



Coffee County Joint Industrial Park Site

SITE OVERVIEW

Site Address: Joint Park Boulevard, Tullahoma
City (where site is located): Unincorporated area
County (where site is located): Coffee
Site ownership: Public
Site acreage: 48.62 acres
Developable acreage: 47.82 acres
Additional acreage available: Yes
For sale or lease: Sale
Sale/Lease price: \$15,000 per acre
Zoning: M-1 (General Industrial)
Site covenants: Yes
Impact fees: None
Foreign trade zone: No
Distance to four-lane highway: 0.4 Miles
Rail service: No

UTILITY SERVICE

Electric line serving site: 25 kV
Electric service to substation: 161 kV
Dual feed service: No
Natural gas service: 4" line / 26psi
Water line serving site: 12"
Water system capacity: 10 MGD
Excess water system capacity: 4.4 MGD
Wastewater line serving site: 10 inch & 12 inch
Wastewater system capacity: 4.3 MGD
Excess wastewater capacity: 2.4 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 2014]
Endangered species desktop review: Available
Hydrologic determination: Available
Cultural resource desktop review: Available

