



Northwest Tennessee Regional Industrial Center

SITE OVERVIEW

Site Address: **Highway 51 & SR 21**

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

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

Site ownership: **Public**

Site acreage: **486 acres**

Developable acreage: **340 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

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

Zoning: **Planned Industrial**

Site covenants: **Yes**

Impact fees: **None**

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

Distance to four-lane highway: **700 feet**

Rail service: **Canadian National Railroad, Class 1**

UTILITY SERVICE

Electric line serving site: **13 kV**

Electric service to substation: **161/69 kV [planned]**

Dual feed service: **Available**

Natural gas service: **4 Inch line / 490 psi**

Water line serving site: **10 Inch**

Water system capacity: **10.2 MGD**

Excess water system capacity: **6.2 MGD**

Wastewater line serving site: **10 Inch**

Wastewater system capacity: **6.5 MGD**

Excess wastewater capacity: **3.4 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 [March, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

