



East Tennessee Progress Center – Lot 3

SITE OVERVIEW

Site Address: **Howard Allen Road, near I-81**

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

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

Site ownership: **Public**

Site acreage: **116.00 acres**

UTILITY SERVICE

Developable acreage: **42.00 acres**

Electric line serving site: **13.2 kV**

Additional acreage available: **374 acres**

Electric service to substation: **69 kV**

For sale or lease: **Sale**

Dual feed service: **Available but optional**

Sale/Lease price: **\$24,000 per acre**

Natural gas service: **4-inch line**

Zoning: **Heavy Industrial**

Water line serving site: **16-inch**

Site covenants: **Yes**

Water system capacity: **24.00 MGD**

Impact fees: **None**

Excess water system capacity: **12.05 MGD**

Foreign trade zone: **FTZ 204 (Tri-Cities)**

Wastewater line serving site: **12-inch**

Distance to interstate highway: **1.25 Miles**

Wastewater system capacity: **0.50 MGD**

Rail service: **Not available**

Excess wastewater capacity: **0.13 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 2017)**

Endangered species study: **Available**

Hydrologic determination: **Available**

Cultural resource review: **Not Available**