



Dyer Industrial Park

SITE OVERVIEW

Site Address: **4 Industrial Park Drive, Dyer, TN 38330**

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

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

Site ownership: **Public**

Site acreage: **32.94 acres**

UTILITY SERVICE

Developable acreage: **32.94 acres**

Electric line serving site: **12.47 kV**

Additional acreage available: **134 acres**

Electric service to substation: **161 kV**

For sale or lease: **Sale**

Dual feed service: **Yes**

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

Natural gas service: **4-inch**

Zoning: **M-1 Industrial**

Water line serving site: **6-inch**

Site covenants: **No**

Water system capacity: **0.65 MGD**

Impact fees: **None**

Excess water system capacity: **0.45 MGD**

Foreign trade zone: **Yes**

Wastewater line serving site: **8-inch**

Distance to four lane highway: **0.6 miles to US-45W**

Wastewater system capacity: **0.675 MGD**

Rail service: **None**

Excess wastewater capacity: **0.45 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 (January 2019)**

Endangered species study: **Not Available**

Hydrologic determination: **Available**

Cultural resource review: **Available**