TVA MUSCLE SHOALS RESERVATION
REDEVELOPMENT AREA PLAN
COLBERT COUNTY, ALABAMA

Site Information:
Area 1A: 60 Ac. +/-, Woodward Ave. retail / commercial area
Area 1B: 35 Ac. +/-, Woodward Ave. retail / commercial area
Area 2A: 61 Ac. +/-, Woodlands office & commercial
Area 2B: 66 Ac. +/-, Woodlands light industrial area
Area 3A: 162 Ac. +/-, Woodlands preservation area
Area 3B: 41 Ac. +/-, Woodlands preservation area
Area 4: 98 Ac. +/-, Second Street retail / commercial area
Area 5A: 67 Ac. +/-, Campus area
Area 5B: 54 Ac. +/-, Campus area
Area 5C: 35 Ac. +/-, Campus area
Area 6: 74 Ac. +/-, Business village mixed-use area
Area 7: 164 Ac. +/-, Differentiated industrial area
Area 8A: 436 Ac. +/-, TVA adaptive reuse area
Area 8B: 0.4 Ac. +/-, TVA retained area
Area 9: 66 Ac. +/-, Special purpose area

Note: This plan is for preliminary planning purposes only. Actual development will be guided by National Environmental Policy Act (NEPA), Air Act, Water Quality Act, and other federal, state, and local laws and regulations.