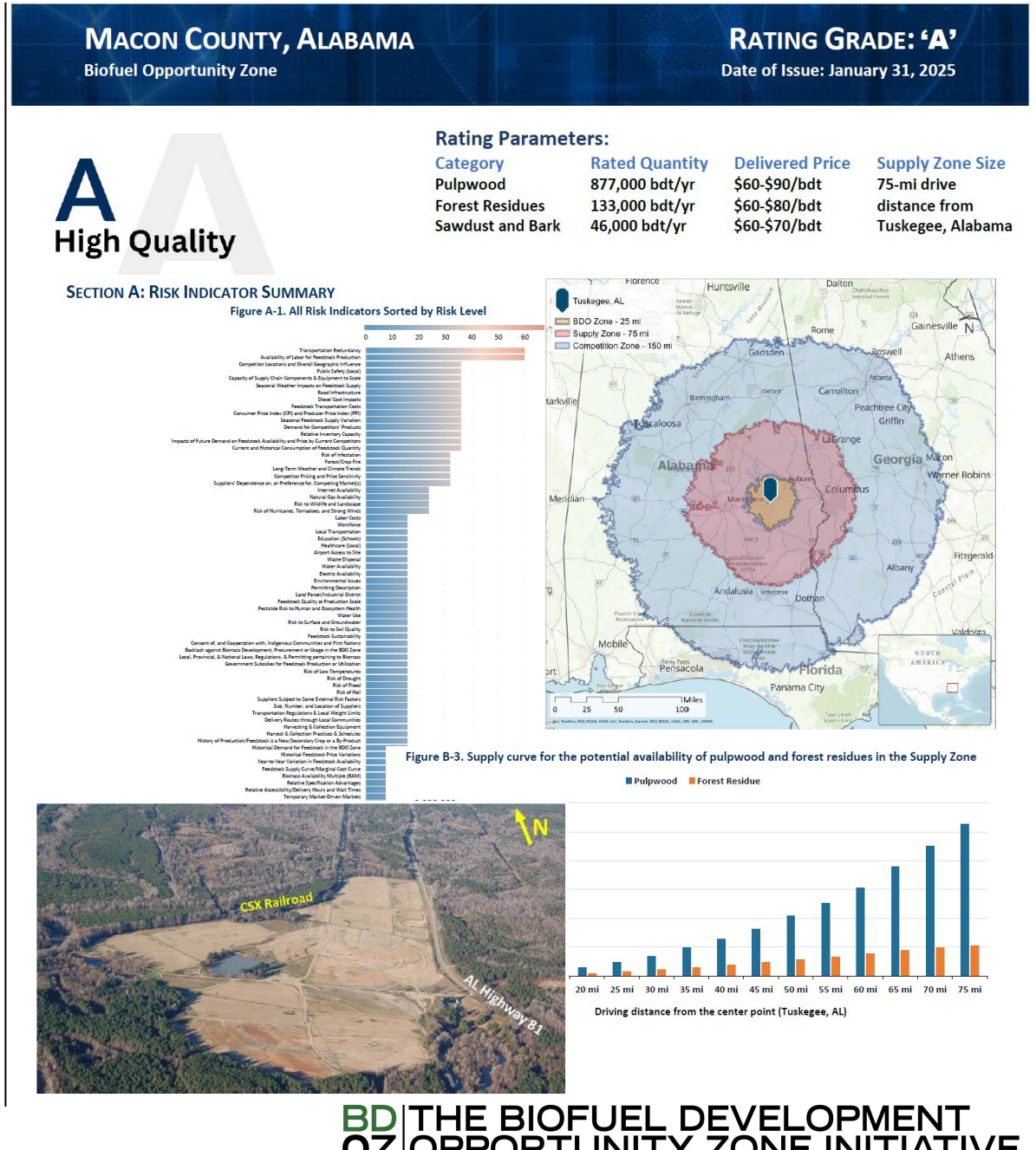
Macon County, AL
BDO Zone Rating: **'A'**

- ✔ **Over 1 million bone-dry tons** (bdt) of low-risk woody biomass available **at $60-$90 per bdt** delivered.
- ✔ **Growing forest industry** due to large availability of sustainable and affordable sawtimber and pulpwood.
- ✔ **Well-established forest supply chains** with a proven track record of scale-up.
- ✔ **Designated industrial site** with prime access to rail services and highways, and the readily available essential physical and social infrastructure.

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



BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

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Macon County, AL

BDO Zone Rating Grade: 'A'

Pulpwood | Forest Residues | Sawdust and Bark



Joe Turnham, Director
MCEDA
November 6, 2025

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

The Macon County Economic Development Authority (MCEDA) is a full-service economic development authority out of Tuskegee, AL.

MCEDA was established by a legislative act of the Alabama Legislature and is designated as the official entity responsible for fostering economic development, investment and industry in Macon County.

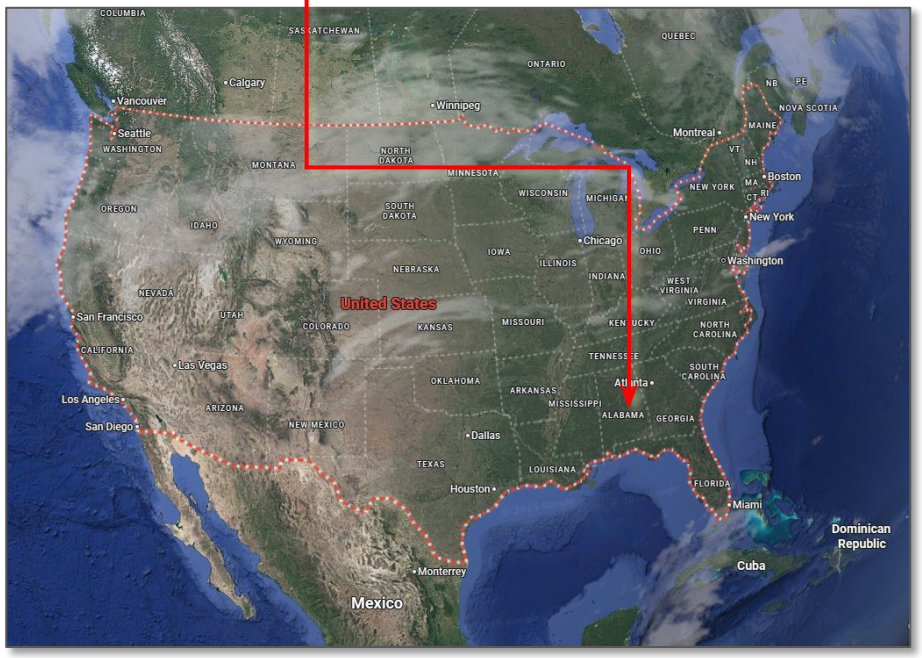
MCEDA works well with its neighboring regional communities and institutions to leverage assets and workforce as well as quality of life.

Our targeted sectors include:

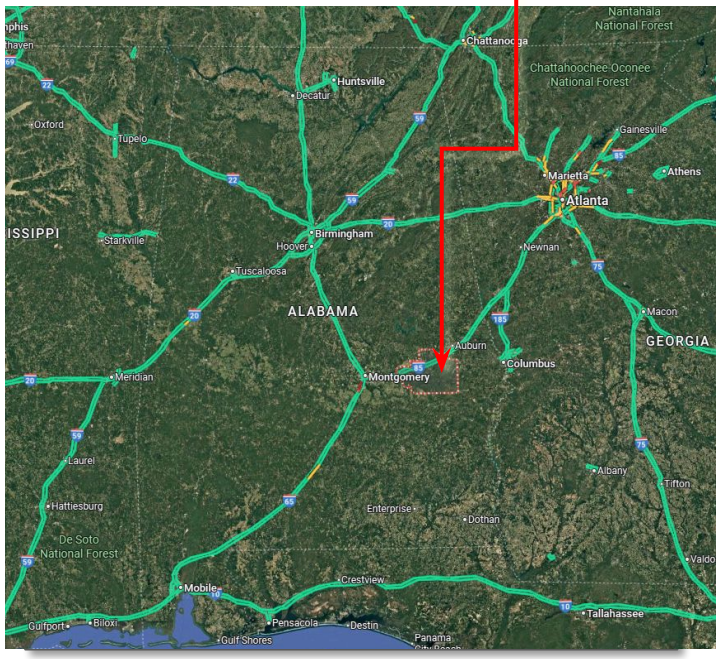
- Aerospace
- Agriculture
- Automotive
- **Forest Products**
- Manufacturing
- Transportation and Logistics



Alabama, USA



Macon County, Alabama



Tuskegee, Alabama



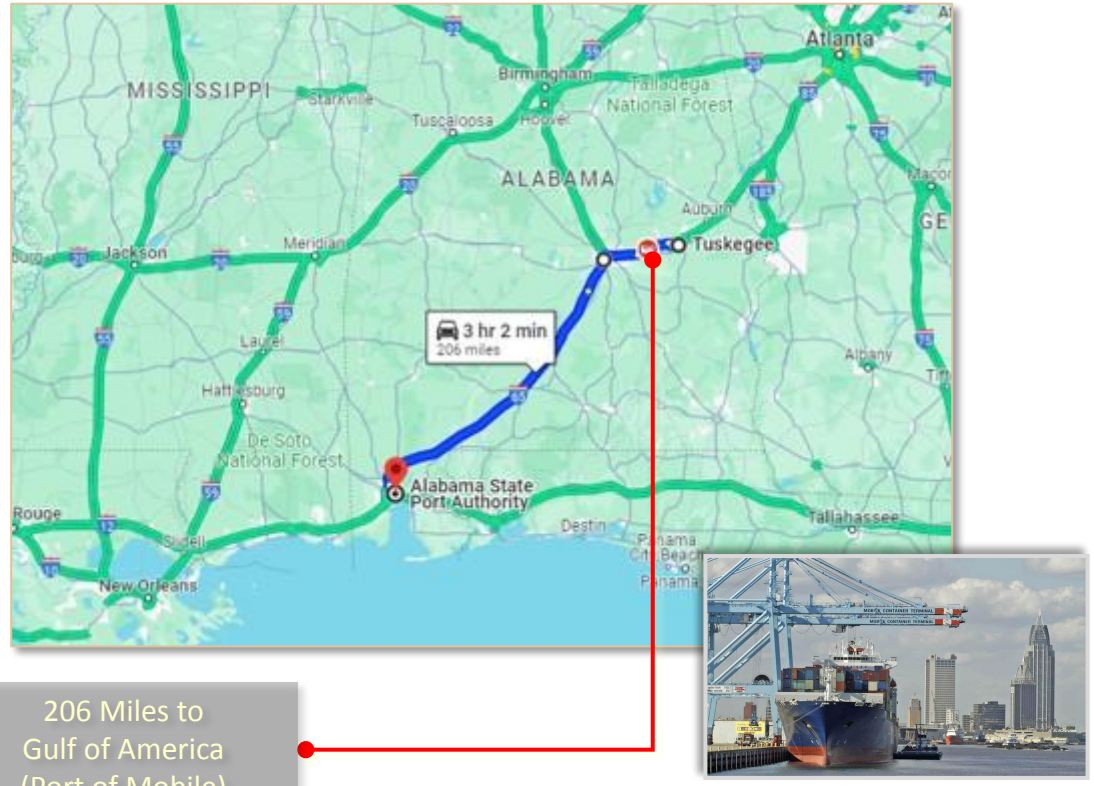
Montgomery

Auburn

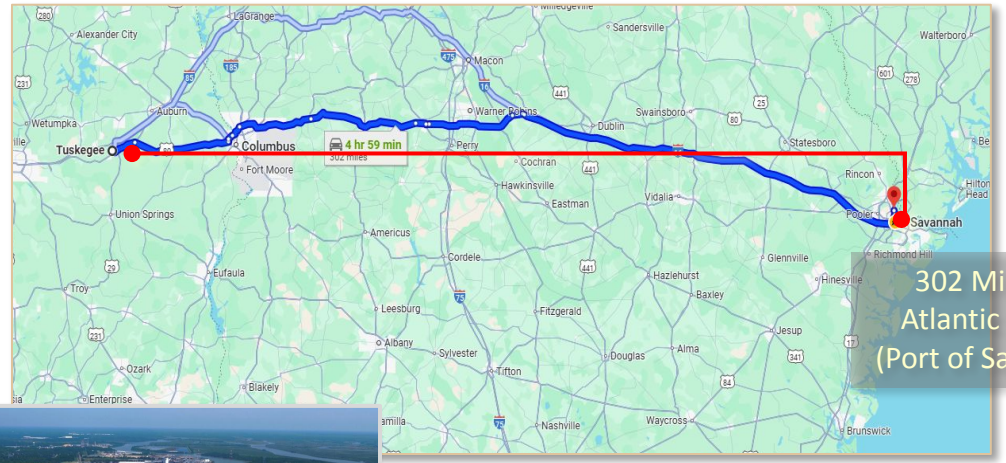
MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

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OZ|OPPORTUNITY ZONE INITIATIVE

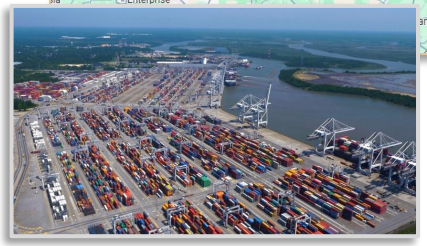
Distance to Seaports



206 Miles to Gulf of America (Port of Mobile)



302 Miles to Atlantic Ocean (Port of Savannah)



MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Major industries in Macon County include 8 Korean automotive companies (including Samkee America, CPT America and Samkwang), 6 of which are new within the past 36 months.

Other recent economic development wins include:

- Pilot Travel Center
- Republic Airways LIFT Academy
- 65+ mile fiber network deployed
- Completed plans for new Hilton Suites product, several new restaurants, public first-responder station, bus station and more
- New plans for housing including multi- and single-family homes

Beck's Turf is a major employer and, since their beginning in Tuskegee in 1938, has been producing high quality turf grass used on residential and commercial landscapes, golf courses and sports fields nationwide and beyond.

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

In addition to Forest Products being a targeted sector of Macon County, we pursued a BDO rating because we are uniquely positioned and ready to attract bio-industry investments to our area.

The immediate 75-mile radius is heavily forested with 8.3 million acres of timberland, representing 73.7% of land cover. Approximately 94.3% of the timberlands within the study area are owned by the private sector.

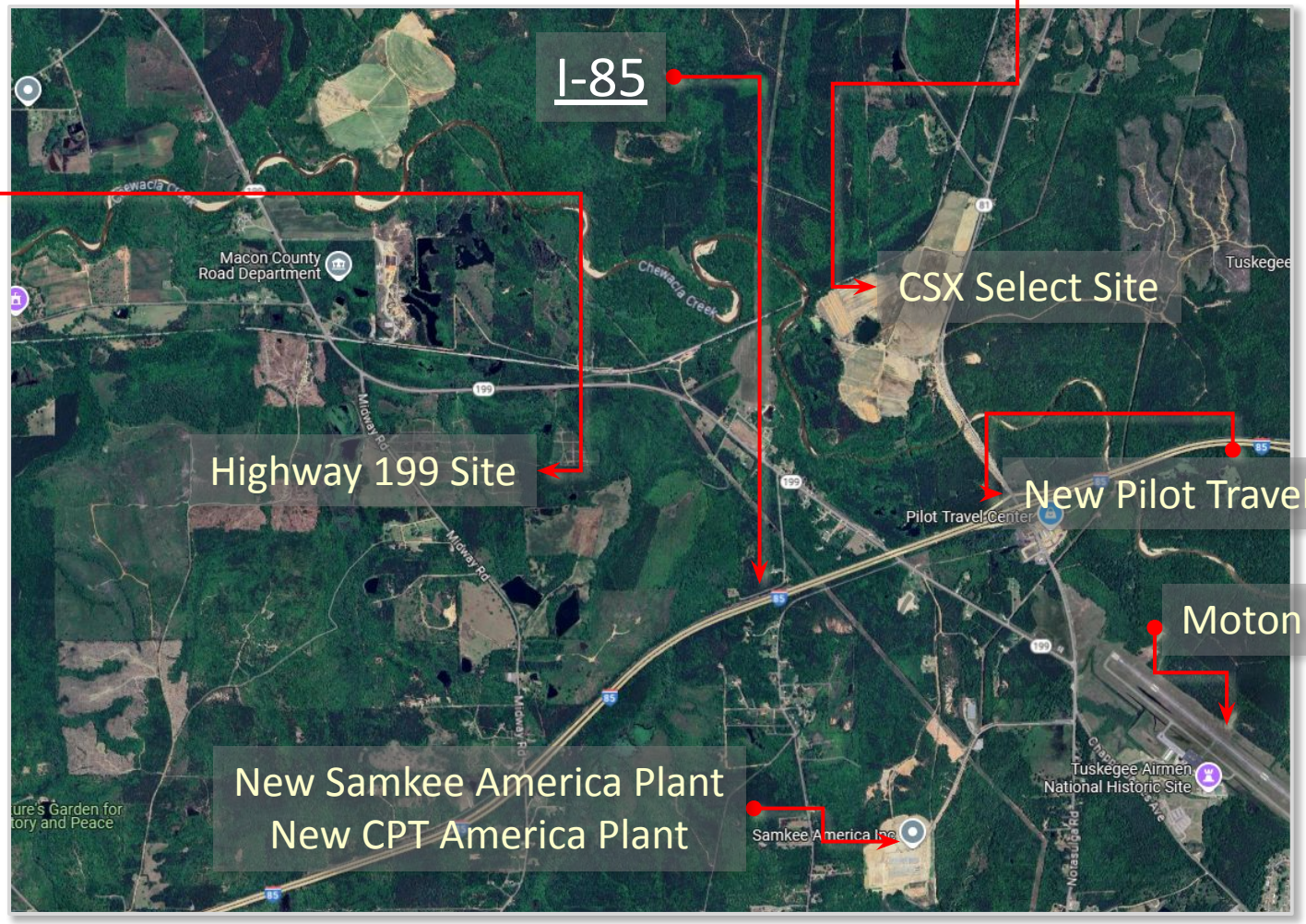
The BDO study was centered on our CSX Platinum Select Site – a property that offers unparalleled access to interstate, air, and CSX Mainline rail frontage.

Criteria for a Platinum Select Site certification include property size, access to rail services, proximity to highways, workforce availability, natural gas, electricity, water and wastewater, environmental and geo-technical standards.

Details of the CSX Platinum Select Site can be found at: https://properties.zoomprospector.com/csx/property/Alabama-Highway-81-and-Red-Station-Road-Tuskegee-Alabama/8899210C-E5A1-4127-83E9-778FDC86F48A?

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

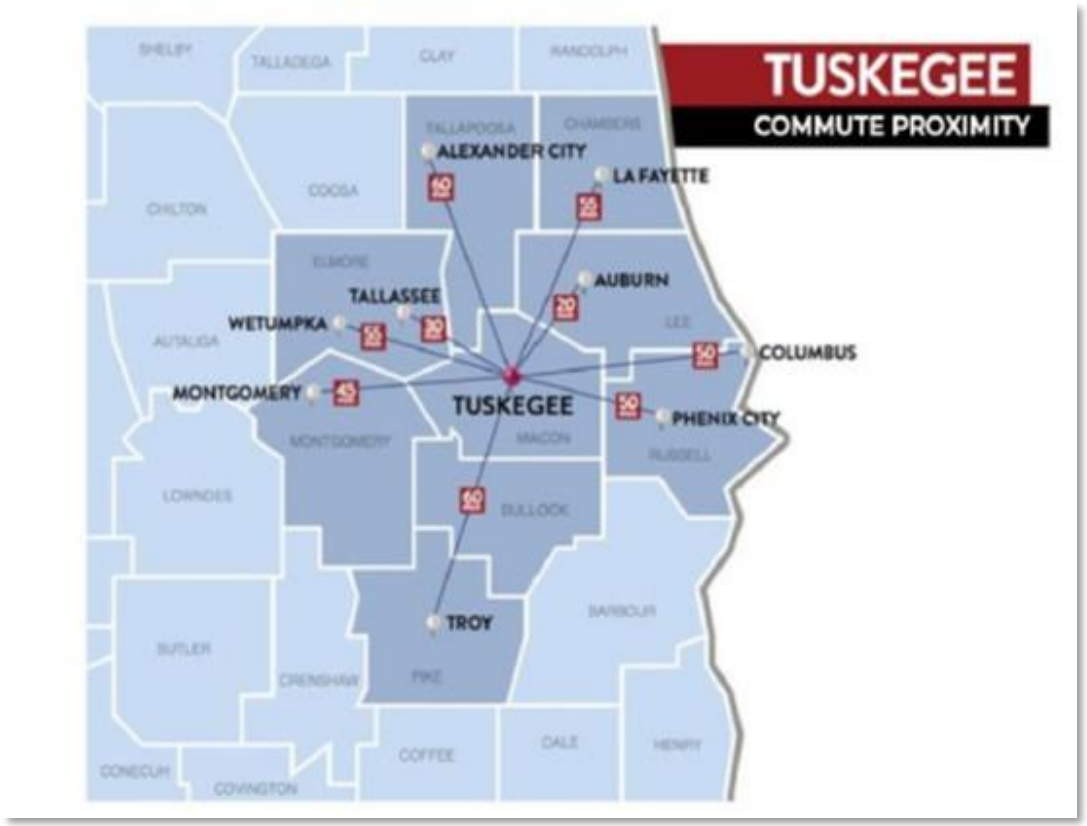
Presenting 2 Sites Today located within Minutes of I-85



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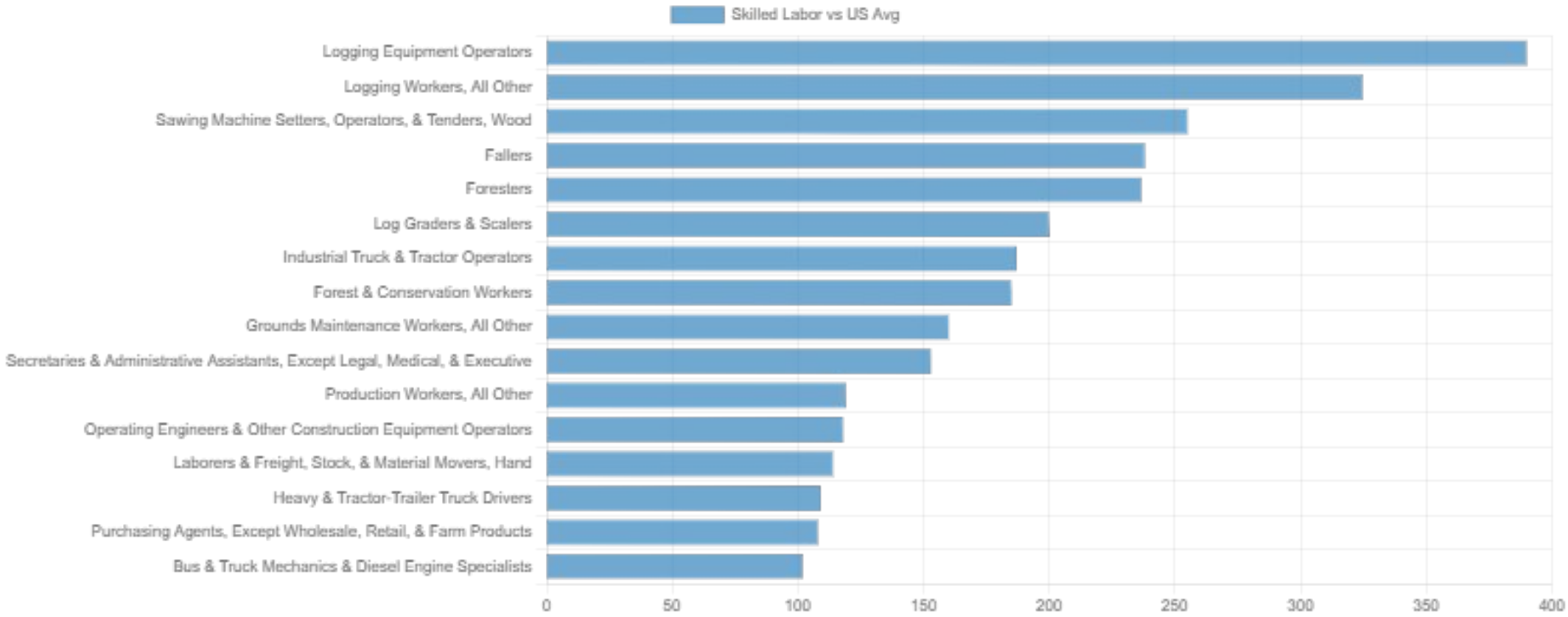
MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

The Macon County labor shed (within 50 miles of Tuskegee) includes over 1M people with roughly half a million in the workforce.



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Related Skilled Labor in Labor Shed vs US Average



Forestry Companies in Labor Shed vs US Average

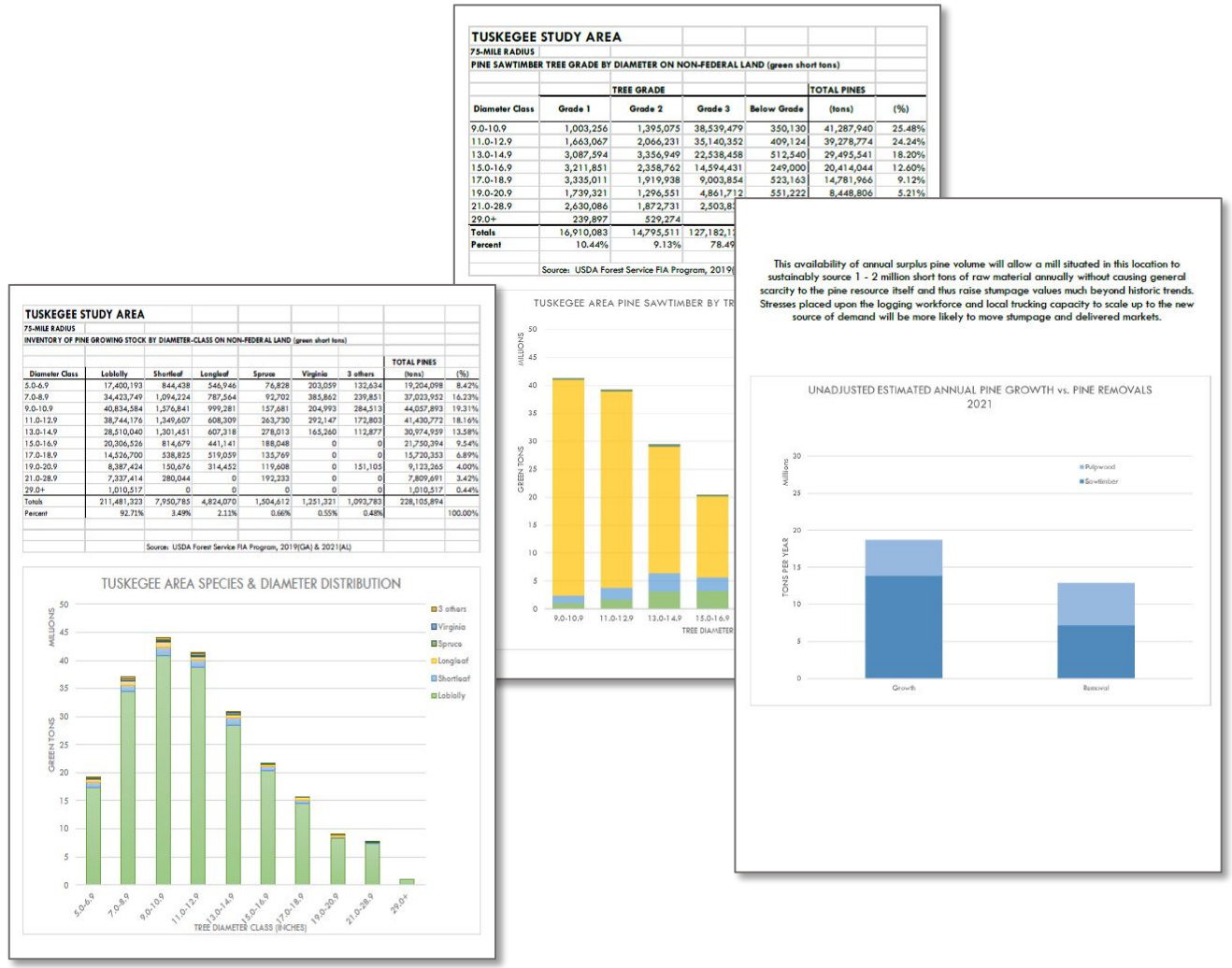


- 881.16% Timber Tract Operations
- 519.02% Logging
- 440.44% Support Activities for Forestry
- 323.93% Cotton Ginning
- 188.40% Petroleum Refineries
- 174.24% Other Animal Food Mfg
- 157.47% Fertilizer (Mixing Only) Mfg
- 150.97% Insurance Agencies & Brokerages
- 125.79% Farm Machinery & Equipment Mfg
- 116.57% Commercial & Industrial Machinery & Equipment (except Automotive & Electronic) Repair & Maintenance
- 116.16% Nitrogenous Fertilizer Mfg
- 110.81% Direct Property & Casualty Insurance Carriers
- 105.73% Construction, Mining, & Forestry Machinery & Equipment Rental & Leasing
- 103.69% Residential Property Managers

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Southern Pine Resource Analysis (Prepared by Alabama Forestry Commission)

https://www.dropbox.com/scl/fi/j8q7yp2sgsmxy981rx8xo/Southern-Pine-Resource-Analysis_75-mile-Source-Area_Highway-199-Site.pdf?rlkey=pfr89cy0qk9x1pqq5gh307m6c&st=7rsbzflf&dl=0



TUSKEGEE STUDY AREA

75-MILE RADIUS

PINE SAWTIMBER TREE GRADE BY DIAMETER ON NON-FEDERAL LAND (green short tons)

Diameter Class	TREE GRADE Grade 1	Grade 2	Grade 3	Below Grade	TOTAL PINES (tons)	(%)
9.0-10.9	1,003,256	1,395,075	38,539,479	350,130	41,287,940	25.48%
11.0-12.9	1,663,067	2,066,231	35,140,352	409,124	39,278,774	24.24%
13.0-14.9	3,087,594	3,356,949	22,538,458	512,540	29,495,541	18.20%
15.0-16.9	3,211,851	2,358,762	14,594,431	249,000	20,414,044	12.60%
17.0-18.9	3,335,011	1,919,938	9,003,854	523,163	14,781,966	9.12%
19.0-20.9	1,739,321	1,296,551	4,861,712	551,222	8,448,806	5.21%
21.0-28.9	2,630,086	1,872,731	2,503,8			
29.0+	239,897	529,274				
Totals	16,910,083	14,795,511	127,182,1			
Percent	10.44%	9.13%	78.49			

Source: USDA Forest Service FIA Program, 2019(

TUSKEGEE STUDY AREA

75-MILE RADIUS

INVENTORY OF PINE GROWING STOCK BY DIAMETER-CLASS ON NON-FEDERAL LAND (green short tons)

Diameter Class	Loblolly	Shortleaf	Longleaf	Spruce	Virginia	3 others	TOTAL PINES (tons)	(%)
5.0-6.9	17,400,193	844,438	546,946	76,828	203,059	132,634	19,204,098	8.42%
7.0-8.9	34,423,749	1,094,224	787,564	92,702	385,862	239,851	37,023,952	16.23%
9.0-10.9	40,834,584	1,576,841	999,281	157,681	204,993	284,513	44,057,893	19.31%
11.0-12.9	38,744,176	1,349,607	608,309	263,730	292,147	172,803	41,430,772	18.16%
13.0-14.9	28,510,040	1,301,451	607,318	278,013	165,260	112,877	30,974,959	13.58%
15.0-16.9	20,306,526	814,679	441,141	188,048	0	0	21,750,394	9.54%
17.0-18.9	14,526,700	538,825	519,059	135,769	0	0	15,720,353	6.89%
19.0-20.9	8,387,424	150,676	314,452	119,608	0	151,105	9,123,265	4.00%
21.0-28.9	7,337,414	280,044	0	192,233	0	0	7,809,691	3.42%
29.0+	1,010,517	0	0	0	0	0	1,010,517	0.44%
Totals	211,481,323	7,950,785	4,824,070	1,504,612	1,251,321	1,093,783	228,105,894	
Percent	92.71%	3.49%	2.11%	0.66%	0.55%	0.48%		100.00%

Source: USDA Forest Service FIA Program, 2019(GA) & 2021(AL)

TUSKEGEE AREA SPECIES & DIAMETER DISTRIBUTION

TUSKEGEE AREA PINE SAWTIMBER BY TR

This availability of annual surplus pine volume will allow a mill situated in this location to sustainably source 1 - 2 million short tons of raw material annually without causing general scarcity to the pine resource itself and thus raise stumpage values much beyond historic trends. Stresses placed upon the logging workforce and local trucking capacity to scale up to the new source of demand will be more likely to move stumpage and delivered markets.

UNADJUSTED ESTIMATED ANNUAL PINE GROWTH vs. PINE REMOVALS 2021

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CSX Platinum Select Site

Drone footage: https://www.youtube.com/watch?v=6PC81WF6YEQ









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CSX Platinum Select Site *(continued)*

- 277 available acres
- Access to key east-west high-load corridor; ½ mile from I-85 (Exit 38), just north of Moton Field
- Offers unparalleled access to interstate, rail and air transport
- Attractively positioned between Montgomery (AL) and Auburn/Opelika (AL)
- CSX Mainline rail frontage
- High-capacity natural gas, electricity, water, wastewater, and fiber services either on-site or adjacent to site
- Under 2 hours from Hartsfield–Jackson Atlanta International Airport
- Under 1 hour from Montgomery Regional Airport
- Five minutes from Moton Field Municipal Airfield
- Access to agricultural lands & international markets
- Macon County's CSX Platinum Select Site is officially designated, and one of only three in Alabama
- Port of Mobile and Port of Savannah accessible via Interstate and rail

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ECONOMIC DEVELOPMENT AUTHORITY

Highway 199 & Midway Road Site

Drone footage of site, highlighting roads, electric infrastructure and existing rail: https://youtu.be/x_a2eMhiE5oRail
Drone footage of site, highlighting proposed CSX rail extension into site: https://youtu.be/UlMhz_OKU_o









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Highway 199 & Midway Road Site *(continued)*

- Property owned by MCEDA
- Approx. 350 fully-characterized, site-balanced acres (240 buildable acres)
- Only 3 miles from I-85
- CSX Mainline is adjacent to the site with rail-highway traffic study and draft rail expansion plans already completed
- Preliminary site due diligence has been completed
- Bordering properties are privately owned and currently used for agriculture and recreation
- High-capacity natural gas, electricity, water, wastewater, and fiber services either on-site or adjacent to site
- Same distance to airports as CSX Platinum Select site (<2 hours from Hartsfield–Jackson Atlanta International Airport; <1 hour from Montgomery Regional Airport; and 5 minutes from Moton Field Municipal Airfield in Tuskegee)
- Port of Mobile and Port of Savannah accessible via Interstate and rail

Related Partnerships

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Alabama Forestry Commission

Alabama Forestry Association
Since 1949

ForestryWorks of Alabama

AUBURN UNIVERSITY

Tuskegee University

Trenholm State Community College

Southern Union State Community College

Utilities Board of Tuskegee
Purpose. Progress. People.

Dixie Electric Cooperative
A Touchstone Energy® Cooperative

CSX

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Local, State and Regional Incentives (*potential for eligible projects*):

- Sales & use tax abatements; Ad valorem tax abatements
- Waiver and expedition of certain permits and fees
- Offer of consulting engineering firm
- Offer of office space for key personnel during construction
- Relocation assistance to families
- Workforce recruitment, training and assistance
- Site-access assistance
- Site-development assistance
- Job-creation tax credit
- Investment tax credit
- Qualified Opportunity Zone
- New Markets Tax Credits
- Potential grants and other assistance from the Alabama Department of Economic & Community Affairs
- Potential grants and other assistance from Delta Regional Authority
- Potential grants and other assistance from Appalachian Regional Commission

MACON COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Contact

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Macon County Economic Development Authority (MCEDA)
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Tuskegee, AL 36083
334.444.2672
joeturnham@aol.com
www.madeinmacon.com

BDO Zone Press Release:
https://bdozone.org/macon-county-alabama-issued-bdo-zone-a-rating-for-woody-biomass/

Full BDO Zone Report:
https://madeinmacon.com/wp-content/uploads/2025/06/Macon-County-AL-Wood-Biomass-1.pdf