Gas - Huntsville Utilities
  - \*Water - Limestone County Water Authority
  - \*Sewer - City of Huntsville
  - \*Electricity - Athens Utilities
  - \*Telecommunications - AT&T



## TRANSPORTATION

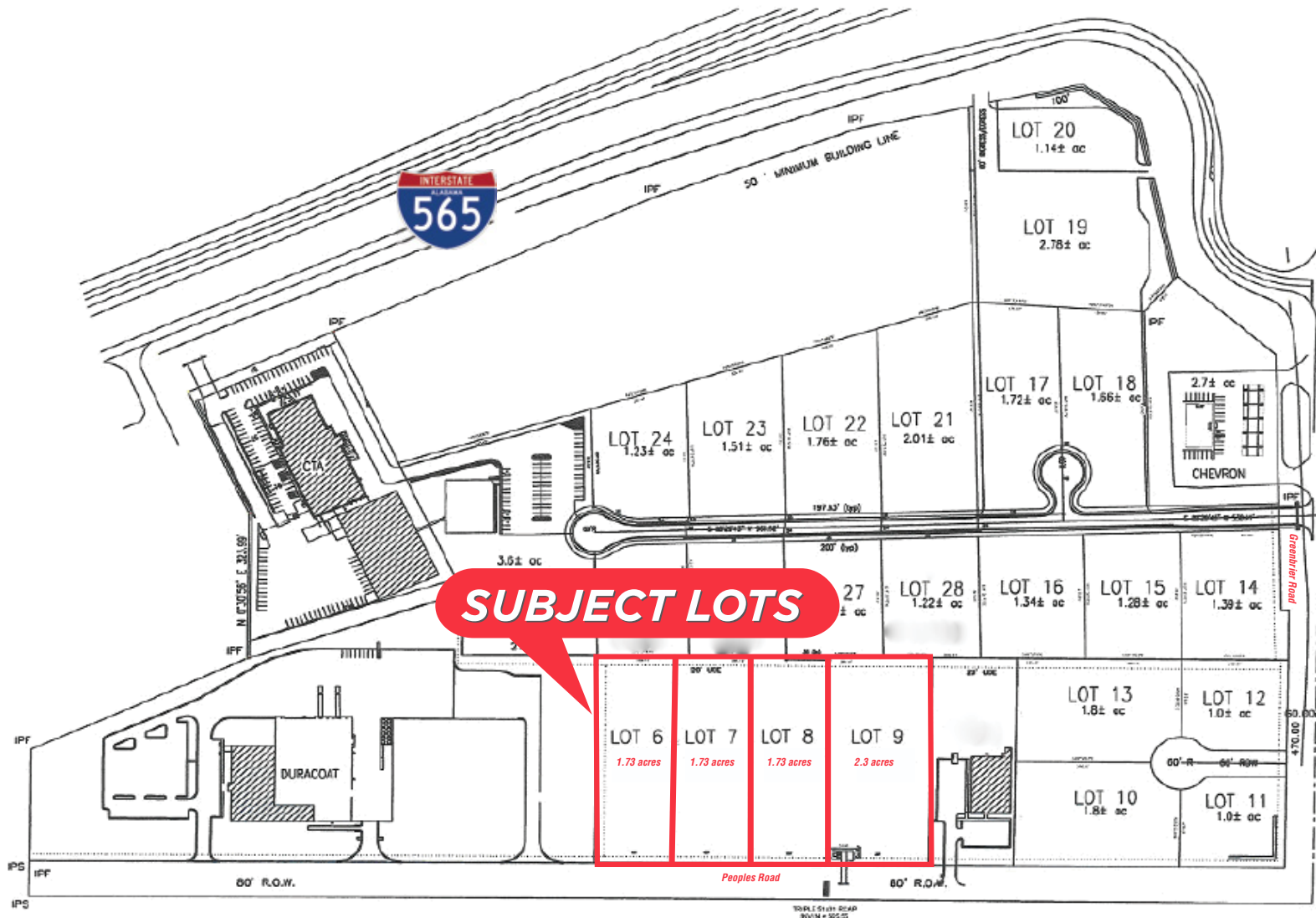
- Highway: Adjacent to I-565; 2 miles to I-65
- Rail: 7 miles to International Intermodal Center
- Water: 9.5 miles to Morgan County Port Authority
- Air: 6 miles to Huntsville International Airport

*Site is located 100 miles from Nashville, TN and 90 miles from Birmingham, AL.*

# PROPERTY FEATURES

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## SITE PLAN



Tyler Fanning  
256.382.9010  
tylerf@grahamcompany.com

355 Quality Circle  
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Huntsville, AL 35806



# SURROUNDING INDUSTRIES

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In January 2015, Polaris announced plans to build a new production facility in Huntsville, AL, and the plant began production Q2 of 2016. At full capacity, the plant will employ 1,700 people.

The 910,000 sf facility focuses on Polaris Ranger off-road vehicle production and the Slingshot moto-roadster. The Huntsville plant provides additional capacity and flexibility as Polaris continues to experience rapid growth.

The 505 acre site allows Polaris to be in close proximity to its key customer base in the Southeastern United States, and Huntsville offers a skilled workforce, utility infrastructure, and a history of technology and innovation.

Equipped with state of the art technologies, the Polaris plant will support several core processes including vehicle assembly, metal fabrication, welding, chassis and body painting, and injection molding.

Source: [www.polaris.com](http://www.polaris.com)



In June 2016, GE Aviation broke ground on two Alabama materials factories. Construction will begin in late 2016, with full completion scheduled for mid year 2018. GE Aviation will invest more than \$200 million to construct the factories on a 100 acre site off Greenbrier Road. The plants are expected to employ 300 people.

The Alabama plants will service jet engines and land-based gas turbines. One plant will produce silicon carbide (SiC) ceramic fiber - the first such operation in the United States. The adjacent GE factory will use the SiC ceramic fiber to produce the unidirectional CMC (ceramic matrix composite components) tape necessary to fabricate CMC components.

Once complete, the company will sell fiber to the Department of Defense, GE businesses, and other customers subject to U.S. regulations.

GE Aviation, an operating unit of GE, is a leading world provider of jet engines, components, and integrated systems for commercial and military aircraft.

Source: [www.geaviation.com](http://www.geaviation.com)



With over 1,252 acres of “shovel-ready” land available for immediate development, the Huntsville Mega Site is one of the South’s premier industrial site locations. Certified as a development-ready site by McCallum Sweeney Consulting, the Mega Site offers convenient and central access to major Southeast U.S. markets.

Publicly controlled by the City of Huntsville, rapid permitting is in place to allow for ease of development. All due diligence has been performed.

The Mega Site is serviced by rail, and adjacent to I-65 for immediate truck access. River port and international air cargo services are accessible within minutes of the site.

The Mega Site is fully equipped with all industrial utilities and is located adjacent to the TVA Limestone 500KV substation.

Source: [www.huntsvillemegasite.com](http://www.huntsvillemegasite.com)

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[tylerf@grahamcompany.com](mailto:tylerf@grahamcompany.com)

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# PRICING

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- ***No minimum bid is required to participate in this exclusive offering. However, Seller reserves the right to reject any offer it considers below fair market value.***



# ***BROKERAGE FEES***

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- ***Brokerage fee to be paid by Seller. For questions concerning brokerage fee, contact Tyler Fanning at 256.382.9010 / tylerf@grahamcompany.com.***

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tylerf@grahamcompany.com

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Huntsville, AL 35806



**Graham & Co**



# BID PROCESS

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- Buyer will purchase the entire parcel of 7.49 acres.
- The full amount of the winning bid minus deposit is due at close of sale.
- Closing will be made through escrow holder selected by Seller.
- Closing costs will be paid by Buyer.
- All bids are due no later than March 31, 2017. Buyer will notify Graham & Co regarding additional time needed to analyze the offering.
- Buyer will be notified within 10 days if Seller has accepted its bid.
- Seller and winning bidder will execute a Letter of Intent (LOI) reflecting the terms of the transaction no later than 5 days from notification of winning bid.
- Seller to submit a DRAFT Purchase and Sale Agreement no later than 7 days from execution of LOI.
- Buyer and Seller will execute a binding Purchase and Sale Agreement (Agreement) no later than 14 days from execution of LOI.
- Upon execution of Agreement, the winning bidder must make a U.S. dollars deposit equal to 10% of the total sale amount within three working days. The deposit will be credited toward the purchase price at closing.
- Buyer will have thirty (30) days from execution of Agreement to conduct a thorough property investigation (due diligence period).
- Transaction will close within 15 days after completion of due diligence.

\*Property is being sold "as-is". All offers containing financial contingencies will be automatically disqualified.\*

# BID PROCESS

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***The Bid Proposal must include:***

- The total purchase price and proposed closing process
- Name and address of purchasing entity
- Background profile regarding the Buyer
- Names and contact information for Buyer's project team
- 3 copies of the proposal

***Copies of the Bid Proposal should be sent via USPS or email to:***

Graham & Co

Attn: Tyler Fanning

355 Quality Circle

Suite E

Huntsville, AL 35806

256.382.9010

tylerf@grahamcompany.com



# PROCEDURAL REMARKS

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- Both parties agree to the confidentiality of this document and will not disclose any information regarding its content outside their respective organizations.
- This document is not a legally binding document or otherwise creates any obligation between the parties; it is merely an offering memorandum that outlines the terms under which the parties will work under the scope of the bid process to reach an agreement in connection with the sales of this property.
- Until a binding Purchase and Sale Agreement is executed and delivered, neither party will have any liability in connection with the terms outlined in this document.

# TRANSACTION TIMETABLE

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Bids due to Graham & Co no later than:	March 31, 2017
Bid Review:	April 1 - April 7, 2017
Announcement of Winning Bid:	April 10, 2017
Execution of LOI:	April 14, 2017
Purchase and Sale Agreement:	April 21, 2017
Execution of Purchase and Sale Agreement:	May 5, 2017
Due Diligence Period:	Ends June 5, 2017
Estimated Transaction Closing:	On or before June 20, 2017