



Roane ECD

Roane Alliance



Pawnook Farm Road

This site, located in the Roane Regional Business and Technology Park contains 30 developable acres 1.7 miles from a four-lane highway.

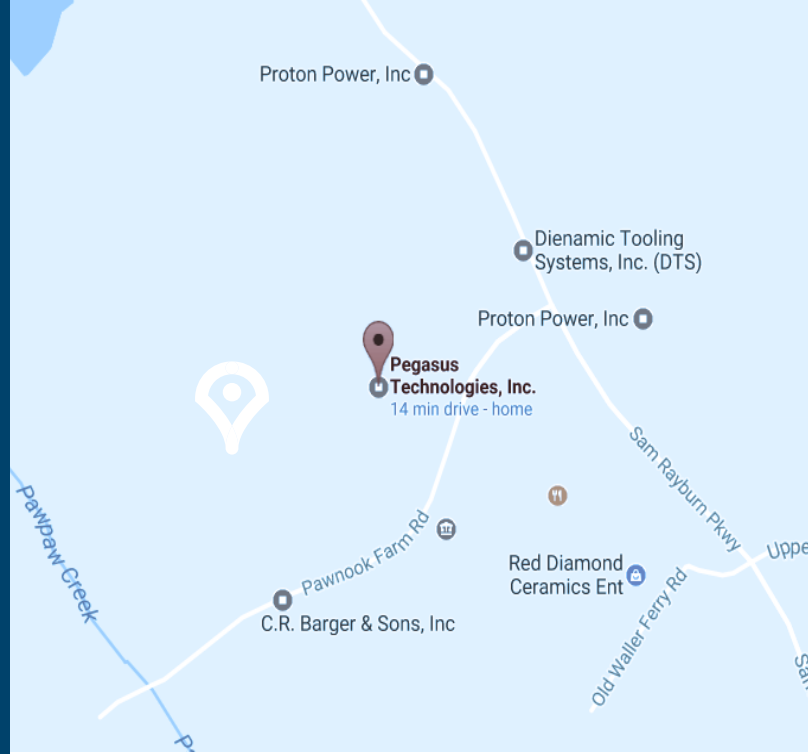


Roane
ALLIANCE

Pawnook Farm Road

Near Lenoir City, TN

This hidden gem has great potential for a distribution center or a light to medium manufacturer looking for quick access to interstates and highways and close proximity to Knoxville/Oak Ridge. Roane Regional Business and Technology Park has 5 distribution centers because of its dedicated interchange on I-40 only 3 miles from I-75.



Site Overview

- **Site Address:** Pawnook Farm Rd
- **City (where site is located):** Lenoir City
- **Site ownership:** Public
- **Site acreage:** 30
- **For sale or lease:** Sale
- **Sale/lease price:** \$30,000-\$40,000 per acre
- **Zoning:** I-2
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 1.7 miles
- **Rail service:** No

Utility Service

- **Electric line serving site:** 12.47 kV 3PH feeder into the site
- **Electric service to park:** 4 MW total at the park
- **Dual feed service:** Not available
- **Natural gas service:** 6 inch line / 55 psi [capability to operate up to 400 psi with some modification]
- **Water line serving site:** 10 inch
- **Water system capacity:** 1 MGD
- **Excess water system capacity:** 500,000 MGD
- **Wastewater line serving site:** 10 in. east & 12 in. west
- **Wastewater system capacity:** 750,000 GPD
- **Excess wastewater capacity:** 650,000 GPD

Technical Studies & Reports

- **Two-foot topographic survey:** Not Available
- **Geotechnical survey:** Not Available
- **Site grading plan/design:** Not Available
- **Flood hazard:** Outside flood plain
- **Phase 1 ESA:** Not Available
- **Endangered species desktop review:** Not Available
- **Hydrologic determination:** Not Available
- **Cultural resource desktop review:** Not Available