



North Etowah Industrial Park Site

SITE OVERVIEW

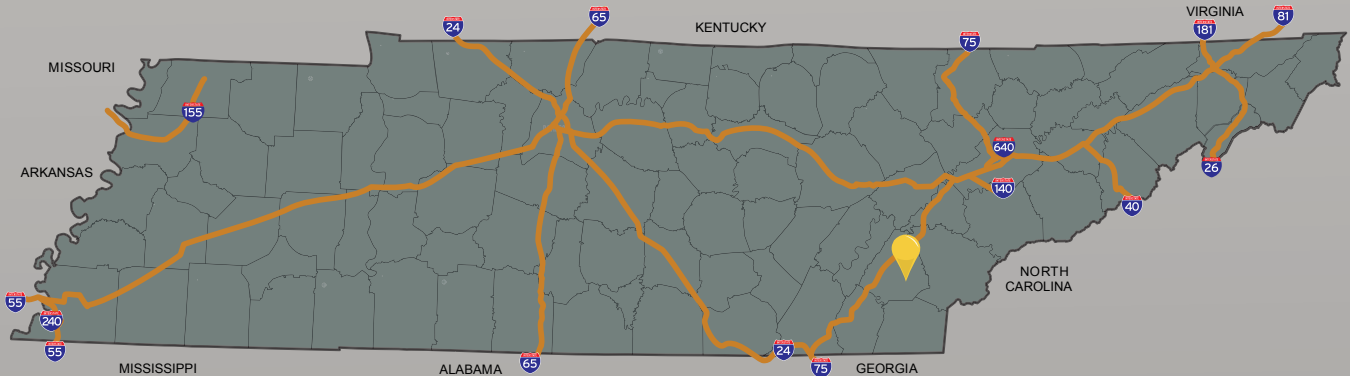
Site Address: **Jack King Drive**
 City (where site is located): **Etowah**
 County (where site is located): **McMinn**
 Site ownership: **Public**
 Site acreage: **271 acres**
 Developable acreage: **208 acres**
 Additional acreage available: **None**
 For sale or lease: **Sale**
 Sale/Lease price: **\$12,000 per acre**
 Zoning: **I-2 Industrial**
 Site covenants: **None**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **0.5 miles**
 Rail service: **CSX Transport; Class 1**

UTILITY SERVICE

Electric line serving site: **13 kV**
 Electric service to substation: **161 kV**
 Dual feed service: **Possible**
 Natural gas service: **8 Inch Line / 100 psi**
 Water line serving site: **8" at site; 12 and 16" nearby**
 Water system capacity: **5.5 MGD**
 Excess water system capacity: **2.7 MGD**
 Wastewater line: **4" force main feeding 8" gravity**
 Wastewater system capacity: **1.4 MGD**
 Excess wastewater capacity: **0.7 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available (October 2012)**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Dyersburg Rail Site

SITE OVERVIEW

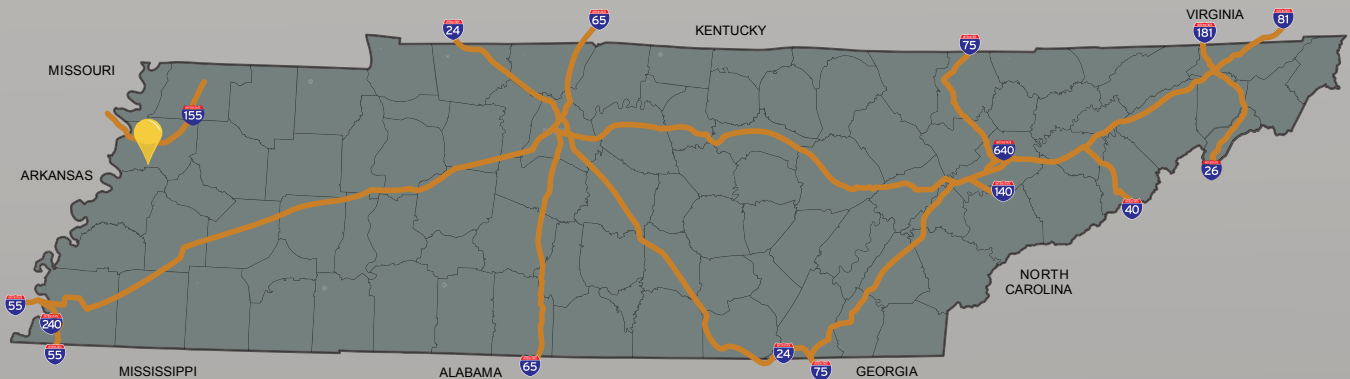
Site Address: **Highway 211**
 City (where site is located): **Dyersburg**
 County (where site is located): **Dyer**
 Site ownership: **Public**
 Site acreage: **40 acres**
 Developable acreage: **40 acres**
 Additional acreage available:
 For sale or lease: **Sale**
 Sale/Lease price: **\$10,000 per acre**
 Zoning: **M-1 Light Industrial**
 Site covenants:
 Impact fees: **None**
 Foreign trade zone: **FTZ No. 283**
 Distance to four-lane highway: **0.5 miles**
 Rail service: **Canadian National [planned]**

UTILITY SERVICE

Electric line serving site: **69 kV and 13 kV**
 Electric service to substation: **69 kV and 161 kV**
 Dual feed service:
 Natural gas service: **6 Inches**
 Water line serving site: **12 Inches**
 Water system capacity: **11 MGD**
 Excess water system capacity: **7 MGD**
 Wastewater line serving site: **6 inch**
 Wastewater system capacity: **9.45 MGD**
 Excess wastewater capacity: **6.45 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [June 2013]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Aerotropolis Logistics Park Site

SITE OVERVIEW

Site Address: **4542 American Way**

City (where site is located): **Memphis**

County (where site is located): **Shelby**

Site ownership: **Private**

Site acreage: **87 acres**

Developable acreage: **55 acres**

Additional acreage available: **25 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$80,000-\$100,000 per acre**

Zoning: **EMP**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **No**

Distance to four-lane highway: **0.1 miles**

Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **23 kV**

Electric service to substation: **23 kV**

Dual feed service: **Available**

Natural gas service: **4 and 12 Inch line/ 61-99psi**

Water line serving site: **10 and 12 inch lines**

Water system capacity: **30 MGD**

Excess water system capacity: **12 MGD**

Wastewater line: **10, 12, and 48 inch lines**

Wastewater system capacity: **90 MGD**

Excess wastewater capacity: **16.6 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

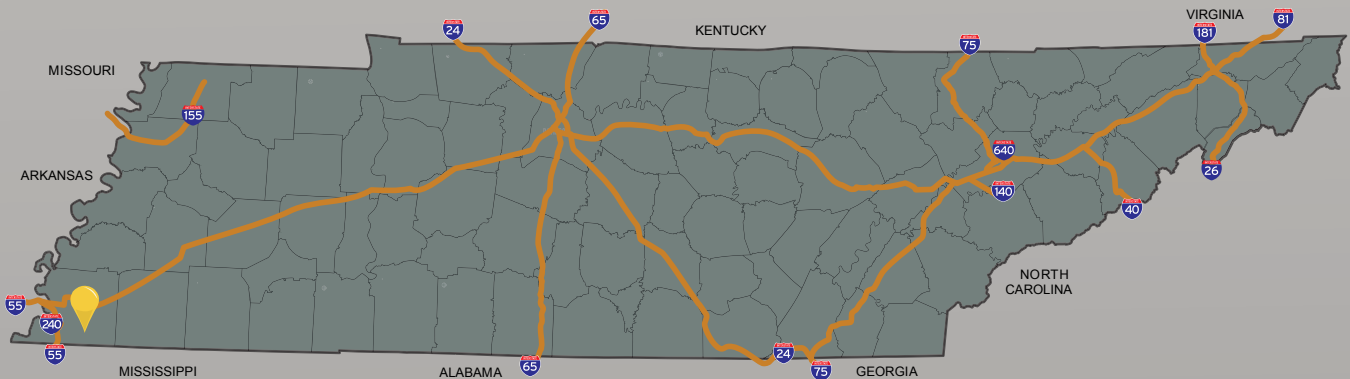
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [April 2011]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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American Way Site

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **Hwy. 209/American Way**

City (where site is located): **Ripley**

County (where site is located): **Lauderdale**

Site ownership: **Public**

Site acreage: **21 acres**

Developable acreage: **21 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$10,000-\$20,000 per acre**

Zoning: **Heavy Industrial**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **FTZ 283**

Distance to four-lane highway: **0 miles**

Rail service: **Possible**

UTILITY SERVICE

Electric line serving site: **13 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **2 Inch line/ 90 psi**

Water line serving site: **8 Inch**

Water system capacity: **3.0 MGD**

Excess water system capacity: **1.2 MGD**

Wastewater line serving site: **8 inch**

Wastewater system capacity: **2.5 MGD**

Excess wastewater capacity: **0.9 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

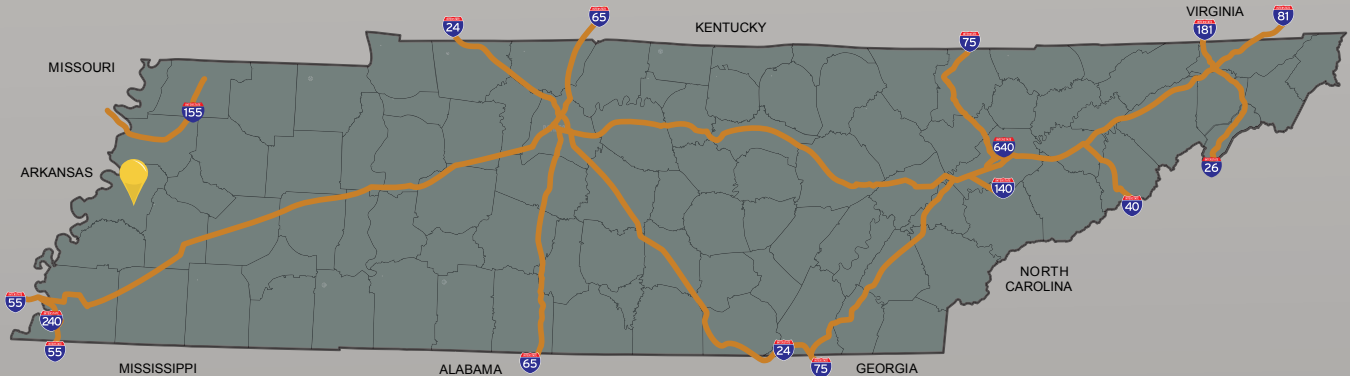
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [August, 2012]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Aviation Park 1

SITE OVERVIEW

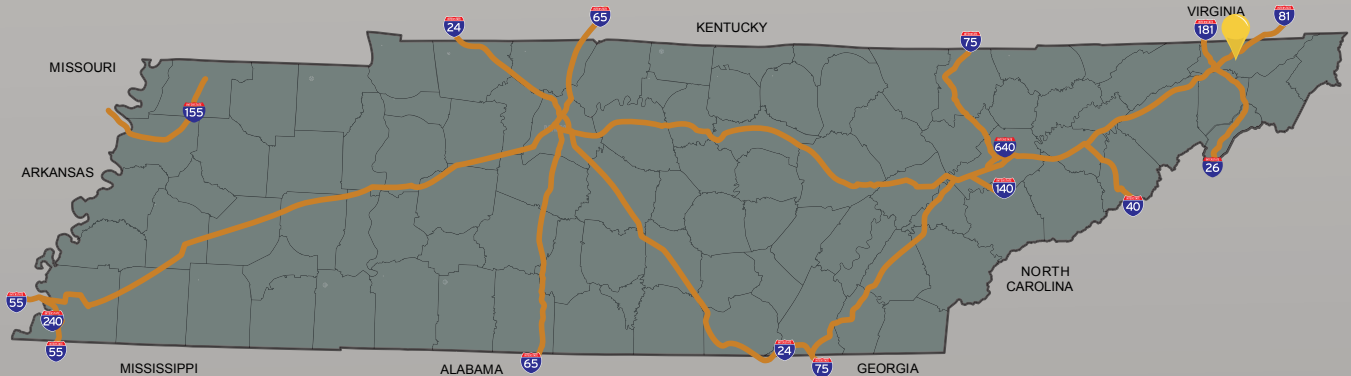
Site Address: **Hamilton Road**
 City (where site is located): **Unincorporated**
 County (where site is located): **Sullivan**
 Site ownership: **Public**
 Site acreage: **27 acres**
 Developable acreage: **21 acres**
 Additional acreage available: **127 acres**
 For sale or lease: **Lease**
 Sale/Lease price: **\$11,325 per year; per acre**
 Zoning: **Exempt from zoning regulations**
 Site covenants: **None**
 Impact fees: **None**
 Foreign trade zone: **Foreign Trade Zone No. 204**
 Distance to four-lane highway: **0.5 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **13.2 kV**
 Electric service to substation: **69 kV**
 Dual feed service: **Not Available**
 Natural gas service: **2 Inch line / 60 psi**
 Water line serving site: **12 Inch main/ 6 inch stubs**
 Water system capacity: **28 MGD**
 Excess water system capacity: **7 MGD**
 Wastewater line: **8 Inch**
 Wastewater system capacity: **6 MGD**
 Excess wastewater capacity: **4 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [November, 2012]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Benton County Industrial Park – Bridges Site #1

SITE OVERVIEW

Site Address: **Industrial Park Road**
 City (where site is located): **Unincorporated**
 County (where site is located): **Benton**
 Site ownership: **Public**
 Site acreage: **23 acres**
 Developable acreage: **22 acres**
 Additional acreage available: **30 acres**
 For sale or lease: **Sale**
 Sale/Lease price: **\$10,000 per year/ 7% APR per acre**
 Zoning: **None**
 Site covenants: **Yes**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **15 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **13 kV**
 Electric service to substation: **161 kV**
 Dual feed service: **Available**
 Natural gas service: **4 Inch line / 325 psi**
 Water line serving site: **10 Inch**
 Water system capacity: **2 MGD**
 Excess water system capacity: **300,000 GD**
 Wastewater line serving site: **8 Inch**
 Wastewater system capacity: **5 MGD**
 Excess wastewater capacity: **3.5 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [July, 2013]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Bristol Business Park

SITE OVERVIEW

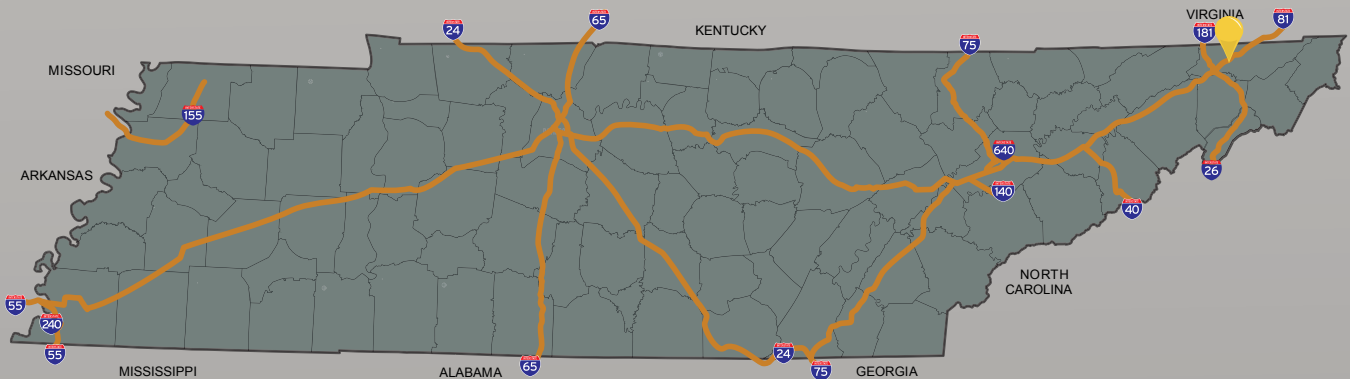
Site Address: **Hwy 394 and Summit Street**
 City (where site is located): **Bristol**
 County (where site is located): **Sullivan**
 Site ownership: **Public**
 Site acreage: **82 acres**
 Developable acreage: **75 acres**
 Additional acreage available: **None**
 For sale or lease: **Sale**
 Sale/Lease price: **\$30,000 per acre**
 Zoning: **M-2 Industrial**
 Site covenants: **Yes**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **0 miles**
 Rail service: **Nearby**

UTILITY SERVICE

Electric line serving site: **13.2 kV**
 Electric service to substation: **69 kV**
 Dual feed service: **Available**
 Natural gas service: **4 Inch [proposed]**
 Water line serving site: **8 and 12 Inch**
 Water system capacity: **10 MGD**
 Excess water system capacity: **4.4 MGD**
 Wastewater line serving site: **8 Inch**
 Wastewater system capacity: **15 MGD**
 Excess wastewater capacity: **5.2 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [December, 2012]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Cardiff Valley Road Site

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **Cardiff Valley Road**

City (where site is located): **Unincorporated**

County (where site is located): **Roane**

Site ownership: **Public**

Site acreage: **44 acres**

Developable acreage: **25 acres**

Additional acreage available: **94 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$15,000 per acre**

Zoning: **I-3 Industrial**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **Designation possible**

Distance to four-lane highway: **0.5 miles**

Rail service: **Nearby**

UTILITY SERVICE

Electric line serving site: **12.47 / 7.2 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **6 Inch line / 160 psi**

Water line serving site: **10 Inch**

Water system capacity: **6 MGD**

Excess water system capacity: **3.6 MGD**

Wastewater line: **8 Inch**

Wastewater system capacity: **1 MGD**

Excess wastewater capacity: **0.45 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

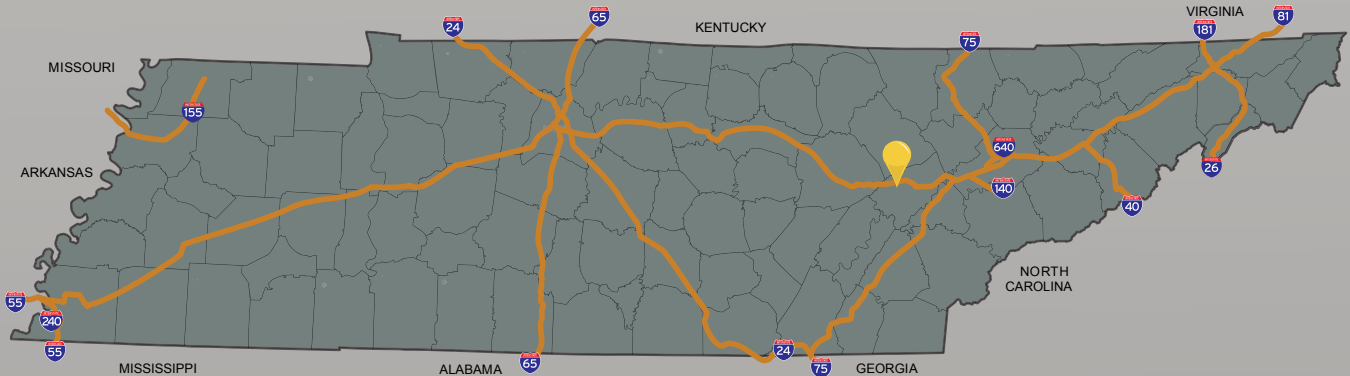
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [January, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Clinton – I-75 Industrial Park Lot 2R

SITE OVERVIEW

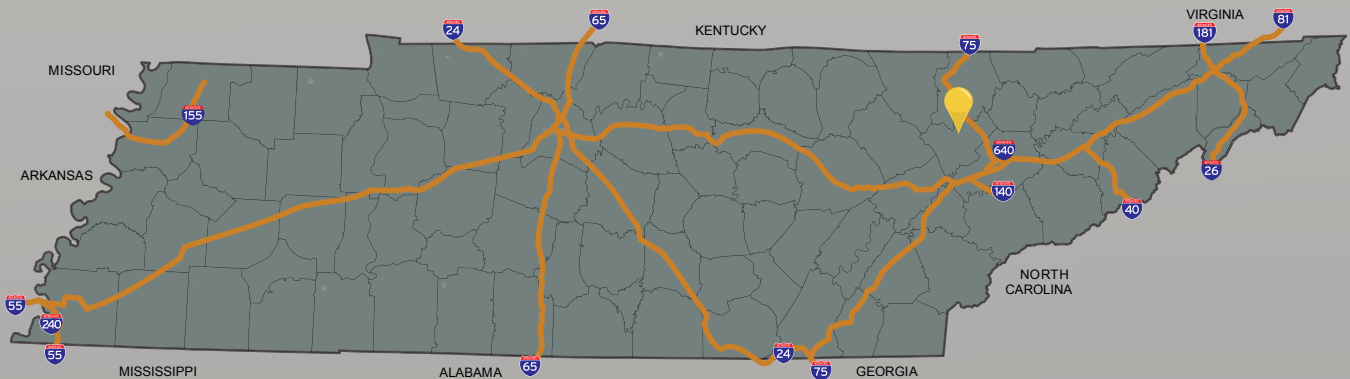
Site Address: **Frank Diggs Road**
 City (where site is located): **Clinton**
 County (where site is located): **Anderson**
 Site ownership: **Public**
 Site acreage: **52 acres**
 Developable acreage: **37 acres**
 Additional acreage available: **None**
 For sale or lease: **Sale**
 Sale/Lease price: **\$30,000 per acre**
 Zoning: **M-2 Heavy Industrial**
 Site covenants: **None**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **1 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **13 kV**
 Electric service to substation: **161 and 69 kV**
 Dual feed service: **Available**
 Natural gas service: **6 Inch line / 200 psi**
 Water line serving site: **12 Inch**
 Water system capacity: **4 MGD**
 Excess water system capacity: **2 MGD**
 Wastewater line serving site: **8 Inch**
 Wastewater system capacity: **3 MGD**
 Excess wastewater capacity: **990,000 GD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Partial**
 Phase 1 ESA: **Available [June, 2013]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Clarksville-Montgomery County Corporate Business Park South

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **International Boulevard**

City (where site is located): **Unincorporated**

County (where site is located): **Montgomery**

Site ownership: **Public**

Site acreage: **840 acres**

Developable acreage: **755 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$17,500 to \$44,000 per acre**

Zoning: **M-2 Heavy Industrial**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **FTZ No. 78**

Distance to four-lane highway: **0 miles**

Rail service: **Possible**

UTILITY SERVICE

Electric line serving site: **13.2 kV**

Electric service to substation: **161 kV**

Dual feed service: **Available**

Natural gas service: **6 Inch line / 200 psi**

Water line serving site: **12 Inch**

Water system capacity: **28 MGD**

Excess water system capacity: **14 MGD**

Wastewater line serving site: **12 Inch gravity**

Wastewater system capacity: **25 MGD**

Excess wastewater capacity: **14 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

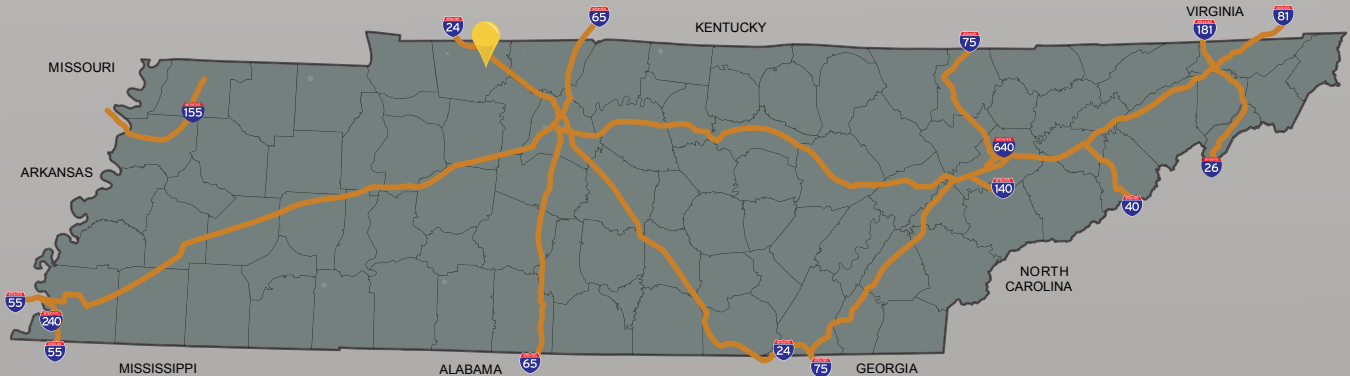
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [October, 2012]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Centre 75 Business Park, Lot 7

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **1600 Centre Park Drive**

City (where site is located): **City of Loudon**

County (where site is located): **Loudon**

Site ownership: **Public**

Site acreage: **89 acres**

Developable acreage: **65 acres**

Additional acreage available: **22 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$25,000 to \$30,000 per acre**

Zoning: **M-2 Heavy Manufacturing**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **No**

Distance to four-lane highway: **0.2 miles**

Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **12.47 / 7.2 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **4 Inch line / 50 psi**

Water line serving site: **12 Inch**

Water system capacity: **12 MGD**

Excess water system capacity: **2.9 MGD**

Wastewater line serving site: **8 Inch [gravity main]**

Wastewater system capacity: **14 MGD**

Excess wastewater capacity: **5.8 GD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [October, 2011]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Gallatin Industrial Center, Phase II

SITE OVERVIEW

Site Address: **Gateway Drive**

City (where site is located): **Gallatin**

County (where site is located): **Sumner**

Site ownership: **Public**

Site acreage: **206 acres**

Developable acreage: **196 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$30,000 per acre**

Zoning: **Industrial Restrictive**

Site covenants: **Yes**

Impact fees: **Yes**

Foreign trade zone: **FTZ No. 78**

Distance to four-lane highway: **6.1 miles**

Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **2.5 MW [proposed]**

Electric service to substation: **28 MW**

Dual feed service: **Available**

Natural gas service: **4 Inch [proposed]**

Water line serving site: **12 Inch [proposed]**

Water system capacity: **16 MGD**

Excess water system capacity: **5 MGD**

Wastewater line serving site: **8 Inch [proposed]**

Wastewater system capacity: **12.5 MGD**

Excess wastewater capacity: **6 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [January, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Horizon Center, Development Area 6

SITE OVERVIEW

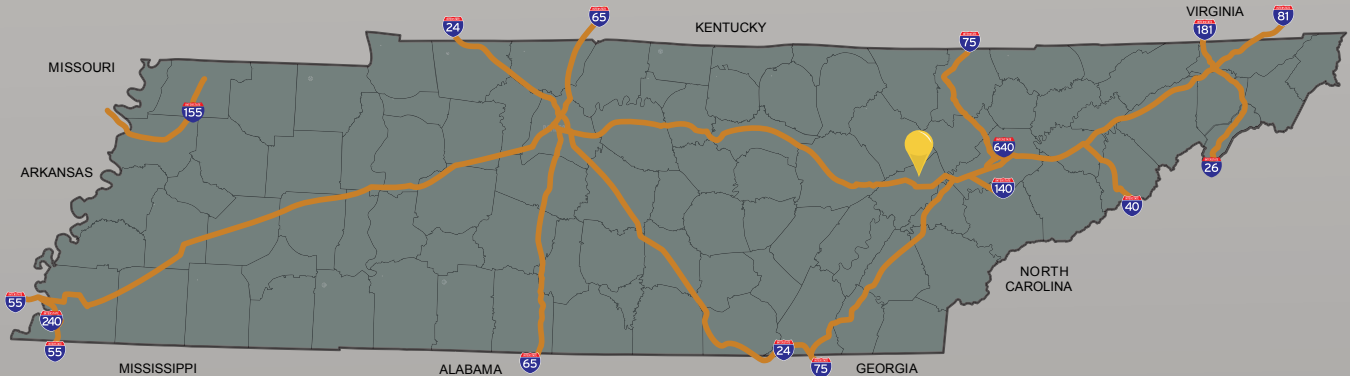
Site Address: **Renovare Boulevard**
 City (where site is located): **Oak Ridge**
 County (where site is located): **Roane**
 Site ownership: **Public**
 Site acreage: **110 acres**
 Developable acreage: **110 acres**
 Additional acreage available: **40 acres**
 For sale or lease: **Sale**
 Sale/Lease price: **\$25,000 to \$35,000 per acre**
 Zoning: **Industrial [IND-2]**
 Site covenants: **Yes**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **0.4 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **13.2 kV**
 Electric service to substation: **161 kV**
 Dual feed service: **Available**
 Natural gas service: **8 Inch line / 60 psi**
 Water line serving site: **12 Inch**
 Water system capacity: **28 MGD**
 Excess water system capacity: **9 MGD**
 Wastewater line serving site: **10 Inch**
 Wastewater system capacity: **600,000 GD**
 Excess wastewater capacity: **350,000 GD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [January, 2013]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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I-40 Advantage Industrial Park Site

SITE OVERVIEW

Site Address: **Windrow Road and Hwy 70/79 Bypass**

City (where site is located): **Brownsville**

County (where site is located): **Haywood**

Site ownership: **Public**

Site acreage: **131 acres**

Developable acreage: **131 acres**

Additional acreage available: **251 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$18,500 per acre**

Zoning: **General Industrial**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **FTZ No.283 Distribution**

Distance to four-lane highway: **3 miles**

Rail service: **CSX Railroad adjacent to park**

UTILITY SERVICE

Electric line serving site: **13.2 kV [planned]**

Electric service to substation: **161 kV [planned]**

Dual feed service: **Available**

Natural gas service: **4 Inch line / 120 psi**

Water line serving site: **8 Inch**

Water system capacity: **4 MGD**

Excess water system capacity: **1.5 MGD**

Wastewater line serving site: **8 Inch**

Wastewater system capacity: **3.36 GD**

Excess wastewater capacity: **1 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

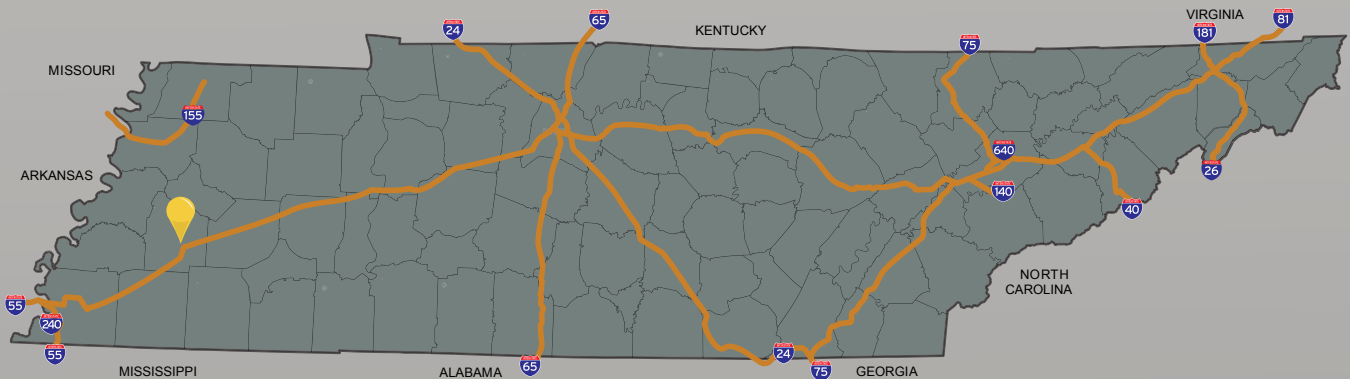
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [May, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Jones Road Site

SITE OVERVIEW

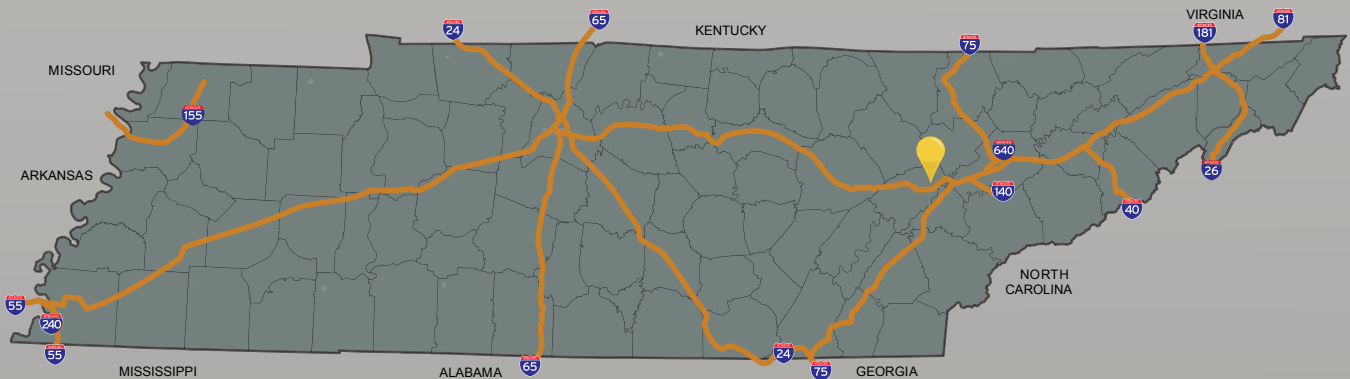
Site Address: **Jones Road**
 City (where site is located): **Unincorporated**
 County (where site is located): **Roane**
 Site ownership: **Public**
 Site acreage: **40 acres**
 Developable acreage: **28 acres**
 Additional acreage available: **62 acres**
 For sale or lease: **Sale**
 Sale/Lease price: **\$30,000 to \$40,000 per acre**
 Zoning: **I-2 Medium Industrial**
 Site covenants: **Yes**
 Impact fees: **None**
 Foreign trade zone: **No**
 Distance to four-lane highway: **1.7 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **12.47 kV [planned]**
 Electric service to substation: **161 kV [planned]**
 Dual feed service: **Not Available**
 Natural gas service: **4 Inch line / 30 psi**
 Water line serving site: **12 Inch**
 Water system capacity: **500,000 GD**
 Excess water system capacity: **250,000 GD**
 Wastewater line serving site: **8 Inch [planned]**
 Wastewater system capacity: **3 MGD**
 Excess wastewater capacity: **1.68 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [January, 2013]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Lake County Industrial Site at Cates Landing

SITE OVERVIEW

Site Address: **Cates Landing Road North**

City (where site is located): **Unincorporated**

County (where site is located): **Lake**

Site ownership: **Public**

Site acreage: **345 acres**

Developable acreage: **345 acres**

Additional acreage available: **100 plus**

For sale or lease: **Sale or Lease**

Sale/Lease price: **\$15,000/year; \$1,500/year/acre**

Zoning: **Industrial**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **FTZ No. 283**

Distance to four-lane highway: **27 miles**

Rail service: **Not available**

Port facility: **Adjacent to the Port of Cates**

Landing on the Mississippi River

UTILITY SERVICE

Electric line serving site: **12 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **2" and 4" [planned]**

Water line serving site: **12" [engineered]**

Water system capacity: **2.8 MGD**

Excess water system capacity: **1.8 MGD**

Wastewater line serving site: **8 Inch [engineered]**

Wastewater system capacity: **2.5 MGD**

Excess wastewater capacity: **1.1 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

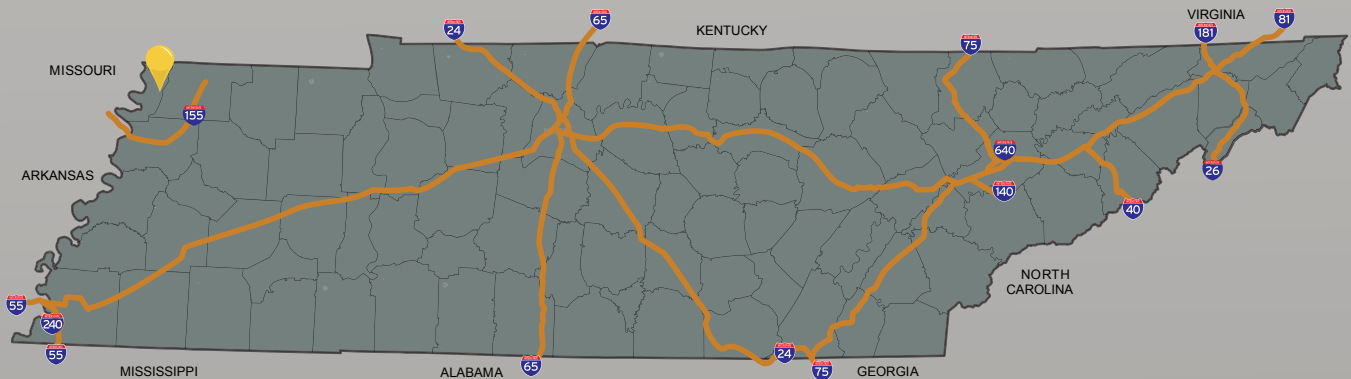
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [May, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Langley Hall Industrial Site "East"

SITE OVERVIEW

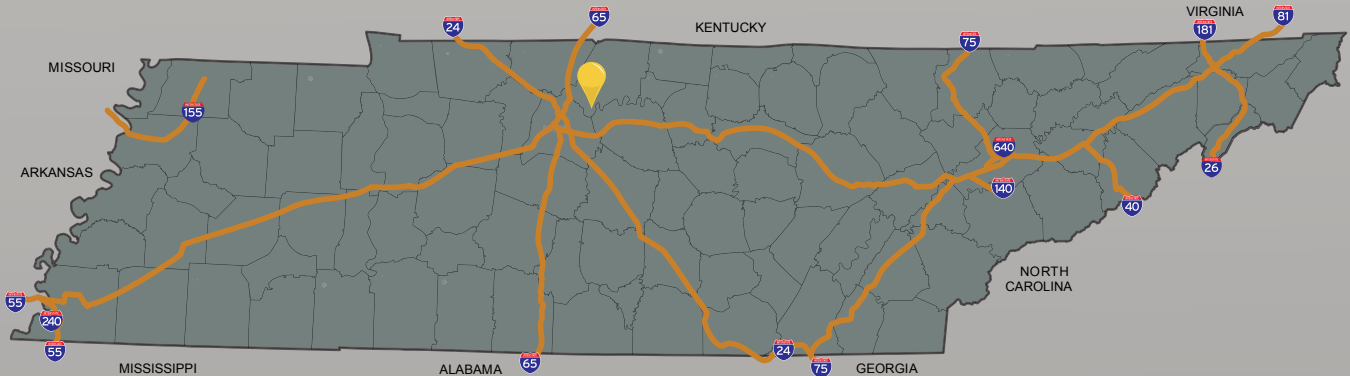
Site Address: **Airport Road & Coles Ferry**
 City (where site is located): **Gallatin**
 County (where site is located): **Sumner**
 Site ownership: **Private**
 Site acreage: **34 acres**
 Developable acreage: **34 acres**
 Additional acreage available: **31 acres**
 For sale or lease: **Sale**
 Sale/Lease price: **\$42,500 per acre**
 Zoning: **Industrial General and Industrial Restrictive**
 Site covenants: **None**
 Impact fees: **Yes**
 Foreign trade zone: **No**
 Distance to four-lane highway: **0.8 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **12.47 / 7.2 kV**
 Electric service to substation: **161 kV**
 Dual feed service: **Available**
 Natural gas service: **6 Inch line / 100 psi**
 Water line serving site: **16 Inch**
 Water system capacity: **16 MGD**
 Excess water system capacity: **5 MGD**
 Wastewater line serving site: **8 Inch [planned]**
 Wastewater system capacity: **2.5 MGD**
 Excess wastewater capacity: **6 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [September, 2012]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Langley Hall Industrial Site "West"

SITE OVERVIEW

Site Address: **Airport Road & Coles Ferry**
 City (where site is located): **Gallatin**
 County (where site is located): **Sumner**
 Site ownership: **Private**
 Site acreage: **31 acres**
 Developable acreage: **31 acres**
 Additional acreage available: **34 acres**
 For sale or lease: **Sale**
 Sale/Lease price: **\$47,500 per acre**
 Zoning: **Industrial General and Industrial Restrictive**
 Site covenants: **None**
 Impact fees: **Yes**
 Foreign trade zone: **No**
 Distance to four-lane highway: **0.8 miles**
 Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **12.47 / 7.2 kV**
 Electric service to substation: **161 kV**
 Dual feed service: **Available**
 Natural gas service: **6 Inch line / 100 psi**
 Water line serving site: **16 Inch**
 Water system capacity: **16 MGD**
 Excess water system capacity: **5 MGD**
 Wastewater line serving site: **8 Inch**
 Wastewater system capacity: **12.5 MGD**
 Excess wastewater capacity: **6 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
 Geotechnical survey: **Available**
 Site grading plan/design: **Not Available**
 Flood hazard: **Outside flood plain**
 Phase 1 ESA: **Available [September, 2012]**
 Endangered species desktop review: **Available**
 Hydrologic determination: **Available**
 Cultural resource desktop review: **Available**



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Milan Commercial Complex, Graball Site

SITE OVERVIEW

Site Address: **2280 Highway 104 West**

City (where site is located): **Unincorporated**

County (where site is located): **Gibson**

Site ownership: **Public- US Army**

Site acreage: **107 acres**

Developable acreage: **61 acres**

Additional acreage available: **None**

For sale or lease: **Lease**

Sale/Lease price: **\$75 - \$300 per acre**

Zoning: **No zoning regulations apply**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **Designation within 60 days possible**

Distance to four-lane highway: **0 miles**

Rail service: **Appalachian Rail Car Services**

UTILITY SERVICE

Electric line serving site: **12.47 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **4 Inch line / 170 psi [planned]**

Water line serving site: **8 Inch [planned]**

Water system capacity: **6 MGD**

Excess water system capacity: **4 MGD**

Wastewater line serving site: **8 Inch [planned]**

Wastewater system capacity: **2 MGD**

Excess wastewater capacity: **1 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

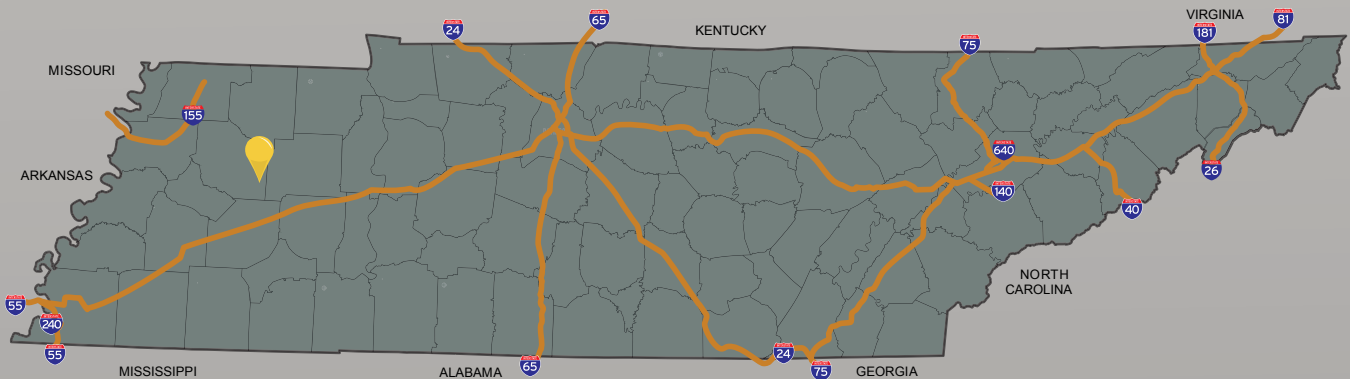
Site grading plan/design: **Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [July, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**



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City of Milan Industrial Park Site

SITE OVERVIEW

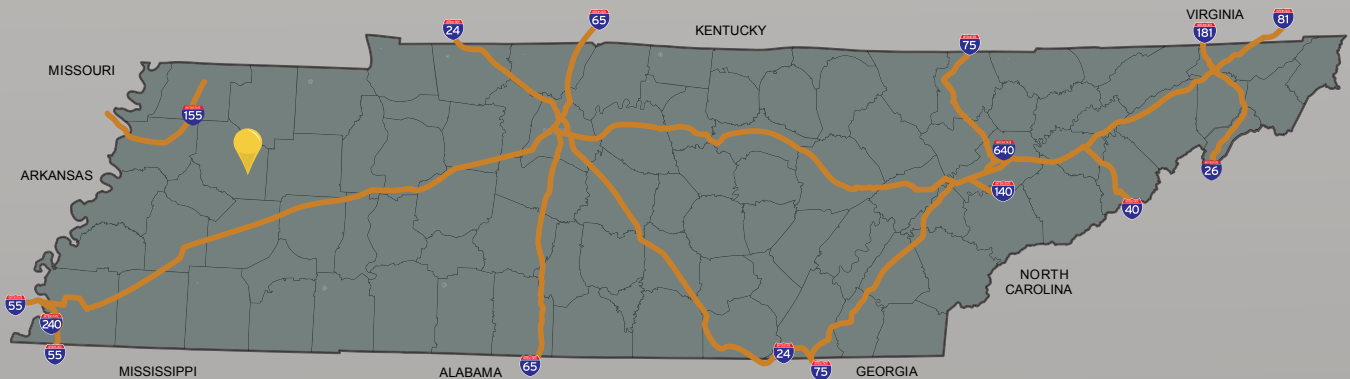
Site Address: **2151 Denton Fly Road**
City (where site is located): **Milan**
County (where site is located): **Gibson**
Site ownership: **Public**
Site acreage: **43 acres**
Developable acreage: **40 acres**
Additional acreage available: **None**
For sale or lease: **Sale**
Sale/Lease price: **\$30,000 per acre**
Zoning: **M-1 - Light Industrial**
Site covenants: **None**
Impact fees: **None**
Foreign trade zone: **Designation within 60 days possible**
Distance to four-lane highway: **1/4 miles**
Rail service: **West Tennessee Railroad, Shortline**

UTILITY SERVICE

Electric line serving site: **12.47 kV**
Electric service to substation: **69 kV**
Dual feed service: **Not Available**
Natural gas service: **4 Inch line / 170 psi**
Water line serving site: **12 Inch**
Water system capacity: **6 MGD**
Excess water system capacity: **4.5 MGD**
Wastewater line serving site: **15 Inch**
Wastewater system capacity: **2.5 MGD**
Excess wastewater capacity: **1.0 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
Geotechnical survey: **Available**
Site grading plan/design: **Not Available**
Flood hazard: **Outside flood plain**
Phase 1 ESA: **Available [July, 2013]**
Endangered species desktop review: **Available**
Hydrologic determination: **Available**



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Northwest Tennessee Regional Industrial Center

SITE OVERVIEW

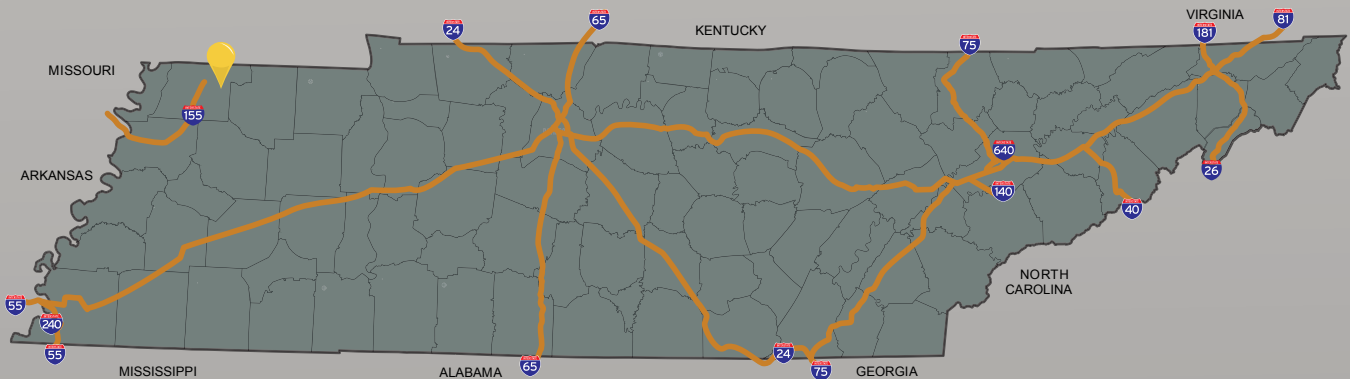
Site Address: **Highway 51 & SR 21**
City (where site is located): **Union City**
County (where site is located): **Obion**
Site ownership: **Public**
Site acreage: **486 acres**
Developable acreage: **340 acres**
Additional acreage available: **None**
For sale or lease: **Sale**
Sale/Lease price: **\$10,000 per acre**
Zoning: **Planned Industrial**
Site covenants: **Yes**
Impact fees: **None**
Foreign trade zone: **FTZ No. 283**
Distance to four-lane highway: **700 feet**
Rail service: **Canadian National Railroad, Class 1**

UTILITY SERVICE

Electric line serving site: **13 kV**
Electric service to substation: **161/69 kV [planned]**
Dual feed service: **Available**
Natural gas service: **4 Inch line / 490 psi**
Water line serving site: **10 Inch**
Water system capacity: **10.2 MGD**
Excess water system capacity: **6.2 MGD**
Wastewater line serving site: **10 Inch**
Wastewater system capacity: **6.5 MGD**
Excess wastewater capacity: **3.4 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
Geotechnical survey: **Available**
Site grading plan/design: **Not Available**
Flood hazard: **Outside flood plain**
Phase 1 ESA: **Available [March, 2013]**
Endangered species desktop review: **Available**
Hydrologic determination: **Available**
Cultural resource desktop review: **Available**



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Partnership Park II

SITE OVERVIEW

Site Address: **Weaver Pike**

City (where site is located): **Bristol**

County (where site is located): **Sullivan**

Site ownership: **Public**

Site acreage: **204 acres**

Developable acreage: **147 acres**

Additional acreage available: **138 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$30,000 to \$75,000 per acre**

Zoning: **M-2 General Industrial**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **FTZ No. 204**

Distance to four-lane highway: **0.3 Miles**

Rail service: **Conceptual plan available**

UTILITY SERVICE

Electric line serving site: **13.2 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **2 and 4 Inch line / 60 psi**

Water line serving site: **36 Inch**

Water system capacity: **10 MGD**

Excess water system capacity: **4.4 MGD**

Wastewater line serving site: **10 Inch**

Wastewater system capacity: **15 MGD**

Excess wastewater capacity: **5.2 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

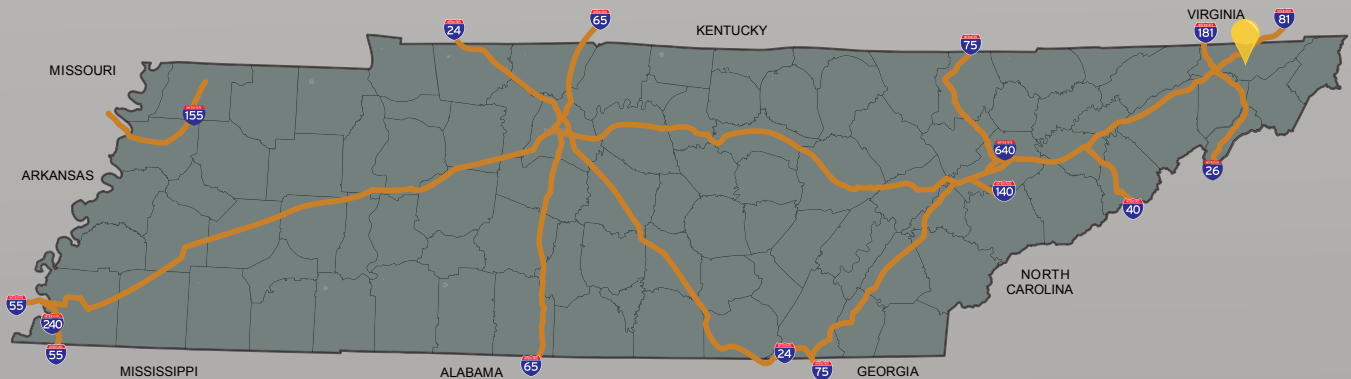
Flood hazard: **Portion of park within flood plain**

Phase 1 ESA: **Available [February, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Rialto Industrial Site

SITE OVERVIEW

Site Address: **US Highway 51 N**

City (where site is located): **Covington**

County (where site is located): **Tipton**

Site ownership: **Public**

Site acreage: **85 acres**

Developable acreage: **85 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$18,500 per acre**

Zoning: **Industrial Park**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **FTZ No. 283**

Distance to four-lane highway: **0 Miles**

Rail service: **Available**

UTILITY SERVICE

Electric line serving site: **13 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **4 Inch line / 250 psi**

Water line serving site: **16 Inch**

Water system capacity: **6.6 MGD**

Excess water system capacity: **4.8 MGD**

Wastewater line serving site: **30 Inch**

Wastewater system capacity: **3.62 MGD**

Excess wastewater capacity: **2 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [May, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Sandstone Village Site

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **Sand Pebble Drive**

City (where site is located): **Jackson**

County (where site is located): **Madison**

Site ownership: **Private**

Site acreage: **45 acres**

Developable acreage: **45 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$100,000 per acre**

Zoning: **I-O - Wholesale & Warehouse**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **No**

Distance to four-lane highway: **0.5 Miles**

Rail service: **Not Available**

UTILITY SERVICE

Electric line serving site: **12.47 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **4 Inch line / 35 psi**

Water line serving site: **10 Inch**

Water system capacity: **14.4 MGD**

Excess water system capacity: **3.524 MGD**

Wastewater line serving site: **8 Inch**

Wastewater system capacity: **6 MGD**

Excess wastewater capacity: **2.859 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [April, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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State Road 111 Industrial Park

SITE OVERVIEW

Awarded "Plus" Designation

Site Address: **310 Oak Hill Road**

City (where site is located): **Unincorporated area**

County (where site is located): **Overton**

Site ownership: **Public**

Site acreage: **36 acres**

Developable acreage: **36 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$10,000 per acre**

Zoning: **Not subject to zoning**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **No**

Distance to four-lane highway: **12 Miles**

Rail service: **Not Available**

UTILITY SERVICE

Electric line serving site: **277 / 480 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **4 Inch line / 300 psi**

Water line serving site: **12 Inch**

Water system capacity: **4 MGD**

Excess water system capacity: **2.9 MGD**

Wastewater line serving site: **10 Inch**

Wastewater system capacity: **5.5 MGD**

Excess wastewater capacity: **4.5 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

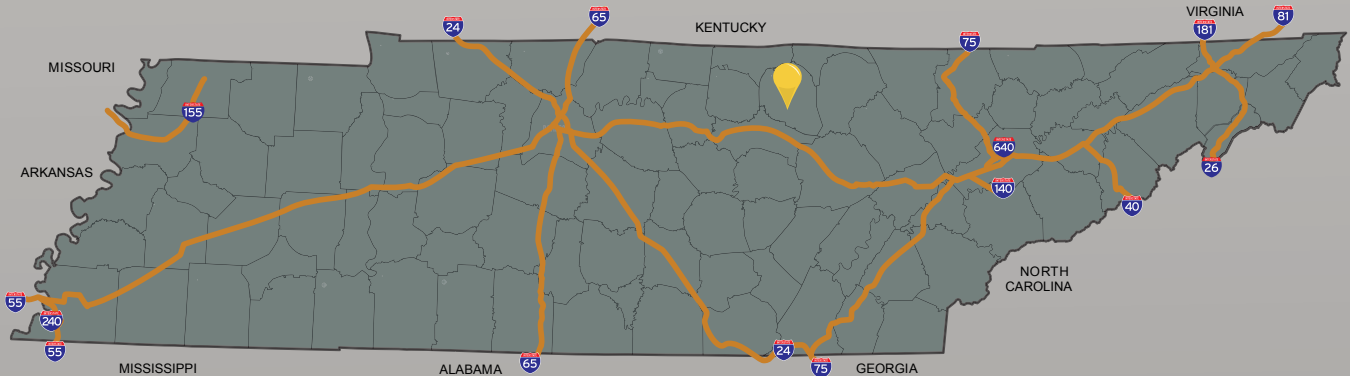
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [December, 2012]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



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Timberlake Industrial Site

SITE OVERVIEW

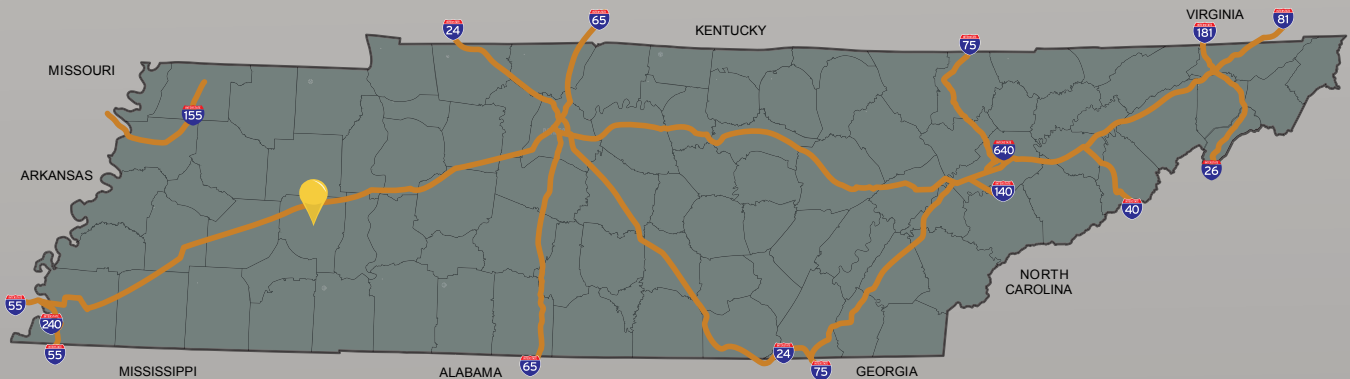
Site Address: **Kirby Drive**
City (where site is located): **Lexington**
County (where site is located): **Henderson**
Site ownership: **Public**
Site acreage: **32 acres**
Developable acreage: **31 acres**
Additional acreage available: **None**
For sale or lease: **Sale**
Sale/Lease price: **\$5,000 per acre**
Zoning: **M-2 Heavy Industrial**
Site covenants: **None**
Impact fees: **None**
Foreign trade zone: **No**
Distance to four-lane highway: **4.9 Miles**
Rail service: **Not Available**

UTILITY SERVICE

Electric line serving site: **3-Phase**
Electric service to substation: **161 kV**
Dual feed service: **Possible**
Natural gas service: **12 Inch line / 325 psi**
Water line serving site: **12 Inch**
Water system capacity: **5.3 MGD**
Excess water system capacity: **1.3 MGD**
Wastewater line: **8 Inch** [to be extended 1,600 ft]
Wastewater system capacity: **3 MGD**
Excess wastewater capacity: **1 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**
Geotechnical survey: **Available**
Site grading plan/design: **Not Available**
Flood hazard: **Outside flood plain**
Phase 1 ESA: **Available** [October va, 2012]
Endangered species desktop review: **Available**
Hydrologic determination: **Available**
Cultural resource desktop review: **Available**



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