



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: **None**

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

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

acre Zoning: **Industrial**

Site covenants: **None**

Impact fees: **None**

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

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

Rail service: **To be constructed - Approved**

ROW by the Surface Transportation Board

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"**

Water system capacity: **2.8 MGD**

Excess water system capacity: **1.8 MGD**

Wastewater line serving site: **12"**

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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Community Development**

View our interactive site selection tool at TNECD.com.



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