



**Roane
ECD**

Roane Alliance

Sam Rayburn

Parkway Cul-de-sac

SITE OVERVIEW

Address: 410 Sam Rayburn Pkwy

City: Lenoir City

County: Roane

Site Ownership: Public

Site Acreage: 60 acres, can parcel

Developable Acreage: 50

For sale or lease: 30,000

Sale/Lease Price: I-2

Zoning: Yes

Site Covenants: None

Impact Fees: No

Foreign Trade Zone: No

Distance to four-lane-highway: 1.7 miles

Rail service: No

UTILITY SERVICE

Electric line serving site: 12.47 kV 3 PH feeder into the site.

Electric service to sub-station: 3MW total at the park

Duel feed service: Not currently available

Natural gas service: 6 inch currently operating at 55 psi but capable of operating up to 400 psi with some modification

Water line serving site: 10 inch

Water system capacity: 500,000 GD

Excess water system capacity: 250,000 GD

Wastewater line serving site: Property to the east of the cul-de-sac 10 inch, property to the west 12 inch.

Wastewater system capacity: 3 MGD

Excess wastewater capacity: 1.68 MGD

TECHNICAL STUDIES AND REPORTS

Two foot topographical 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

Hydrological determination: Not available

Cultural resource desktop review: Not available