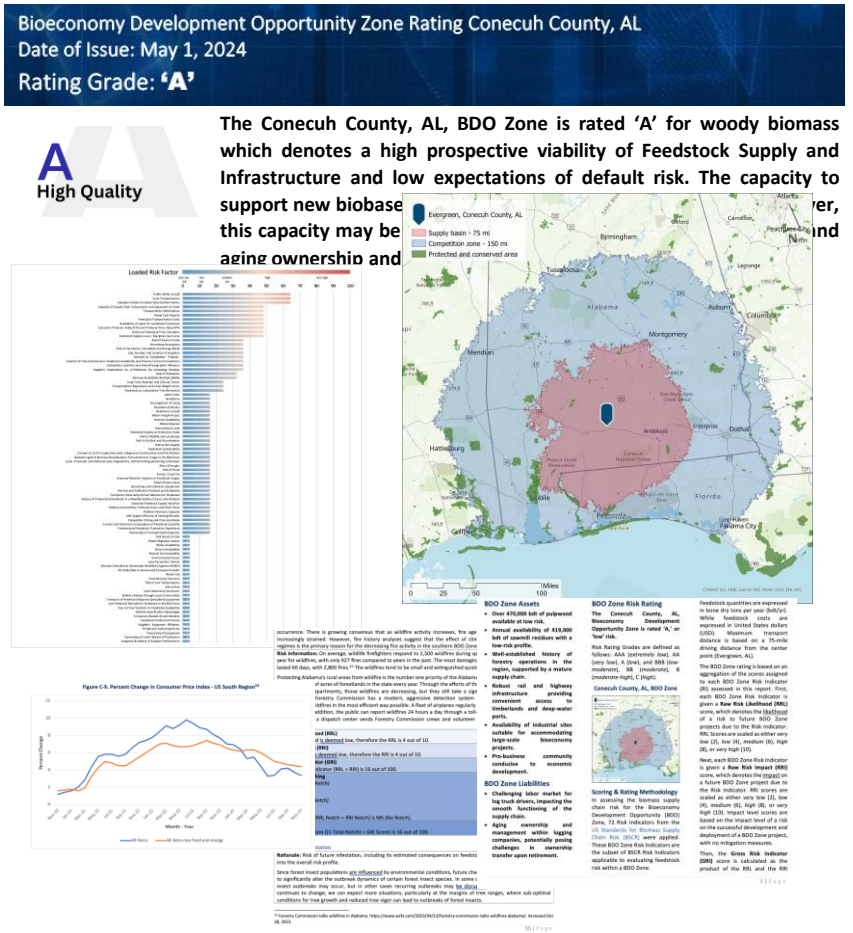
Conecuh County, AL

BDO Zone Rating: **'A'**

- ✓ **Rating Parameters:** 969,000 tons/yr of low-risk woody biomass (pulpwood, forest residues, and sawmill residuals) at $60-$103/bdt
- ✓ **Mature Supply Chains:** Well-established history of forestry operations in the region
- ✓ **Infrastructure:** Robust rail and highway systems provide convenient access to timberlands and deep-water ports
- ✓ **Industrial Site:** Availability of industrial sites suitable for accommodating large-scale bioeconomy projects

View and download the Conecuh County BDO Zone Rating **here**.


Bioeconomy Development Opportunity Zone Rating Conecuh County, AL
Date of Issue: May 1, 2024
Rating Grade: 'A'

A
High Quality

The Conecuh County, AL, BDO Zone is rated 'A' for woody biomass which denotes a high prospective viability of Feedstock Supply and Infrastructure and low expectations of default risk. The capacity to support new biobase er, this capacity may be nd aging ownership and

BIOECONOMY DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

Conecuh County

"Centrally Located and Positioned for Industry"

- Between Montgomery and Mobile
- I-65 is the baseline for the county
- US Highway 84 and 31, State Highway 83 and 41 access regional assets and resources
- CSX Rail access
- Evergreen Middleton Regional Airport
- I -65 access to The Port of Mobile for international shipping
- 5 Industrial Parks including a certified Advantage Site and 2 Opportunity Zones
- Reid State Technical College



Conecuh County Workforce Development Center

Created with students and community in mind, the Development Center is the hub of Conecuh County Schools Career and Technical Education Programs: Agriculture, Business Technology, Health Sciences, Industrial Maintenance, JAG Program, JROTC and Welding.



Evergreen Middleton Regional Airport



CSX Railway



Major transportaion access to:

Interstate 65
US Hwy 31
US Hwy 84

State Hwy 83
State Hwy 41

Port of Mobile
Commercial Air

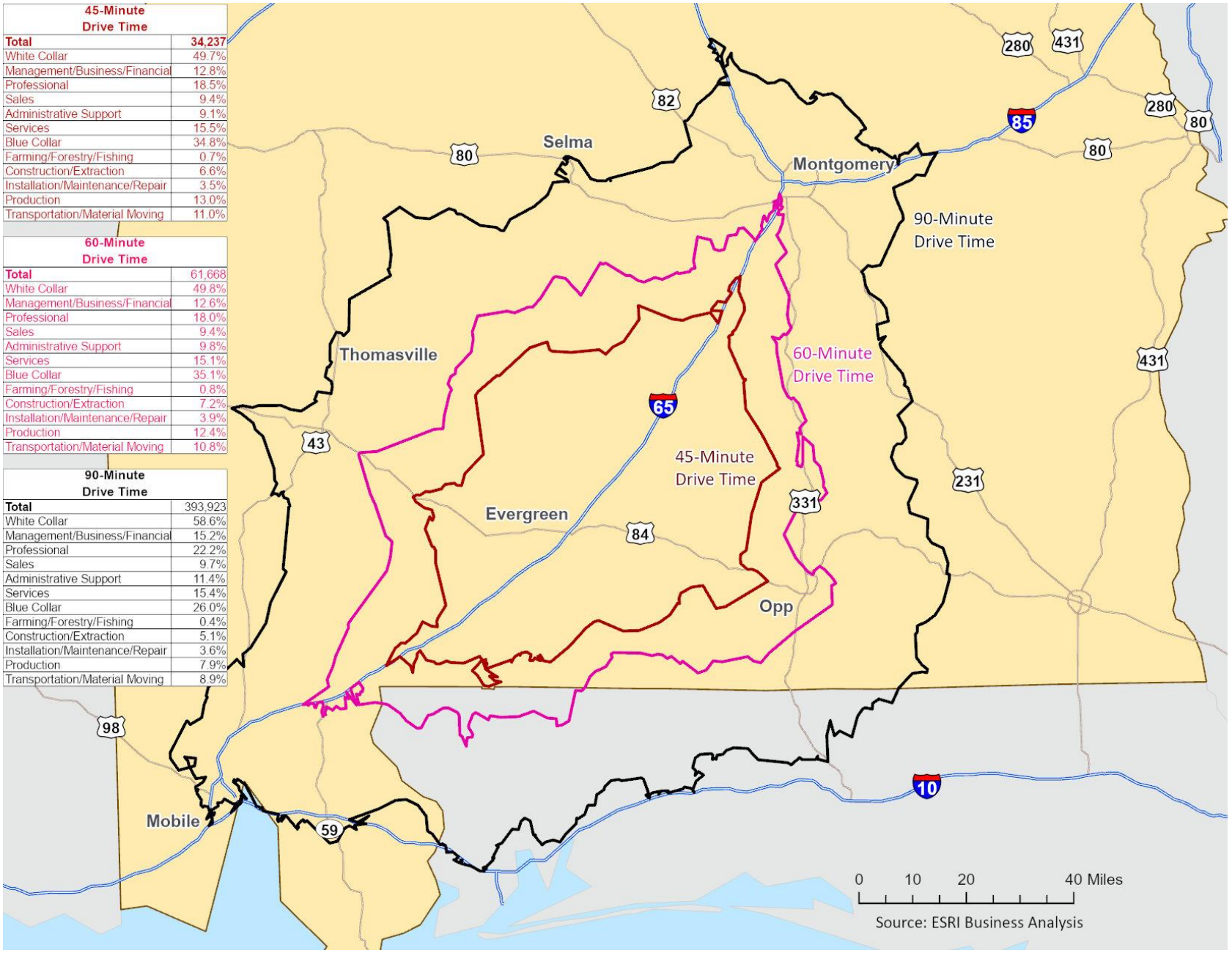


Labor Force Drive Time

45-Minute Drive Time	
Total	**34,237**
White Collar	49.7%
Management/Business/Financial	12.8%
Professional	18.5%
Sales	9.4%
Administrative Support	9.1%
Services	15.5%
Blue Collar	34.8%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	6.6%
Installation/Maintenance/Repair	3.5%
Production	13.0%
Transportation/Material Moving	11.0%

60-Minute Drive Time	
Total	61,668
White Collar	49.8%
Management/Business/Financial	12.6%
Professional	18.0%
Sales	9.4%
Administrative Support	9.8%
Services	15.1%
Blue Collar	35.1%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	3.9%
Production	12.4%
Transportation/Material Moving	10.8%

90-Minute Drive Time	
Total	393,923
White Collar	58.6%
Management/Business/Financial	15.2%
Professional	22.2%
Sales	9.7%
Administrative Support	11.4%
Services	15.4%
Blue Collar	26.0%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	3.6%
Production	7.9%
Transportation/Material Moving	8.9%



Conecuh Connections to the World



Evergreen Middleton Regional Airport



Evergreen Medical Center with Regional Air Med Helicopters



CSX Railway

LAND OF CAN!

Workforce Development Partners

Conecuh County Workforce Development Center



Welcome to Conecuh County's Workforce Development Center!

Created with students and community in mind, the Conecuh County Workforce Development Center is the hub Conecuh County Schools' Career and Technical Education programs: Agriculture, Business Technology, Health Sciences, Information Technology, JROTC, and Welding.

SAWDC ALABAMA WORKS!

SOUTHWEST ALABAMA PARTNERSHIP for TRAINING AND EMPLOYMENT

Alabama Career Center System

In partnership with the Alabama Career Center

HILLCREST EST. 1986 JAGUARS

aidt

LBW LURLEEN B. WALLACE COMMUNITY COLLEGE
Teaching. Learning. Growing. Enriching.

COASTAL ALABAMA COMMUNITY COLLEGE



The Future of Workforce

Conecuh County School System

Graduation Rate & College and Career Readiness (TRENDS)

	Conecuh County	Hillcrest High	Genesis Innovative
Class of 2020	88.02% (Grad) 56.89% (CCR)	85.05% (Grad) 50.47% (CCR)	93.33% (Grad) 68.33% (CCR)
Class of 2021	92.21% (Grad) 60.39% (CCR)	91.95% (Grad) 56.32% (CCR)	92.54% (Grad) 65.67% *CCR)
Class of 2022	91.67% (Grad) 68.33% (CCR)	88.14% (Grad) 76.27% (CCR)	95.08% (Grad) 60.66% (CCR)

Schools	Grade- Levels	Enrollment
Conecuh County Jr. High School	PreKinder -6	105
Evergreen Elementary School	PreKinder -5	352
Genesis Innovative School	Kinder- 12 (Virtual)	279
Hillcrest High School	9-12	291
Lyeffion Jr. High School	PreKinder -6	97
Repton Jr. High School	PreKinder -6	107
Southside Preparatory Magnet Academy*	6-8	100
Thurgood Marshall Middle School	6-8	173

Supported by Strong Utility Providers

Natural Gas provided by South Alabama Gas

Water provided by
- Evergreen Utilities
- 6 Water Authorities throughout the county

Sewer provided by
- Evergreen Utilities
- *Majority of households outside city limits are septic ta*

Electric provided by
- Southern Pine Cooperative
- Evergreen Utilities
- Alabama Power

Fiber/Telecom provided by
- AT&T xDSL available
- Castleberry Telephone Company



Conecuh county's first Small Business Resource Center located at Edith A. Gray Library











REID STATE
TECHNICAL COLLEGE

Optimal Targets for Conecuh County, AL

CORE INDUSTRY TARGET GROUPS						ASSET DEVELOPMENT
Value Added Manufacturing				Oil & Gas Services	Distribution & Logistics	Quality of Place & Asset Development
Forestry/Wood Products	Textiles	Food & Beverage Processing	Metal Fabrication & Machinery			
• Sawmills/Lumber • Wood Flooring • Veneer/Plywood • Engineered Wood Products & Particleboard • Truss Mfg • Wood Window & Door Mfg • Wood Container & Pallet Mfg • Manufactured Homes • Wood Kitchen Cabinets • Household Furniture • Office & Institutional Furniture Mfg • Wooden Blind Mfg	• Fiber, Yarn, & Thread Mills • Fabric Mills • Carpet & Rug Mills • Curtain & Linen Mills • Fabric Finishing & Coating Mills • Apparel & Accessories Mfg • Miscellaneous Textile Product Mills • Motor Vehicle Seating & Interior Trim Mfg	• Frozen Food • Dried Food • Animal Slaughtering & Processing • Snack Foods • Flavoring, Dressing, & Prepared Sauces • Soft Drink & Bottled Water • Breweries & Distilleries • Refrigerated Warehousing & Storage • Farm Product Warehousing & Storage • Fertilizer & Agricultural Chemical Mfg • Food Product Machinery Mfg	• Forging & Stamping • Metal Can & Container Mfg • Fabricated Metal Products • Agriculture & Construction Machinery Mfg • Industrial Machinery • Hardware Mfg • Motor Vehicle Parts Mfg • Truck Trailer Mfg • Machine Shops • Screw, Nut & Bolt Mfg • Coating, Engraving, Heat Treating, & Allied Activities	• Support Activities for Oil & Gas Operations • Engineering Services • Geophysical Surveying • Environmental Consulting • Petroleum Bulk Stations & Terminals • Petroleum and Products Wholesale • Petrochemical Mfg • Oil and Gas Field Machinery Mfg	• Logistics Services • Trucking, Local & Long-Distance • Packing & Crating • Warehousing & Storage • 3rd Party Logistics Services • Truck Service Centers, Repair & Maintenance • Wholesale Trade Agents/Brokers • Lumber, Plywood & Wood Panel Distribution • Refrigerated Warehousing and Storage *(also in Food Processing)*	• Recreational Hunting Clubs & Guide Services • Operating Hunting Preserves • Recreational Hunting & Fishing Camps • Motels & Other Accommodations • General Merchandise Boutique Shops • Sporting Goods/Outdoor Boutique Retail • Specialty Food Stores • Breweries & Distilleries • Restaurants & Other Dining Establishments

DRAFT

Existing Industry – Retention and Expansion





























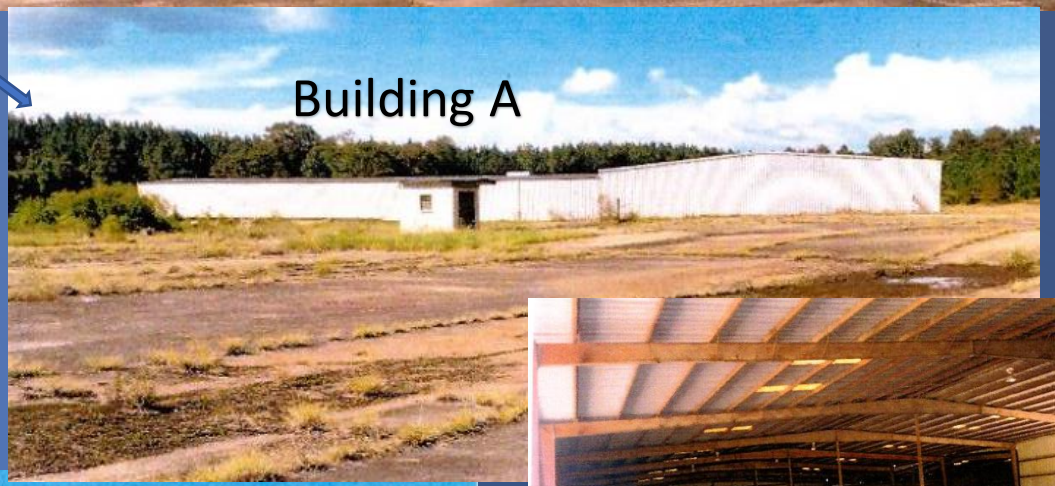


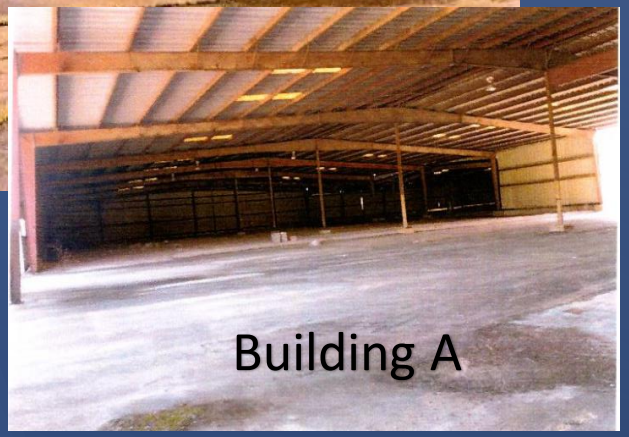


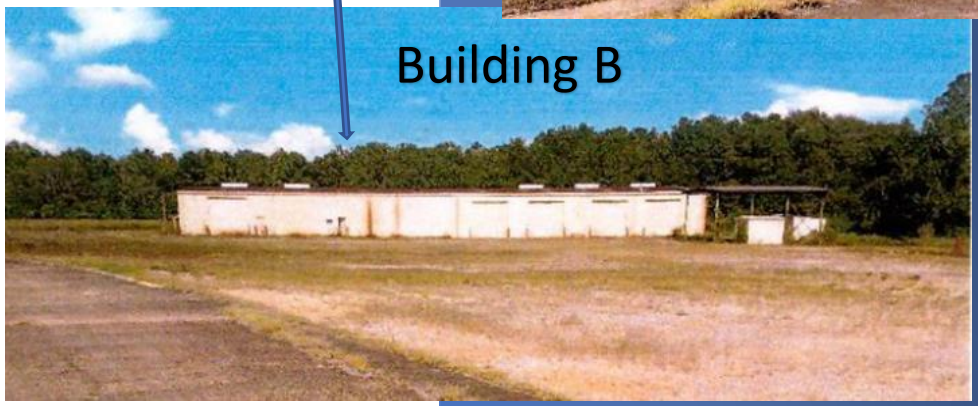
LP Site


29
29
100,000 sq ft building
110 acres
Google


Building A
Building B

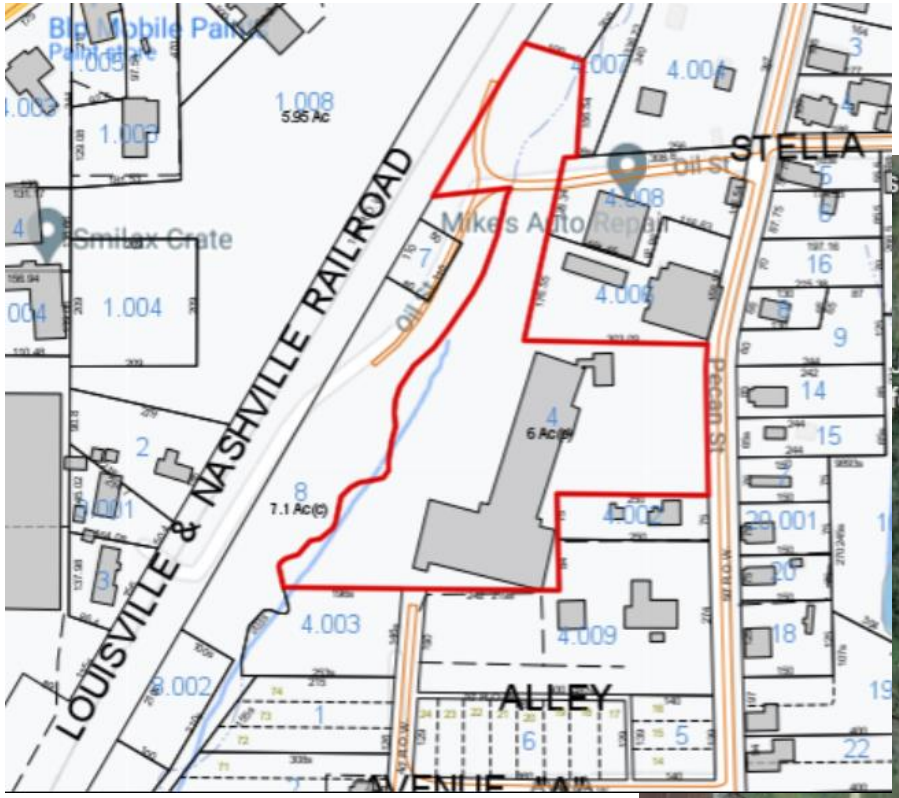

Building A


Building A


Building B

KN Warehouse

222 Pecan Street
Evergreen, Alabama 36401



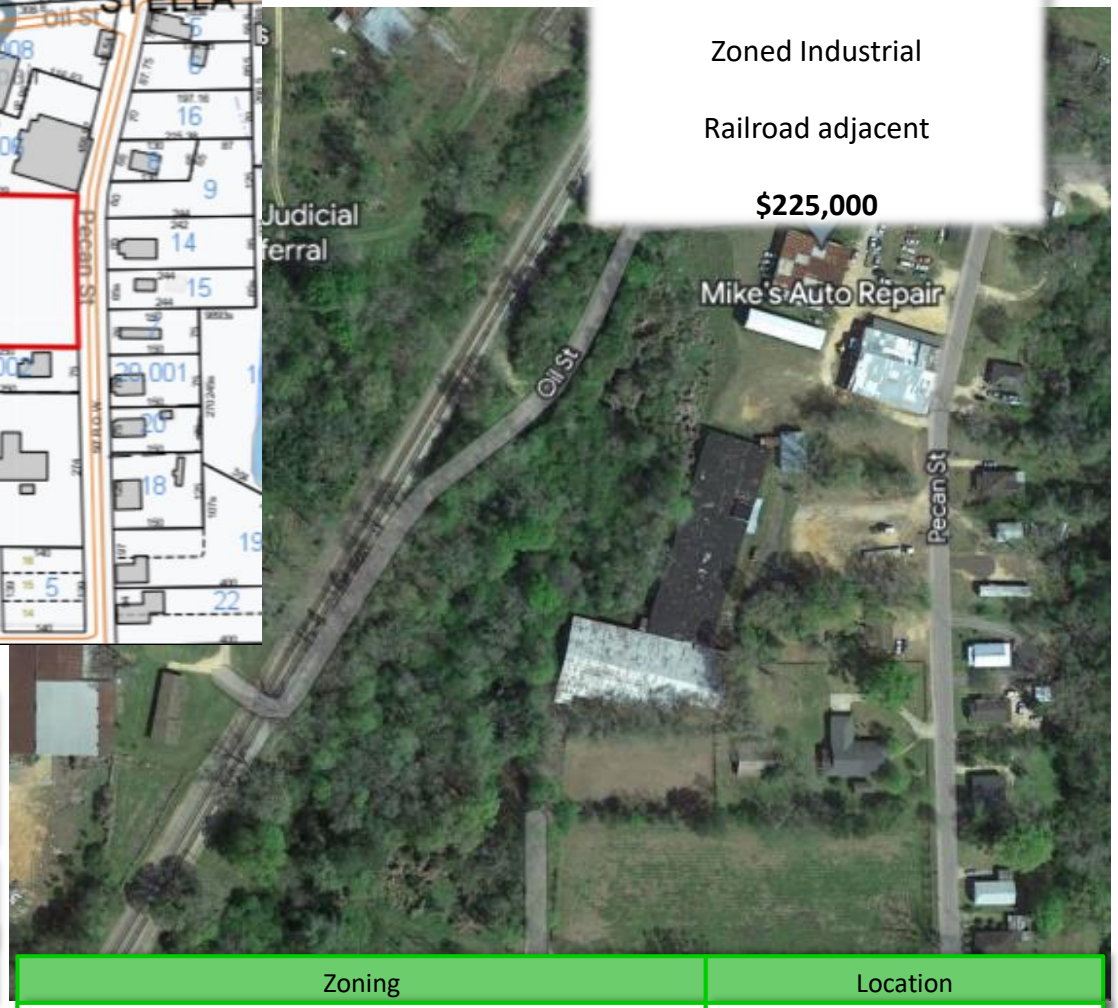
46,000 sq ft Warehouse Space

6 acres

Zoned Industrial

Railroad adjacent

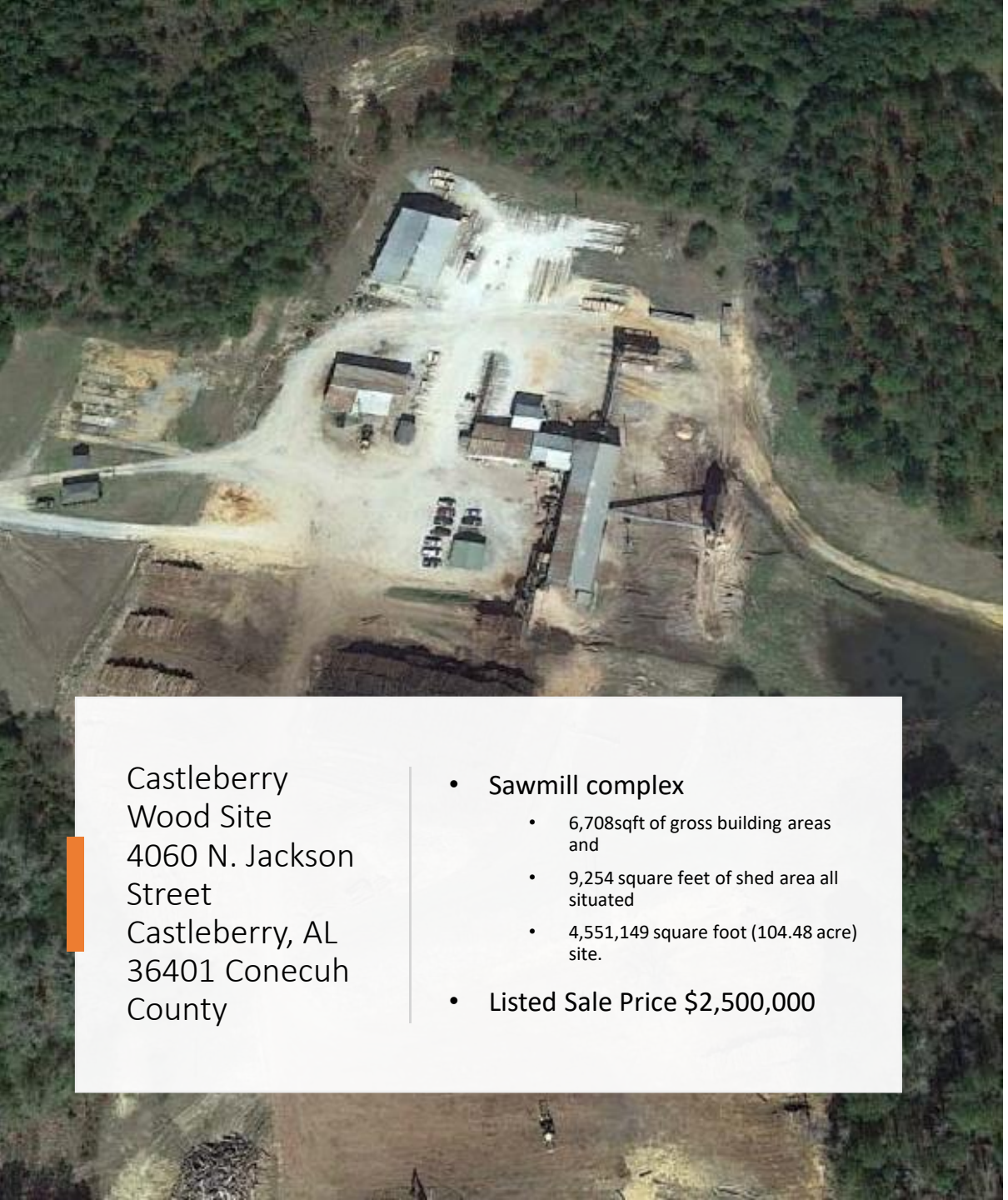
$225,000



Natural Gas	Electric
Provider: South Alabama Gas Corp. Onsite: Yes	Provider: Evergreen Utilities Onsite: Yes

Telecommunication	Water/Wastewater
Provider: AT&T Onsite: Yes	Provider: Evergreen Utilities Onsite: Yes

Zoning	Location
Land/Building: Industrial New Market Tax Credit Eligible	Latitude: 31.4266 Longitude: -86.9593





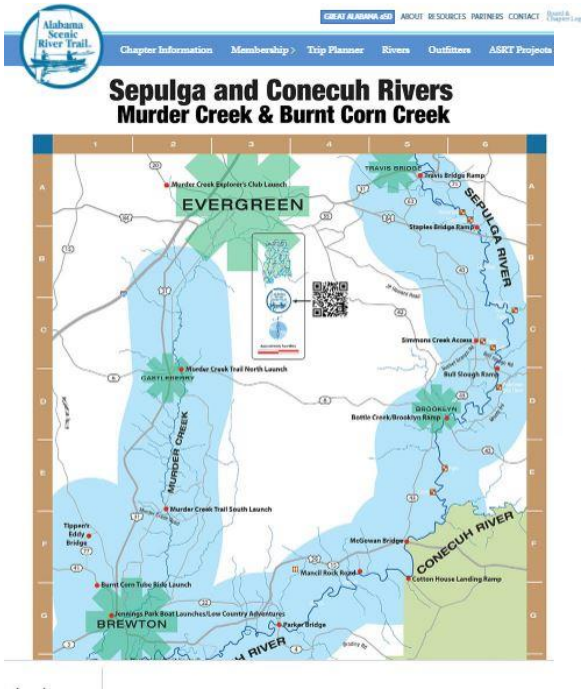


Castleberry Wood Site
4060 N. Jackson Street
Castleberry, AL 36401 Conecuh County

- Sawmill complex
  - 6,708sqft of gross building areas and
  - 9,254 square feet of shed area all situated
  - 4,551,149 square foot (104.48 acre) site.
- Listed Sale Price $2,500,000

Community Life and Leisure in Conecuh County

Supporting our Youth



2021
CONECUH SAUSAGE
FESTIVAL



DATES
THURSDAY (Oct 14)
FRIDAY (Oct 15)
SATURDAY (Oct 16)
SUNDAY (Oct 17)

At the Evergreen Regional Airport on Hwy 84, 2 miles off of I-65 exit 93
14134 Hwy 84 Evergreen, AL 36401
Hosted by: Conecuh Sausage Co. , City of Evergreen,
& Evergreen Chamber of Commerce





HUNTING & FISHING

PROFESSIONAL COWBOY ASSOCIATION
PCA



Kayaking and Fishing in the Conecuh River
The Conecuh River is a 230-mile long coastal river with headwaters beginning in Bullock County near the town of Union Springs. The Conecuh River watershed encompasses 3,848 square miles (1,835 square miles in Alabama) covering nine Alabama counties along the southeastern and central portions of the Coastal Plain physiographic province. This river is also called the Escambia River once it flows into Florida where it drains into Escambia Bay near Pensacola.

BOGGS AND BOULDERS
OFF ROAD ADVENTURE PARK
Brooklyn, Alabama

3RD ANNUAL
COLLARD GREEN FESTIVAL
EVERGREEN-CONECUH
MARCH 2, 2019





Alabama Tax Incentives

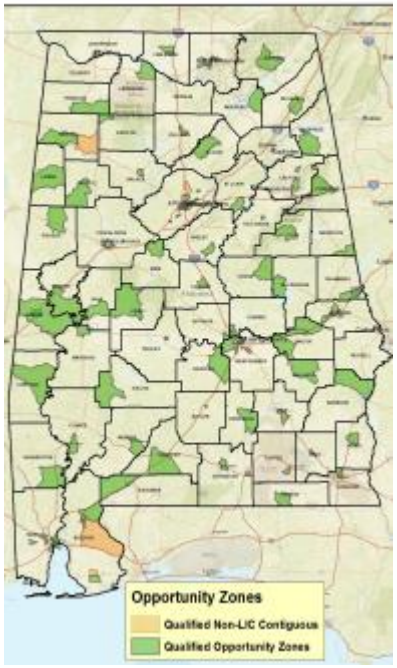
To receive an abatement for any or all of these taxes, a project must meet certain qualifications and follow certain procedures, as determined by the law and regulation. Abatements are granted by the local granting authority, and provisions vary by each jurisdiction.

- Chapter 9B Abatements – For New and Expanding Projects, Including Upgrades
- Chapter 9G Abatements – For Renovation, Modification and (True) Replacement of Equipment Projects
- Chapter 9C Abatements – For Brownfield Development Projects

The **Historically Underutilized Business Zones (HUBZone)** program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUBZone certification in part by employing staff who live in a HUBZone.

The **Alabama Enterprise Zone Program** provides certain tax incentives to corporations, partnerships, and proprietorships that locate or expand within designated Enterprise Zones.

ALABAMA'S OPPORTUNITY ZONES





New Market Tax Census Tracts

source: Novogradac, novoco.com

The data presented was gathered from a third party. All data should be verified with the CDFI Fund web site before using it in the decision making process.

NMTC

To qualify under the NMTC program, an area must meet at least one of the following two criteria:
- Poverty rate of at least 20 percent
- Median family income of 80 percent or less of that area's median family income

NMTC-Severely Distressed

To qualify under the NMTC's "Severely Distressed" program criteria, an area must meet at least one of following three criteria:
- Poverty rate greater than 30 percent
- Median family income of 60 percent or less of that area's median family income
- Unemployment rate at least 1.5 times the national average of 7.9% for 2006-2010 ACS Survey
- All non-metro tracts that qualify for the NMTC program also qualify as "Severely Distressed"

Conecuh County Economic Development

MADE IN ALABAMA
Alabama Department of Commerce

Alabama Forestry Commission

EDPA Economic Development Partnership of Alabama

CONECUH COUNTY ALABAMA

OFFERING YOU THE BEST SOLUTION FOR YOUR BUSINESS!

- Qualifies as a targeted rural county for enhanced incentives
- Centrally located between Montgomery and Mobile, with multiple exits on Interstate 65
- 85% High School graduate or higher
- Home to Reid State Technical School, which has an extensive workforce development program
- Top rated Hospital



JESSICA DENT | DIRECTOR OF ECONOMIC DEVELOPMENT
CONECUH COUNTY ECONOMIC DEVELOPMENT
111 COURT ST, EVERGREEN, AL 36401
334 578-6724 | JDENT@CONECUHCOUNTY.US

CONECUHCOUNTYECONOMICDEVELOPMENT.COM