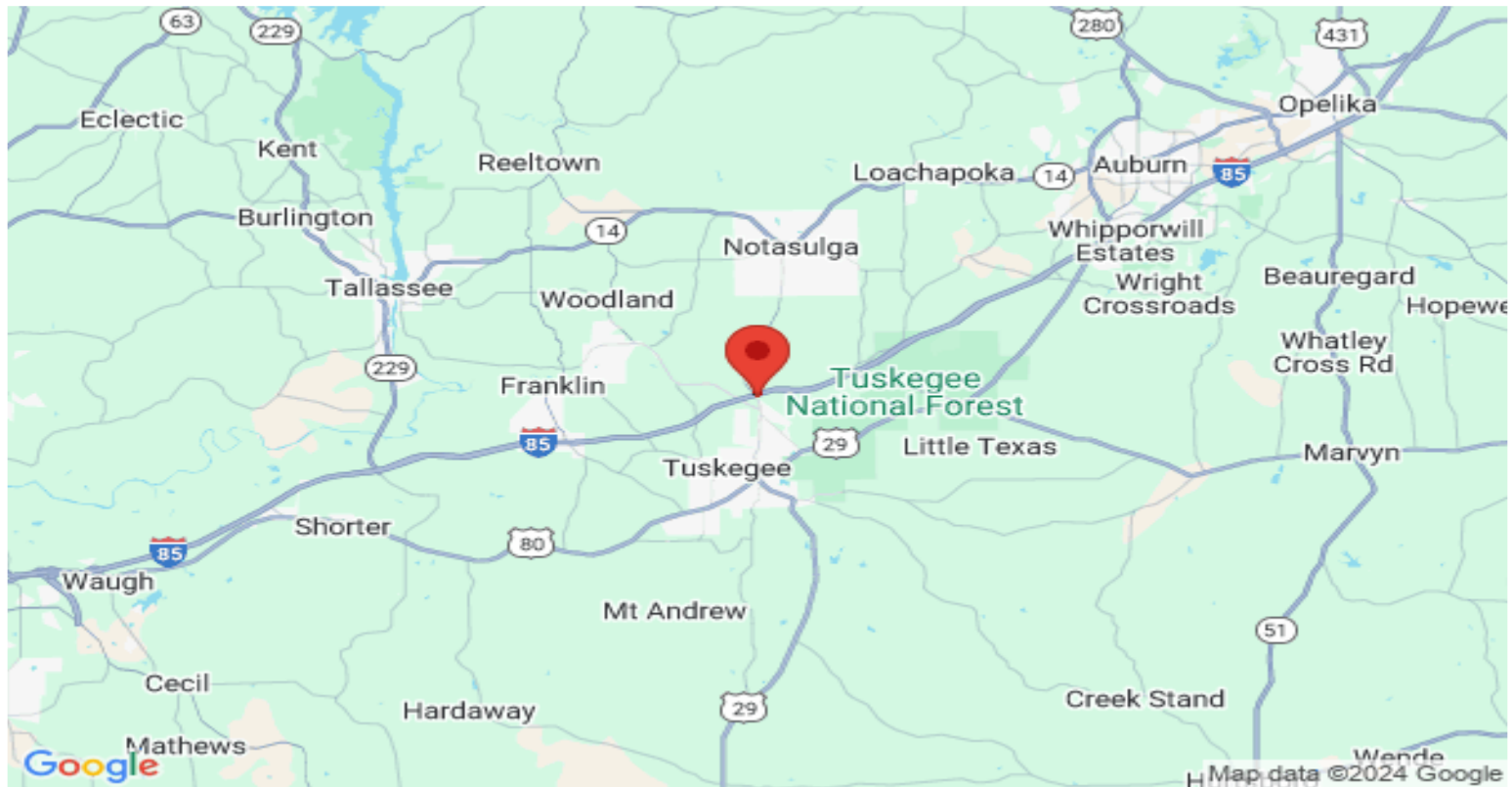


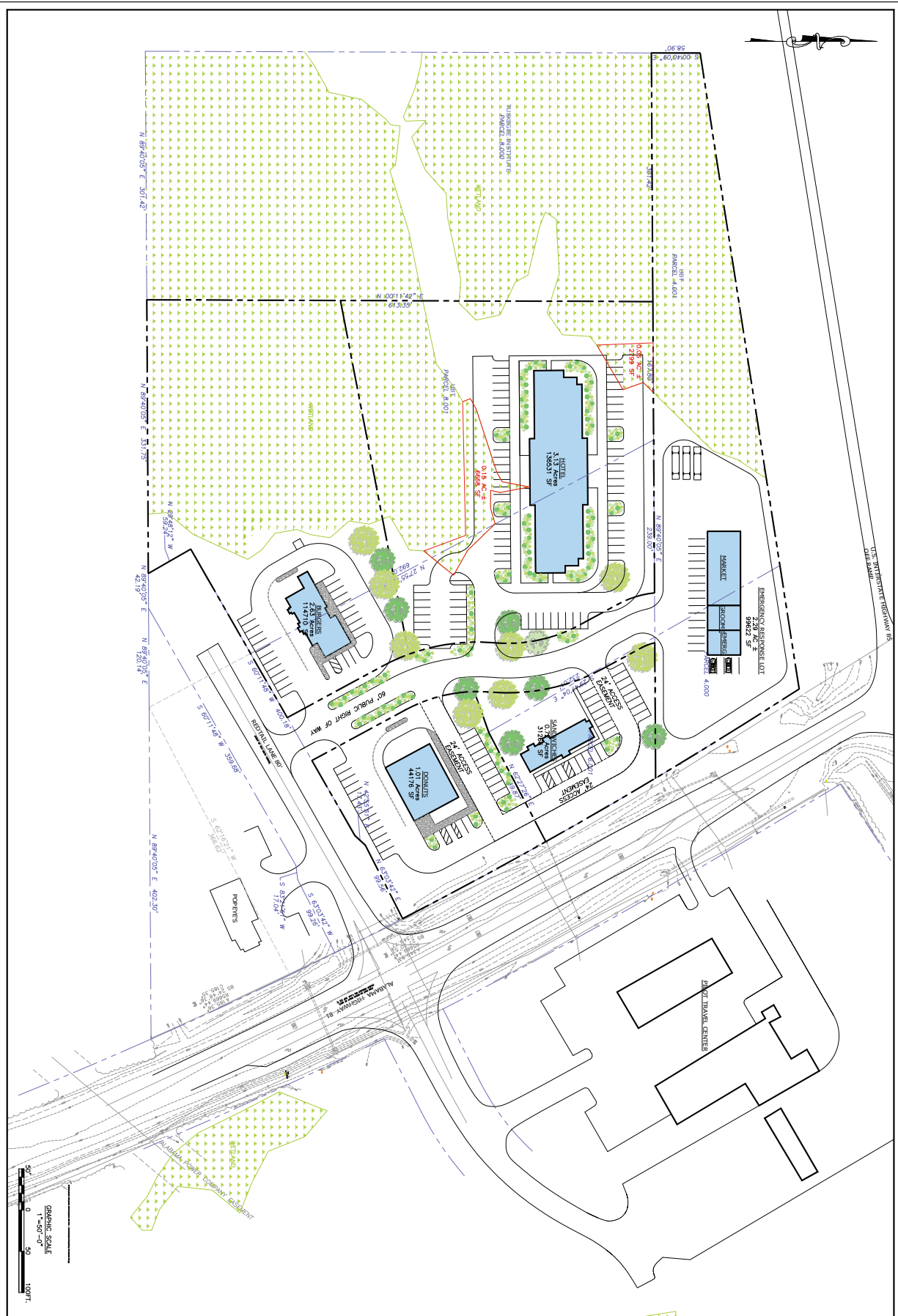
Exit 38 Retail



Highway 81 at Exit 38 Tuskegee, Tuskegee, AL, 36083
32.47168898, -85.69075181

Table of Contents

- Cover Sheet
- Tuskegee UBT Plan 1
- Data



1	SITE PLAN	JOHN NG, JPH/NG/LL	FEASIBILITY FOR DEVELOPMENT UTILITIES BOARD TUSKEGEE, ALABAMA	AuburnCivil PROS 113 MITCHAM AVENUE AUBURN, ALABAMA 36830 PHONE: 334-320-5488
		DRAWN BY: JPH		
		CHECKED BY: JPH		
		DATE: 8 JULY 2023		
		SCALE: 1" = 50'-0"		

Data

Property Name	Exit 38 Retail
Address	Highway 81 at Exit 38 Tuskegee, Tuskegee, AL, 36083
Owner/Broker	Macon County Economic Development Authority
Primary Contact	Joe Turnham
Phone	334.444.2672
Public/Private Ownership	Public
Other Tenants	• Moton Field

Zoning/Acreage/Topography

Zoning Classification	Retail and Commercial
Phase 1 Environmental Survey Completed?	Yes

Utilities

Electric

Utilities Board of Tuskegee	
Distribution Dual Feed from 1st Substation	Yes

Gas

Spire Gas	
Distance to Gas Main	0.1 ft
Gas Main Size	3 in

Water

Utilities Board of Tuskegee	
Water Main Size	12 in

Waste Water

Utilities Board of Tuskegee	
Main Size	9 in
Plant Capacity	2,000,000 mgd

Telecommunications

Service Provider	ATT & Charter
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Transportation

Air Access

Regional Airport	
Type	Regional
Distance to Regional Airport	40 mi
International Airport	
Type	International

Distance to International Airport	115 mi
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Rail Access

CSX	
Has Location Spur	Yes

Port Access

Port of Mobile	
Distance	255 mi

River Access

Mobile Bay and Gulf of Mexico	
Has Barge Facilities	Yes

Drone Footage of Exit 38



Link: <https://www.youtube.com/watch?v=PVL7-RdXJL8>