



Team Lawrence Commerce Park - East

SITE OVERVIEW

Site Address: **3309 US Hwy. 43, North, Ethridge, TN**

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

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

Site ownership: **Public**

Site acreage: **22.6 acres**

Developable acreage: **22 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$21,000 per acre**

Zoning: **Industrial - 2 (Light Industrial)**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **No**

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

Rail service: **Not available**

UTILITY SERVICE

Electric line serving site: **14.4 kV**

Electric service to substation: **161 kV**

Dual feed service: **Available**

Natural gas service: **3" line / 50 psi**

Water line serving site: **12"**

Water system capacity: **9 MGD**

Excess water system capacity: **6 MGD**

Wastewater line serving site: **12 inch**

Wastewater system capacity: **4.5 MGD**

Excess wastewater capacity: **3 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 [May 2014]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

