



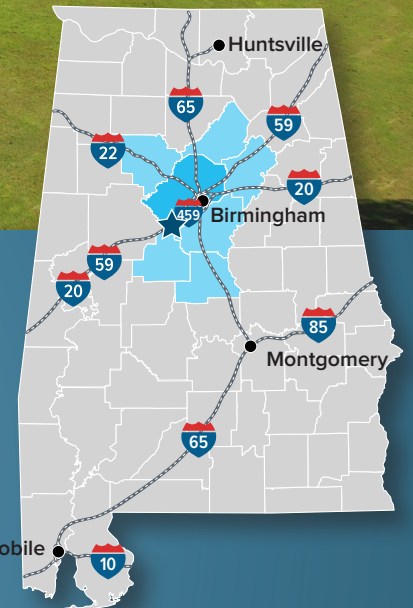
1 mile to



RED ROCK NORTH

7301 OLD TUSCALOOSA HIGHWAY, MCCALLA, AL 35111

Jefferson County's Red Rock North/South properties are publicly owned and comprised of nearly 400 acres adjacent to Jefferson Metropolitan Park at McCalla. These properties are located less than two miles from U.S. Interstates 20/59 and 459 making them ideally positioned for the logistically minded business.



RED ROCK NORTH





7301 OLD TUSCALOOSA HIGHWAY, MCCALLA, AL 35111



Location	
County	Jefferson
City	McCalla
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	230
Previous use	Pasture
Topography	Rolling to Hilly
✓ Protective covenants	✓ Phase 1 environmental
✓ Preliminary geotech report	✓ Ecological review
✓ Preliminary wetlands assessment	✓ Cultural & historical resources review

All utilities with excess capacity on-site		
Natural gas	Spire	Size of main: 6 inches
Water	Warrior River Water	Size of main: 12 inches
Sewer	Jefferson County	Size of main: 8 inches
Electric	Alabama Power	✓ Transmission ✓ Distribution
Fiber/Telecom	AT&T	✓ Fiberoptic

Easy access to 4 interstates	
Interstates	Access within
	1 mile
	5 miles
	20 miles
	28 miles



For additional info about the BBA, please visit our [website](#)