



# City of Milan Industrial Park Site

## SITE OVERVIEW

Site Address: **4999 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**

