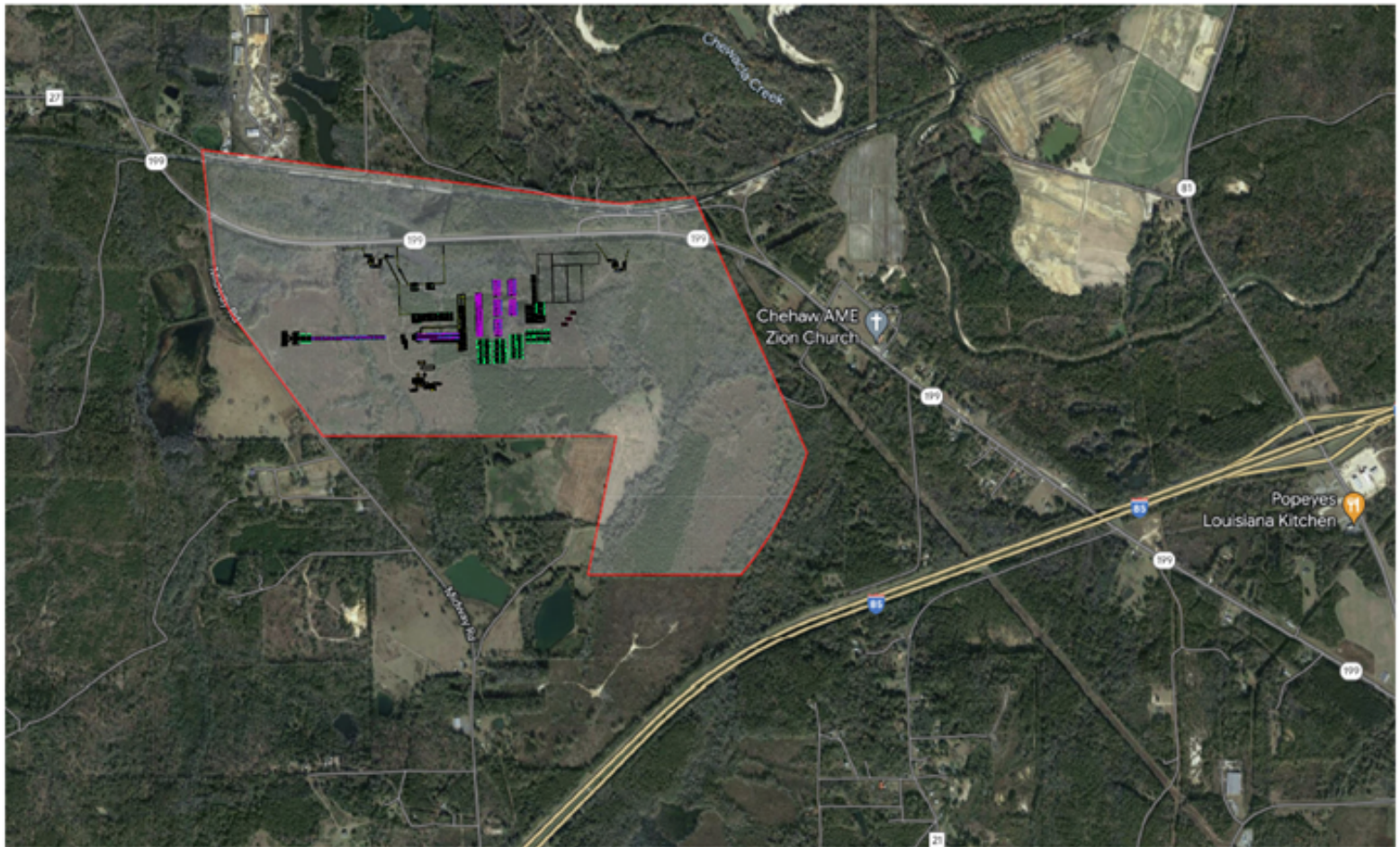


## Highway 199 Site

*(aerial photo with conceptual drawing of a mock project location)*



**Alabama Highway 199 and Midway Road  
Tuskegee, AL 36083 (Macon County)**

32.4720, -85.714

## II. Data

### Identity

Project name and location: Highway 199 and Midway Road, Tuskegee, AL 36083  
Current owner: Abebe Blackbelt Ventures LLC

### Zoning/Acreage/Topography

Acreage: 374 (Total); 330 (Buildable land)  
Description of site's topography: Relatively flat to gently sloping

### Transportation

Interstate access: Near I-85 (~ 3 mile drive down Hwy 199 to/from Exit 38 on I-85)  
Has rail access: **Nearby**  
Rail service carrier: CSX Mainline  
Spur to location: Active spur near-site  
Distance to rail line: 1,000-1,500 ft  
Distance to closest commercial airport: 2 miles (Moton Field)  
Distance to closest international airport: 120 miles (Hartsfield-Jackson Atlanta International Airport) Distance to closest deep-water container Port: 210 miles (Port of Mobile [AL])

### Population and Labor Pool

Population within 45-minute drive\* from project site: 375,433  
Total Regional Employment within 45-mile drive\* from project site: 175,114  
\*Due to Macon County's unique location and proximity to Montgomery, Auburn/Opelika and Columbus, there are nearly 1 million people living within a 50-mile radius of Tuskegee.

### Drone Footage

Link to main video: [https://youtu.be/x\\_a2eMhiE5o](https://youtu.be/x_a2eMhiE5o)

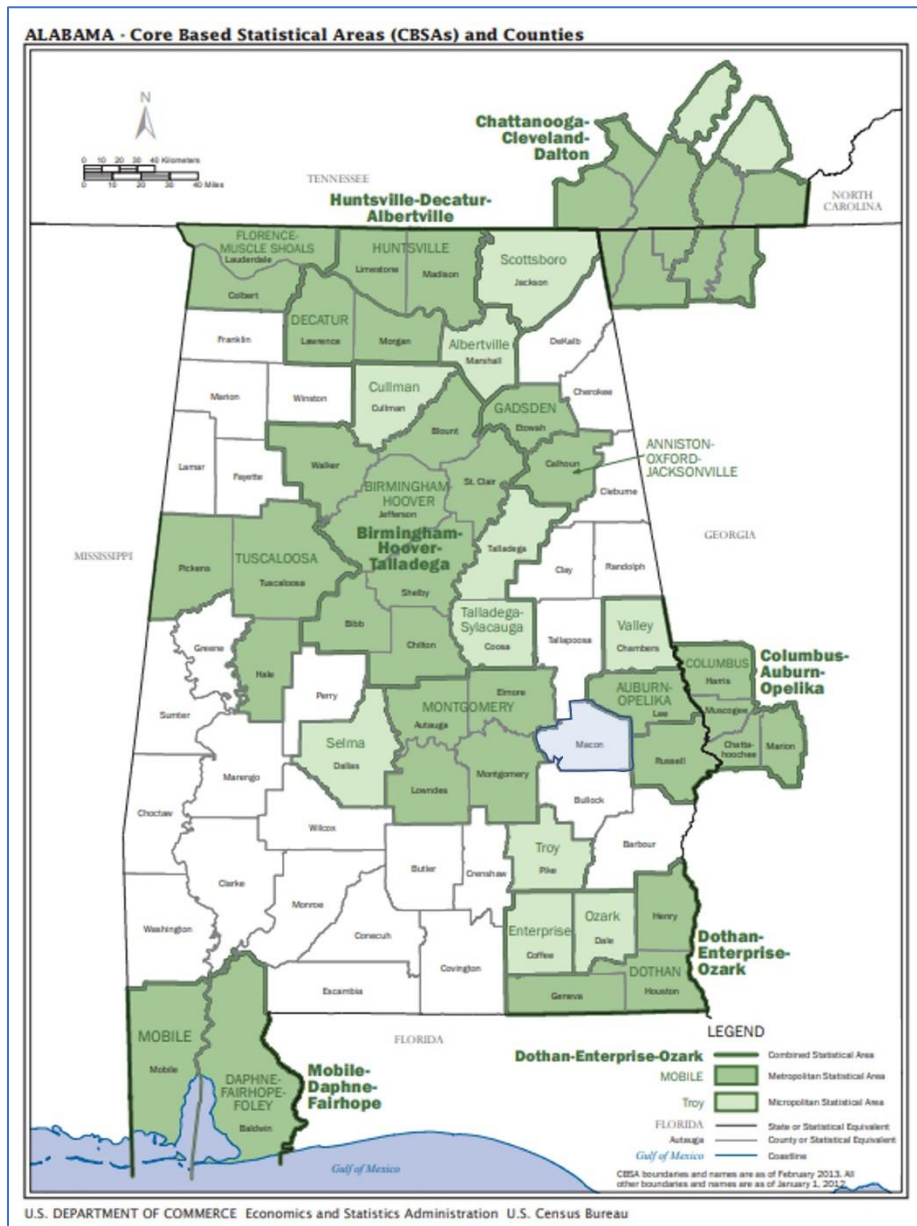


Link to video of current rail and proposed extension: [https://www.youtube.com/watch?v=UIMhz\\_OKU\\_o](https://www.youtube.com/watch?v=UIMhz_OKU_o)

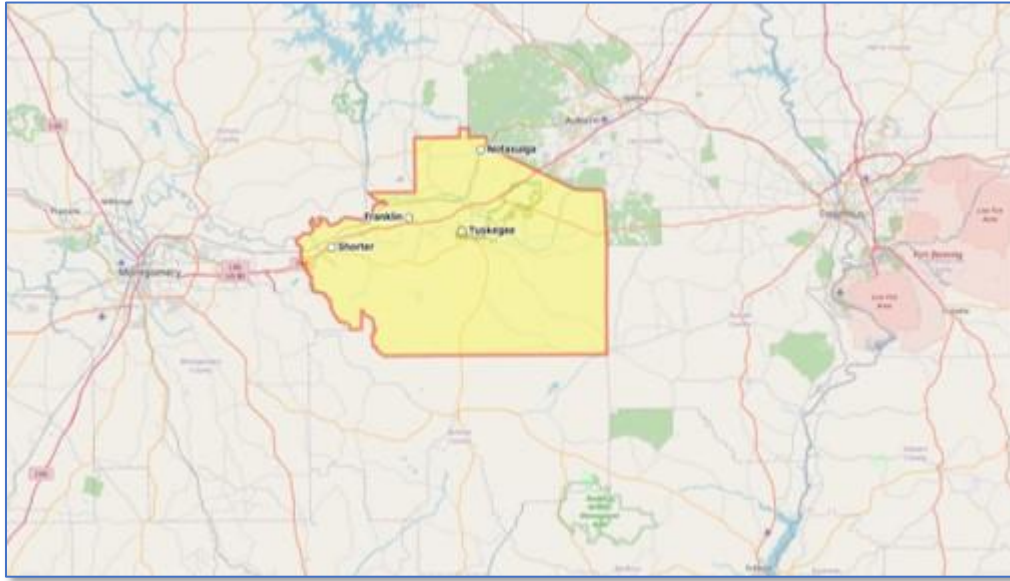


## LOCATION and LABOR AVAILABILITY

Macon County, Alabama, located along the fastest Economic Growth Corridor in the South, is well positioned geographically. In the 2020 US Census, Macon County had a population of 19,532; however, the County is uniquely located along I-85 directly between the Montgomery Metropolitan Statistical Area (MSA), which had a population of 386,047 in 2020, and the Auburn-Opelika MSA, which had a population of 177,218 in 2020. The nearby Columbus, Georgia MSA had a population in the 2020 Census of 206,922. Macon County's close proximity to these locations allows easy access to higher-populated communities in the area's MSAs and approximately 1 million people within a 50-mile radius of Macon County.



*Location of Macon County within Alabama (blue-shaded county)*



*Location of Macon County in proximity to Montgomery and Auburn, Alabama, and Columbus, Georgia*

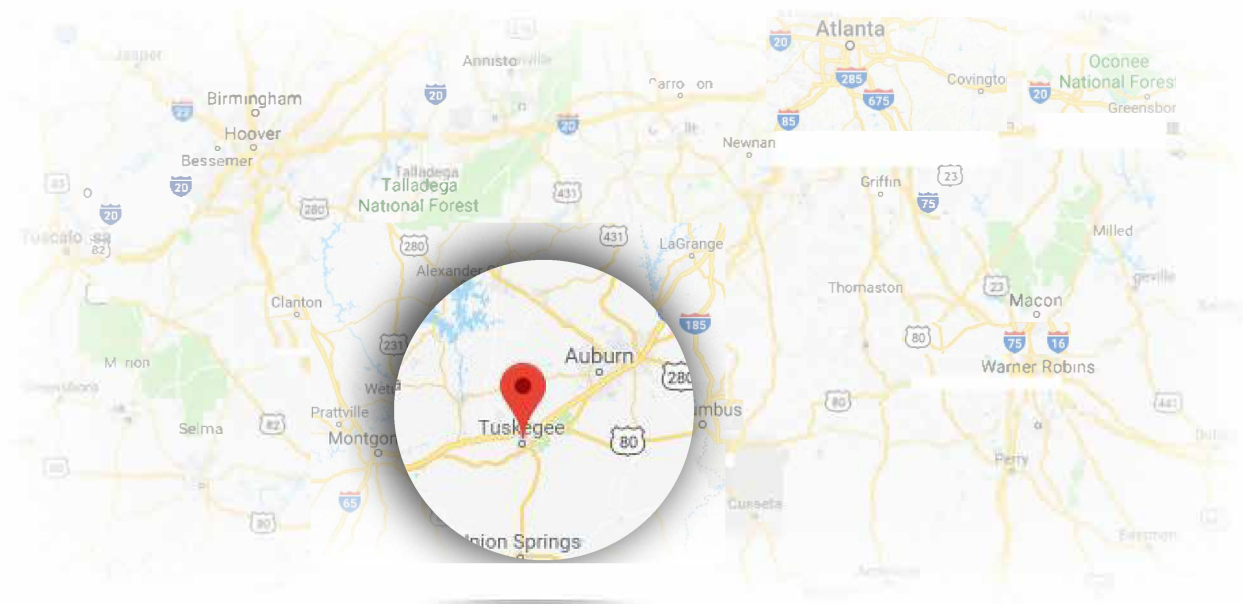


*Macon County Labor Shed*

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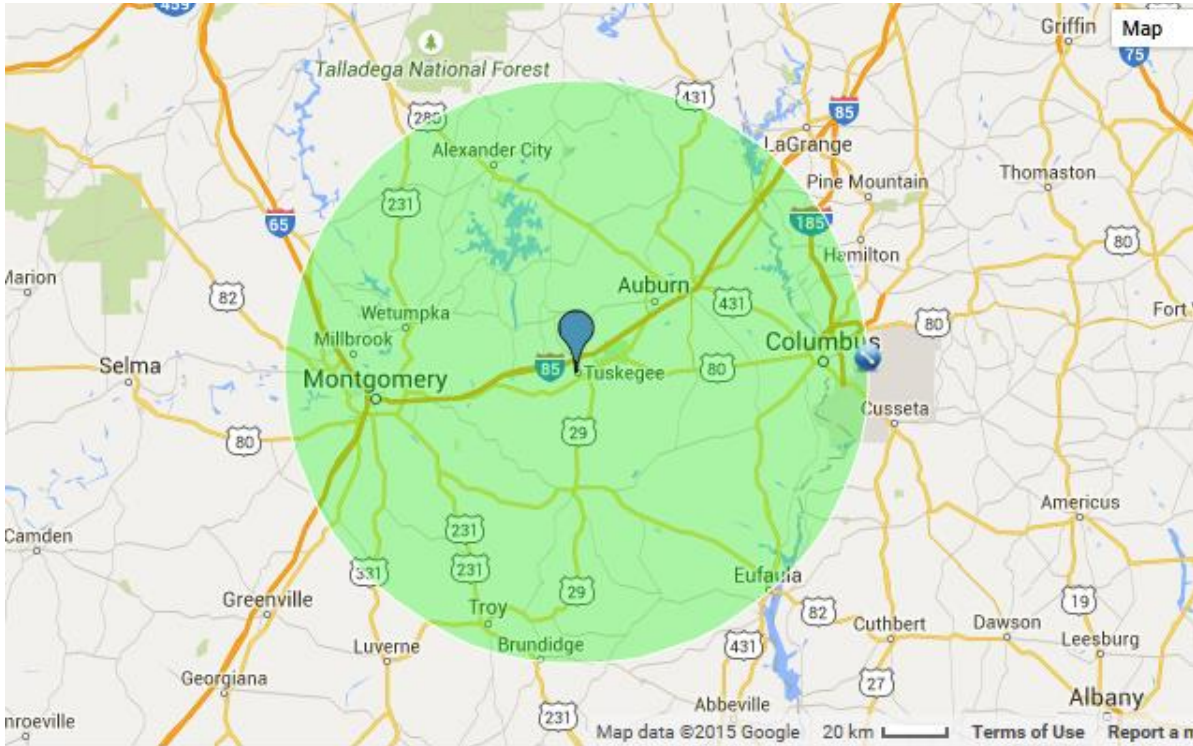
# Additional Information (LOCATION)

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- ◇ Located 40 miles east of Alabama’s capital city, Montgomery, and a short commute from Auburn University, Tuskegee retains the charm of small-town America.
- ◇ Atlanta International Airport is 1 hour 45 minutes from site with direct flights to all major cities.
- ◇ The site is located next to Interstate 85, providing easy access to surrounding counties along with favorable transportation logistics and commute times to site.
- ◇ 19 golf courses are within a 50-mile radius of the site.
- ◇ 32 universities are within a 50-mile radius of the site.

# COMMUNITY EDUCATION AND WORKFORCE - 2020



## Workforce (Population within 50 miles of Tuskegee)

Category	Total
Population	960,000
Labor Force	~400,000
Military	20,000
Unemployment Rate	5.90%
Production Employees	44,000
Manufacturing Employees	51,000
Aerospace Employees	2,000

	Auburn, AL	Montgomery, AL	Macon Cty, AL	Columbus, GA
High School Education or Higher (25+ years of age)	94.3%	85.2%	81.3%	85.5%
Bachelor's Degree or Higher (25+ years of age)	60.0%	31.4%	19.4%	23.7%

# COMMUNITY **EDUCATION AND WORKFORCE**

- ◇ Auburn-Opelika area with nationally competitive athletics, growing shopping, and outdoor recreation opportunities (25 minutes from site)
- ◇ Growing East Montgomery area with shopping and dining (30 minutes from site)
- ◇ Capital City of Montgomery with amenities of Culture, Government, and Art (40 minutes from site)



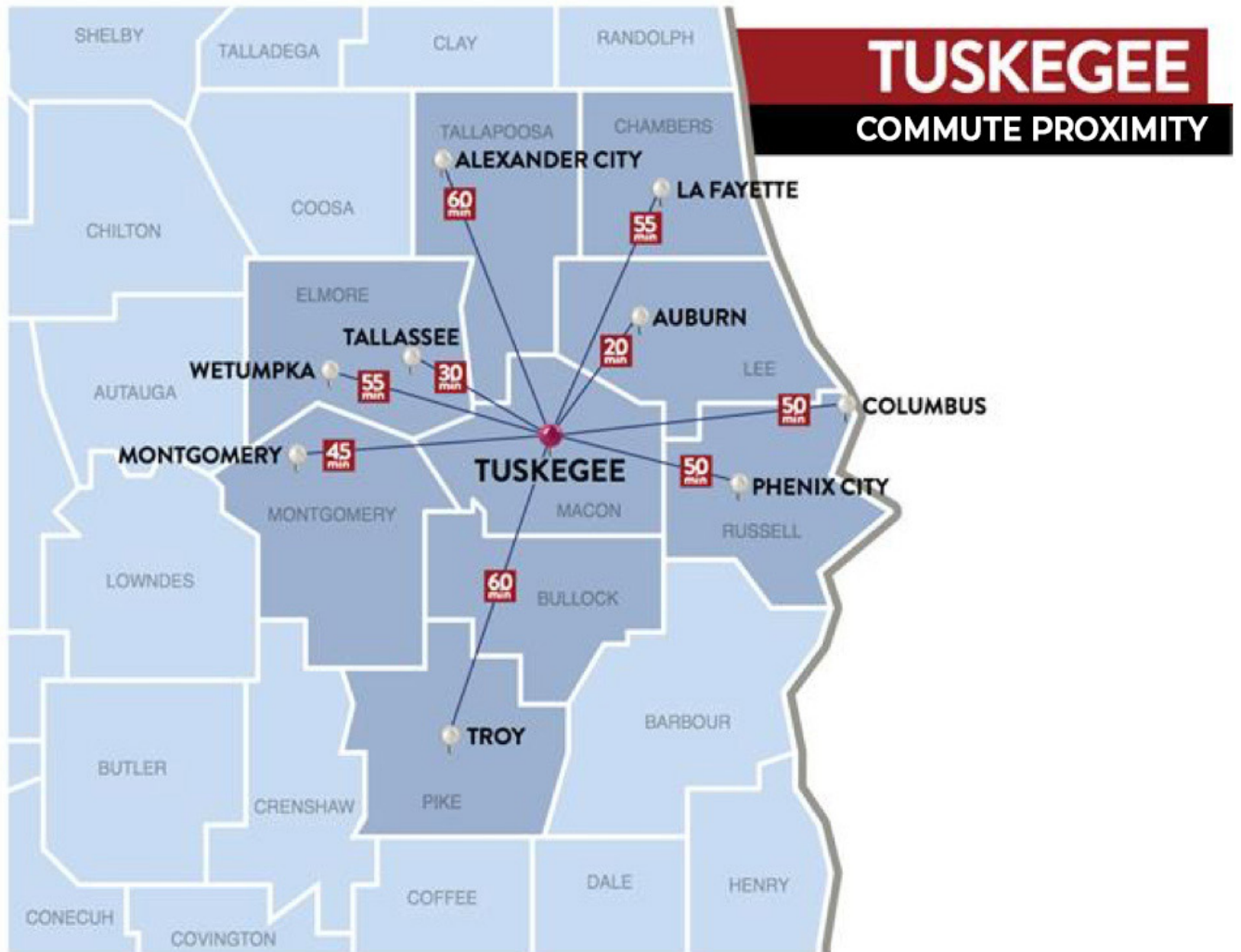
# COMMUNITY **EDUCATION AND WORKFORCE**

- ◇ Downtown Montgomery Riverwalk and Class AA Biscuits baseball team (40 minutes from site)
- ◇ 32 Universities within a 50-mile radius of site





# COMMUNITY QUALITY OF LIFE



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# COMMUNITY **QUALITY OF LIFE**

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## ◆ **Auburn-Opelika National Rankings:**

- 3rd Best Town to Raise a Family in U.S. (Niche 2015)
- 4th Smartest City in U.S.; Smartest in Alabama (NewGeography 2014)
- Top 25 Best Places to Retire in U.S. (Forbes 2014)
- Best Affordable Place in Alabama (Bloomberg Businessweek 2011)
- Top 10 Best Places to Live (U.S. News 2009)

## ◆ **Montgomery Rankings:**

- Two High Schools Ranked as #1 and #2 in Alabama Rankings (LAMP and Booker T. Washington Magnet respectively)



# COMMUNITY **QUALITY OF LIFE**

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- ◇ Tuskegee National Forest and National Historic Sites  
(Less than 10 minutes from site)
  - Tuskegee University, George Washington Carver Museum, and Tuskegee Airmen Site
  
- ◇ 19 Golf Courses within 50 miles of Moton Field
  - Includes two sites of the nationally recognized Robert Trent Jones Golf Trail



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# About Macon County

**Made in Macon** is a brand that has stood the test of time.

Made in Macon encompasses a diversity of people, projects, industries and products including:

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## AGRICULTURE

Blessed with an abundance of land and nutrient rich soil, agricultural products consist of...

### Award-Winning Wines

Whippoorwill Vineyards started with a dream. A hard-working Macon County family owned a large tract of land they wanted to convert to a revenue-generating business. After Tim Watkins read an article in Progressive Farmer's magazine, the idea for a winery evolved into what the family now calls "our little piece of heaven on earth."



<http://www.whippoorwillvineyards.com/about.htm>



# AGRICULTURE

## Outstanding Commercial & Residential Turf Grass

Tucked in a cocoon of nature along County Road 53 in Macon County, Beck's Turf Farm is blessed with the right conditions to thrive. The soil at the 1,000-acre property is sandy clay loam. In addition to cultivating a variety of high quality turf grass such as Meyer Zoysia, Emerald Zoysia, Centipede and Tifway 419 Bermuda, the grounds also include a nursery that produces nut and fruit bearing trees as well as a lodge with hunting and fishing.

<https://becksturf.com>



## Impressive Agricultural Economic Impact

- ◇ 116,655 Acres of Farmland in Macon County
- ◇ 320,012 Acres of Timberland in Macon County
- ◇ \$620.6 Million in Economic Activity

\*Source — Alabama Cooperative Extension System (ACES)



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# ENTREPRENEURIAL SPIRIT

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## Energy H2O

Moses Weaver has a unique position in the \$9 billion bottled U.S. water industry. His family owns property in Macon County that has an artesian spring deep underground. This natural phenomenon blessed them with an endless supply of healthy, clean water.

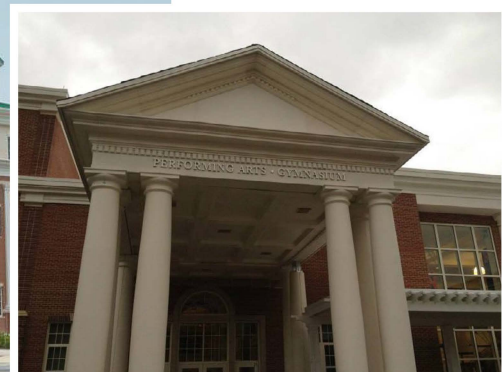
Their water is sourced from one of the Earth's purest aquifers, contained in sedimentary geologic formations deposited during the Cretaceous Period, which occurred between 66 and 145 million years ago. Today, this water is the foundation of a bottled water business named Energy H2O.



<https://naturesh2o.com>

## Fibblast

Fiberglass manufacturer, which is located in Macon County, ships architectural fiberglass construction accessories like columns and cornices to major clients such as universities and justice centers in more than 26 states each year.



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# ENTREPRENEURIAL SPIRIT

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## **Hanon Systems**

Korean-owned Hanon Systems (formerly Halla) develops and produces high quality air-conditioning and heating systems for vehicles, driven by the innovation of the company's proprietary technology. This Tier One Auto Manufacturer employs more than 600 workers and is one of Macon County's largest employers.

<http://hanonsystems.com/En/Company>



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# ENTREPRENEURIAL SPIRIT

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## **LogisAll**

Korean-owned LogisAll invested \$4 million in its new facility, which is equipped to inventory and distribute auto parts and components along the I-85 auto production corridor, anchored by the Hyundai and Kia assembly plants. LogisAll has a new, 40,000-square-foot facility off Exit 22 in Shorter, a community in Macon County.

<http://www.madeinalabama.com/2015/10/korean-logistics-company-logisall/>

<http://www.logisall.com.vn>

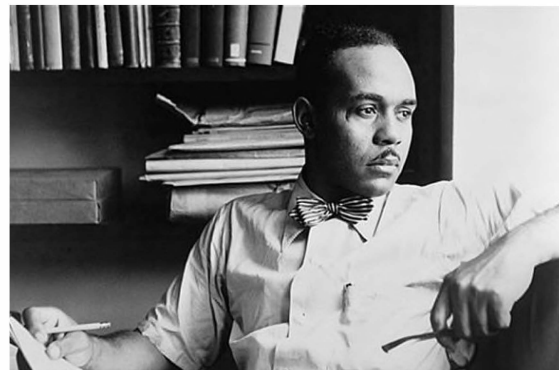




# HISTORY



- ◇ Tuskegee is located in Macon County. This city, along with Tuskegee University, has made historic contributions that resonate throughout the nation and reverberate around the world.
- ◇ Booker T. Washington founded Tuskegee Institute, which is now Tuskegee University.
- ◇ George Washington Carver saved the Southern U.S. economy with his innovative concepts concerning agricultural farm science.
- ◇ Macon had a profound influence on the Harlem Renaissance through gifted writers that shed light on the African-American experience and brought new global respect for American literature.
- ◇ Author Ralph Ellison was educated at Tuskegee University.



# HISTORY

- ◆ Author Zora Neale Hurston, was born in Notasulga, a small town in Macon County.



## Writers: Zora Neale Hurston

- Zora Neale Hurston is considered one of the pre-eminent writers of twentieth-century African-American literature. Hurston was closely associated with the Harlem Renaissance and has influenced such writers as Ralph Ellison, Toni Morrison, Gayle Jones, Alice Walker, and Toni Cade Bambara.



- ◆ The Tuskegee Airmen trained in Tuskegee at Moton Field and changed the perception of courage and valor during World War II.



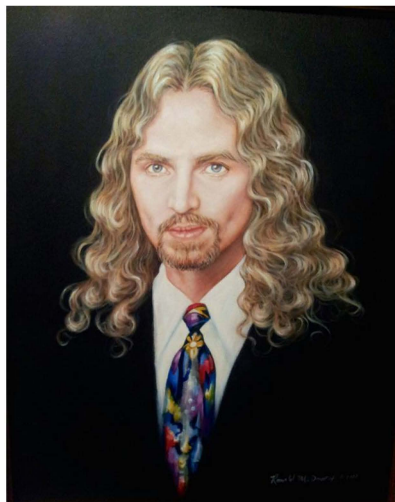
- ◆ A small band that named itself The Commodores, originated at then-Tuskegee Institute and emerged as one of Motown's greatest R&B acts ever. This group, with its legendary front man Lionel Richie, was Made in Macon.



# ART

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- ◇ Tuskegee's own Artist-In-Residence, Dr. Ronald McDowell is renowned as the "Michelangelo of This Generation" due to his mastery of the arts.
- ◇ With more than 10,000 original works, he is prolific and versatile. He is skilled in every medium including painting, illustrating and sculpting and his artworks are museum quality.
- ◇ Cities, counties, national parks, state parks, universities and major institutions trust him to artistically interpret their most sacred and iconic subjects.



# EDUCATION

- ◇ Tuskegee University and nearby Auburn University combine for over 6,500 engineering students and 200 PhD engineering faculty within 20 minutes of Moton Field.
- ◇ Under the leadership of Superintendent Dr. Melissa Williams, Macon County Schools offer STEM courses that are a pipeline to college engineering majors or careers in today’s work world.
- ◇ Apple CEO Tim Cook enhanced the learning environment for Macon County Schools by donating iPads to every student through the ConnectED program.
- ◇ There are programs that focus on robotics, pneumatics and hydraulics to equip students with skills in the aviation and automotive industries.



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# CELEBRITIES – MADE IN MACON

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Radio personality **Tom Joyner** was born and raised in Tuskegee. He rose to fame as the host of the nation's #1 syndicated urban morning show, which airs in more than 105 markets reaching nearly 8 million listeners. His brand distinguished itself over the years by continuously giving back to its audience through \$65 million in philanthropic giving to support 29,000 students attending Historically Black Colleges and Universities (HBCU).



Good Morning America news anchor, **Robin Roberts** was born in Tuskegee. The daughter of a Tuskegee Airmen pilot, Roberts was an athlete before she became a journalist. Beloved by the Good Morning America audience, people rallied around her when she experienced breast cancer. They stood with her when she had a bone marrow transplant. On the day she announced on-air that she was sick with myelodysplastic syndrome, the website for “Be the Match”, a nonprofit organization that keeps a national bone marrow donation registry, experienced a 1,800 per cent spike in donors.

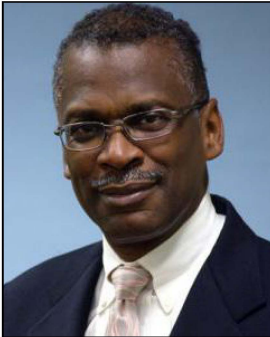


**Lionel Richie**, superstar singer and songwriter, was born and raised in Tuskegee. He grew up at the Tuskegee Institute (now Tuskegee University), where two generations of his family were employed, including his grandfather, who worked with Booker T. Washington. Richie and Michael Jackson co-wrote the history-making “We Are the World” as a fundraising mechanism to relieve famine-stricken Ethiopia. The song held the #1 spot for four weeks and raised \$50 million. In 2012, he produced an album entitled “Tuskegee” that was a chart-topping success. Richie will be a judge on the revived American Idol show set to air on ABC.

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# CELEBRITIES – MADE IN MACON

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**Lonnie Johnson** earned a Bachelors degree in Mechanical Engineering and a Masters degree in nuclear engineering, both from Tuskegee University. He worked for the U.S. Air Force and NASA space program. He invented the popular Super Soaker water gun, which has generated more than \$1 billion in sales and is consistently ranked among the world's top 20 best-selling toys.



**Alice Coachman** graduated from Tuskegee Institute. She won national championships in the 50-meter dash, the 100-meter dash and with the 400-meter relay team as a student at the Tuskegee Institute. During the same period, Coachman won three conference championships playing as a guard on the Tuskegee women's basketball team. Despite being in her prime, Coachman was unable to compete in the 1940 and 1944 Olympic Games as they were cancelled because of World War II. In the opinion of sportswriter Eric Williams, "Had she competed in those canceled Olympics, we would probably be talking about her as the number one female athlete of all time."

(This is a small sample of the great people who are part of the **Made In Macon** story).

