



# Horizon Center, Development Area 6

## SITE OVERVIEW

Site Address: **Renovare Boulevard**  
 City (where site is located): **Oak Ridge**  
 County (where site is located): **Roane**  
 Site ownership: **Public**  
 Site acreage: **110 acres**  
 Developable acreage: **110 acres**  
 Additional acreage available: **40 acres**  
 For sale or lease: **Sale**  
 Sale/Lease price: **\$25,000 to \$35,000 per acre**  
 Zoning: **Industrial [IND-2]**  
 Site covenants: **Yes**  
 Impact fees: **None**  
 Foreign trade zone: **No**  
 Distance to four-lane highway: **0.4 miles**  
 Rail service: **Not available**

## UTILITY SERVICE

Electric line serving site: **13.2 kV**  
 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 AND REPORTS

Two foot topographic survey: **Available**  
 Geotechnical survey: **Available**  
 Site grading plan/design: **Not Available**  
 Flood hazard: **Outside flood plain**  
 Phase 1 ESA: **Available [January, 2013]**  
 Endangered species desktop review: **Available**  
 Hydrologic determination: **Available**  
 Cultural resource desktop review: **Available**



View our interactive site selection tool at [TNECD.com](http://TNECD.com).

