



# Dresden Pad Ready Site

## SITE OVERVIEW

Site Address: Swanson Drive

City (where site is located): Dresden

County (where site is located): Weakley

Site ownership: Public

Site acreage: 35.4 acres

Developable acreage: 20 acres

Additional acreage available: No

For sale or lease: Sale

Sale/Lease price: \$4,000 per acre

Zoning: M-2 Heavy Industrial

Site covenants: No

Impact fees: No

Foreign trade zone: No

Distance to four-lane highway: Less than 500 ft.

Rail service: Yes

## UTILITY SERVICE

Electric line serving site: 13 kV

Electric service to substation: 69 kV

Dual feed service: Available

Natural gas service: 2" line / 40 psi

Water line serving site: 6"

Water system capacity: 2.8 MGD

Excess water system capacity: 2.35 MGD

Wastewater line serving site: 8 inch

Wastewater system capacity: 166,000 GPD

Excess wastewater capacity: 150,000 GPD

## TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: Available

Geotechnical survey: Available

Site grading plan/design: Available

Flood hazard: Developable area outside floodplain

Phase 1 ESA: Available[September 2014]

Endangered species desktop review: Available

Hydrologic determination: Available

Cultural resource desktop review: Available

