



**Roane
ECD**

Roane Alliance

Roane County Industrial Park

Industrial Park Road

SITE OVERVIEW

Address: Industrial Park Road

City: Rockwood

County: Roane

Site Ownership: Public

Site Acreage: 8

Developable Acreage: 3.5

For sale or lease: \$15,000 per acre

Sale/Lease Price: I-3

Zoning: Yes

Site Covenants: None

Impact Fees: Designation possible

Foreign Trade Zone: No

Distance to four-lane-highway: 0.1 Miles

Rail service: No

UTILITY SERVICE

Electric line serving site: 12.47/7.2kV

Electric service to sub-station: 161 kV

Duel feed service: Not currently available

Natural gas service: 6 in. line/160psi

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 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