



Technology Park II at Holston Army Ammunition Plant

SITE OVERVIEW

Site Address: **4509 West Stone Drive**

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

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

Site ownership: **Public-US Army**

Site acreage: **159 acres**

Developable acreage: **159 acres**

Additional acreage available: **None**

For sale or lease: **Lease**

Sale/Lease price: **Variable - starting at \$1000/acre/month**

Zoning: **No zoning regulations apply**

Site covenants: **None**

Impact fees: **None**

Foreign trade zone: **Yes (FTZ 204 - Tri Cities)**

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

Rail service: **Trans loading area available**

UTILITY SERVICE

Electric line serving site: **34.5 kV**

Electric service to substation: **34.5 kV**

Dual feed service: **No**

Natural gas service: **4" line / 50 psi**

Water line serving site: **8"**

Water system capacity: **28 MGD**

Excess water system capacity: **14.5 MGD**

Wastewater line serving site: **8 inch (planned)**

Wastewater system capacity: **12.4 MGD**

Excess wastewater capacity: **3.7 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 [June 2014]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

