



Roane ECD

Roane Alliance

SITE OVERVIEW

Address:	348 Pawnook Farm Road
City:	Lenoir City
County:	Roane
Site Ownership:	Public
Site Acreage:	47, can parcel
Developable Acreage:	30
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

Pawnook Farm Road

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	10 inch
Water system capacity:	500,000 GD
Excess water system capacity:	250,000 GD
Wastewater line serving site:	8 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/ de-	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