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Roane Alliance



Cardiff Valley Road - Select TN Site Plus

A 44-acre site in the Roane County Industrial Park prepared to accommodate future industrial development today.



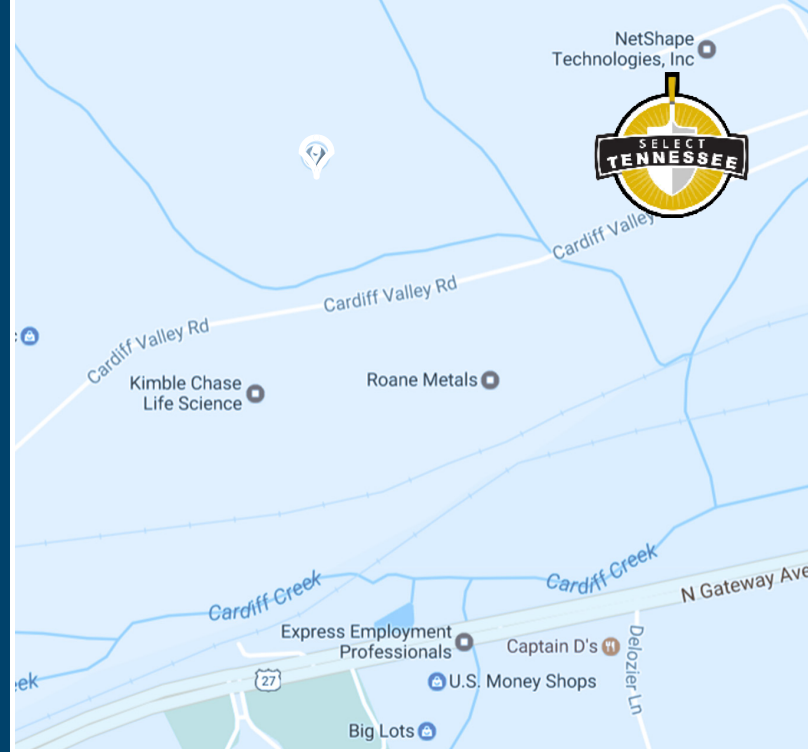
Roane
ALLIANCE

Cardiff Valley Road

Roane Co. Industrial Park Rockwood, TN

The Select Tennessee Certified Site designation applies to a vacant 44.95 acre site within the existing Roane County Industrial Park, located along Cardiff Valley Road near Rockwood, Tennessee.

Additionally, the site is receiving the Certified Site Plus designation based on the presence of additional utility capacity at the site, a site grading plan and minimal environmental considerations.



Site Overview

- **Site Address:** Cardiff Valley Rd & US Hwy 27
- **City (where site is located):** Rockwood
- **Site ownership:** Public
- **Site acreage:** 44 acres
- **Developable acreage:** 25 acres
- **Additional acreage available:** 94 acres
- **For sale or lease:** Sale
- **Sale/lease price:** \$15,000 per acre
- **Zoning:** I-3 Heavy Industrial
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** Designation Possible
- **Distance to four-lane highway:** 0.5 miles
- **Rail service:** Nearby

Utility Service

- **Electric line serving site:** 12.47/7.2kV
- **Electric service to substation:** 161 kV
- **Dual feed service:** Not available
- **Natural gas service:** 6 inch line / 160 psi
- **Water line serving site:** 10 inch
- **Water system capacity:** 6 MGD
- **Excess water system capacity:** 3.6 MGD
- **Wastewater line serving site:** 8 inch
- **Wastewater system capacity:** 1 MGD
- **Excess wastewater capacity:** 0.45 MGD

Technical Studies & Reports

- **Two-foot topographic survey:** Available
- **Geotechnical survey:** Available
- **Site grading plan/design:** Available
- **Flood hazard:** Outside flood plain
- **Phase 1 ESA:** Available
- **Endangered species desktop review:** Available
- **Hydrologic determination:** Available
- **Cultural resource desktop review:** Available