

Dyersburg Rail Site

SITE OVERVIEW

Site Address: **Highway 211**

City (where site is located): **Dyersburg**

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

Site ownership: **Public**

Site acreage: **40 acres**

Developable acreage: **40 acres**

Additional acreage available:

For sale or lease: **Sale**

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

Zoning: **M-1 Light Industrial**

Site covenants:

Impact fees: **None**

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

Distance to four-lane highway: **0.5 miles**

Rail service: **Canadian National [planned]**

UTILITY SERVICE

Electric line serving site: **69 kV and 13 kV**

Electric service to substation: **69 kV and 161 kV**

Dual feed service:

Natural gas service: **6 Inches**

Water line serving site: **12 Inches**

Water system capacity: **11 MGD**

Excess water system capacity: **7 MGD**

Wastewater line serving site: **6 inch**

Wastewater system capacity: **9.45 MGD**

Excess wastewater capacity: **6.45 MGD**

TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

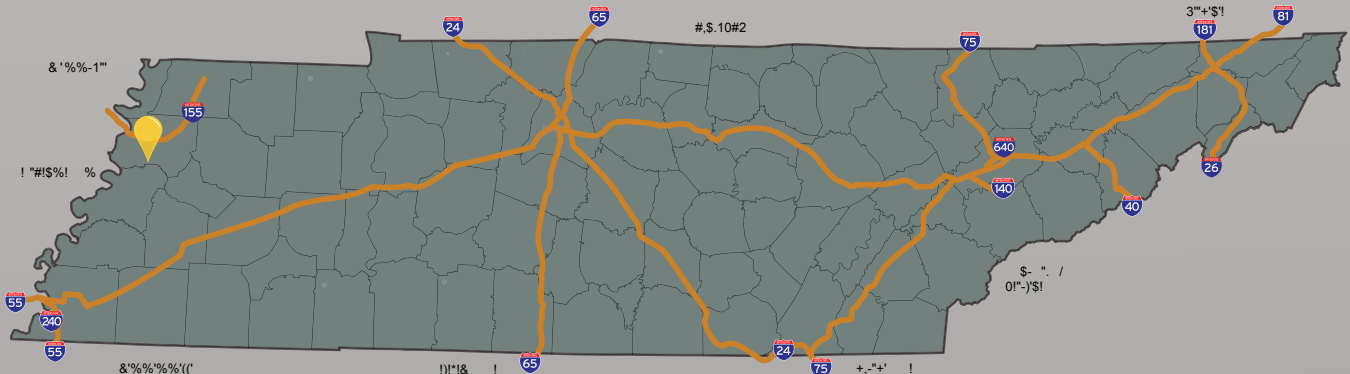
Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [June 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



TN

Department of
**Economic &
Community Development**

View our interactive site selection tool at TNECD.com.



Tennessee Department of Economic and Community Development,
Authorization #330121 - 2,600 copies, February 2014. This public
document was promulgated at a cost of 20¢ per copy.