



# Bolivar Industrial Park

## SITE OVERVIEW

Site Address: **Lucy Black Road and Municipal Plaza Road**

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

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

Site ownership: **Public**

Site acreage: **46 acres**

Developable acreage: **33 acres**

Additional acreage available: **15 acres**

For sale or lease: **Sale**

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

Zoning: **Industrial**

Site covenants: **No**

Impact fees: **None**

Foreign trade zone: **No**

Distance to four-lane highway: **Adjacent**

Rail service: **Not available**

## UTILITY SERVICE

Electric line serving site: **12.0 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **6 inch line / 125 psi**

Water line serving site: **8 inch**

Water system capacity: **4.0 MGD**

Excess water system capacity: **2.8 MGD**

Wastewater line: **8 Inch**

Wastewater system capacity: **1.4 MGD**

Excess wastewater capacity: **400,000 GPD**

## 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, 2015]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

