



**Roane
ECD**

Roane Alliance



Horizon Center

This Select TN Certified Site is located along Renovare Boulevard in Oak Ridge, Tennessee. The available site within the business park is approximately 110.19 acres and is located in an area planned for industrial development.



Roane
ALLIANCE

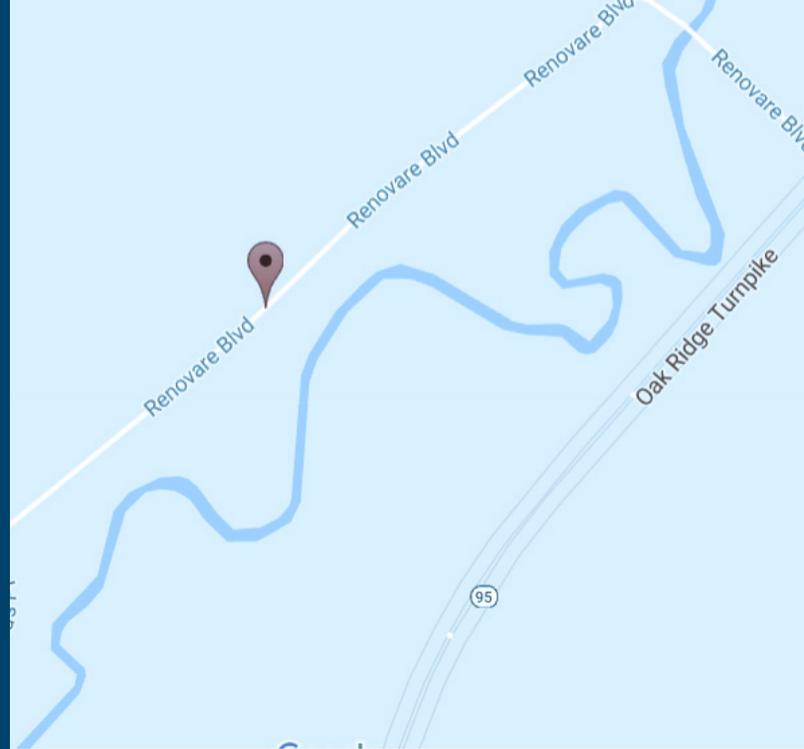
A Unified Drive. A United Force.

Horizon Center

2010 Oak Ridge Turnpike Oak Ridge, TN

This pristine, greenfield park is perfect for companies with a need for advanced technology manufacturing, particularly those looking for a close working relationship with Oak Ridge National Laboratory.

Horizon Center offers great access and ample infrastructure, all within close proximity to Oak Ridge's key Department of Energy resources.



Site Overview

- **Site Address:** Renovare Blvd.
- **City (where site is located):** Oak Ridge
- **Site ownership:** Public
- **Site acreage:** 110 acres
- **Developable acreage:** 110 acres
- **Additional acreage:** 40 acres
- **For sale or lease:** Sale
- **Sale/lease price:** \$25,000-\$35,000 per acre
- **Zoning:** I-2
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 0.4 miles
- **Rail service:** No

Utility Service

- **Electric line serving site:** 13.2kV
- **Electric service to substation:** 161 kV
- **Dual feed service:** Available
- **Natural gas service:** 8 inch line / 60 psi
- **Water line serving site:** 12 inch
- **Water system capacity:** 28 MGD
- **Excess water system capacity:** 9 MGD
- **Wastewater line serving site:** 10 inch
- **Wastewater system capacity:** 600,000 GD
- **Excess wastewater capacity:** 350,000 GD

Technical Studies & Reports

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