



# Gibson County Industrial Park - North Site

## SITE OVERVIEW

Site Address: **2725 North Central Avenue**

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

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

Site ownership: **Public**

Site acreage: **285 acres**

Developable acreage: **246 acres**

Additional acreage available: **78 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$25,000 per acre**

Zoning: **Industrial - M1**

Site covenants: **No**

Impact fees: **None**

Foreign trade zone: **FTZ 283 with boundary modification**

Distance to four-lane highway: **Adjacent to site**

Rail service: **Possible**

## UTILITY SERVICE

Electric line serving site: **69 kV & 12 kV**

Electric service to substation: **69 kV**

Dual feed service: **Available**

Natural gas service: **6" line (1,800 ft.)**

Water line serving site: **12" (1,800ft.)**

Water system capacity: **5 MGD**

Excess water system capacity: **3.2 MGD**

Wastewater line serving site: **12 inch (1,800 ft.)**

Wastewater system capacity: **2.6 MGD**

Excess wastewater capacity: **600,000 GD**

## TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Not available**

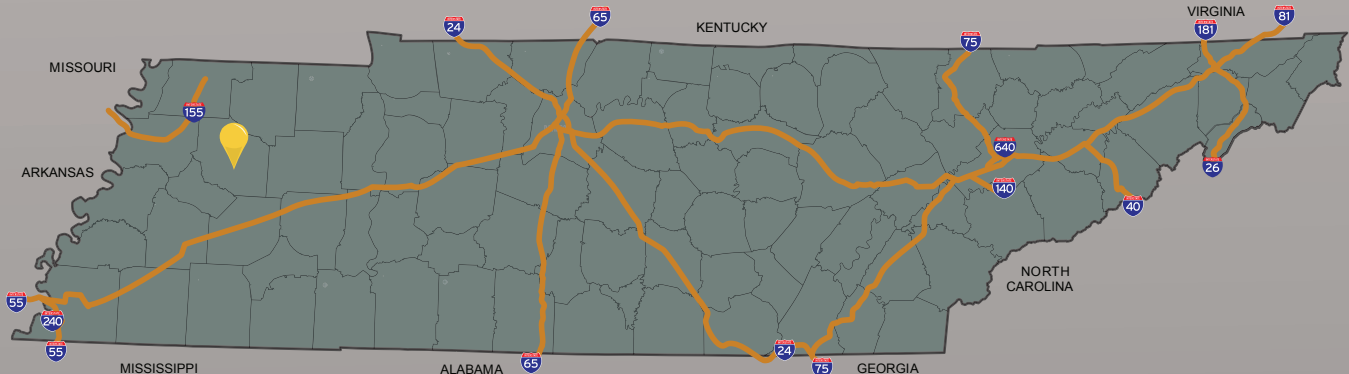
Flood hazard: **A portion inside flood plain**

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

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**



**TN**

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**Economic &  
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View our interactive site selection tool at [TNECD.com](http://TNECD.com).



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