



Roane ECD

Roane Alliance



Buttermilk Road to Pawnook

This 19 acre site on Buttermilk Road is the last remaining site within Roane Regional Business and Technology Park that has visibility from Interstate 40.



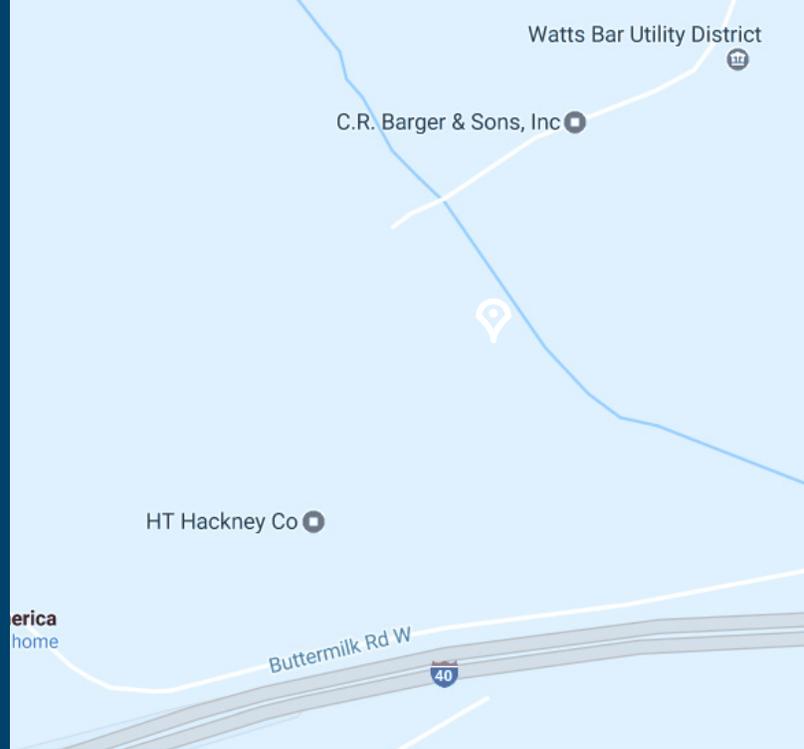
Roane
ALLIANCE

Buttermilk to Pawnook

Near Lenoir City, TN

Exceptional access and interstate visibility are the key features of this 19 acre site.

With convenient access to interstate from 2 interchanges, all available infrastructure, and a laborshed of over 400,000, the Buttermilk Road site is perfect for smaller distributorships. This site can also be subdivided to accomodate multiple owners.



Site Overview

- **Site Address:** 2428 Buttermilk Rd
- **City (where site is located):** Lenoir City
- **Site ownership:** Public
- **Site acreage:** 19
- **For sale or lease:** Sale
- **Sale/lease price:** \$45,000-\$60,000 per acre
- **Zoning:** I-2
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 0.5 miles
- **Rail service:** No

Utility Service

- **Electric line serving site:** 12.47 kV 3PH feeder into the site
- **Electric service to park:** 4 MW total at the park
- **Dual feed service:** Not available
- **Natural gas service:** 6 inch line / 55 psi [capability to operate up to 400 psi with some modification]
- **Water line serving site:** 10 inch
- **Water system capacity:** 1 MGD
- **Excess water system capacity:** 500,000 MGD
- **Wastewater line serving site:** 10 in. east & 12 in. west
- **Wastewater system capacity:** 750,000 GPD
- **Excess wastewater capacity:** 650,000 GPD

Technical Studies & Reports

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