

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**

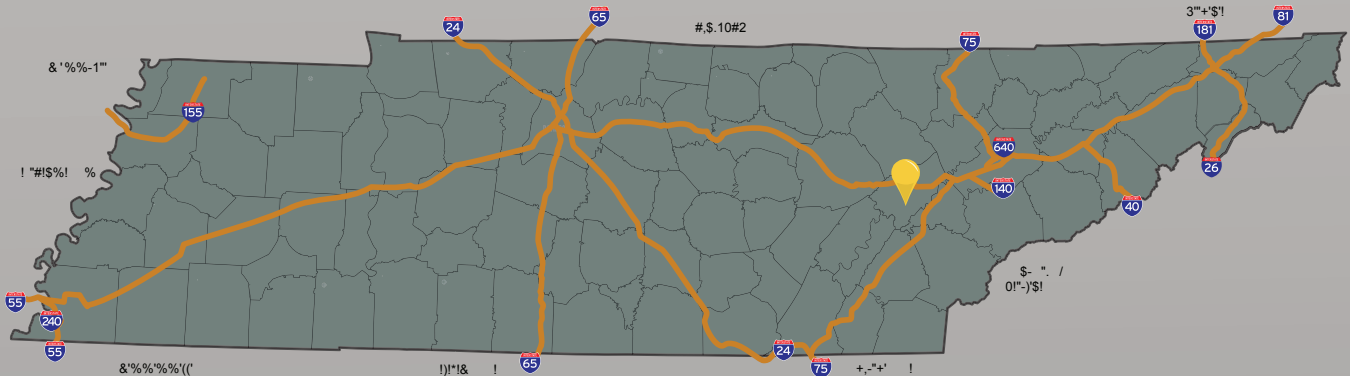
Flood hazard: **Outside flood plain**

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

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



Department of
**Economic &
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View our interactive site selection tool at TNECD.com.



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