



**Roane
ECD**

Roane Alliance



Cardiff Valley Cul-de-Sac

The Cardiff Valley Cul-de-Sac includes two available sites with a total of 26 acres zoned for heavy industrial development in the Roane County Industrial Park.

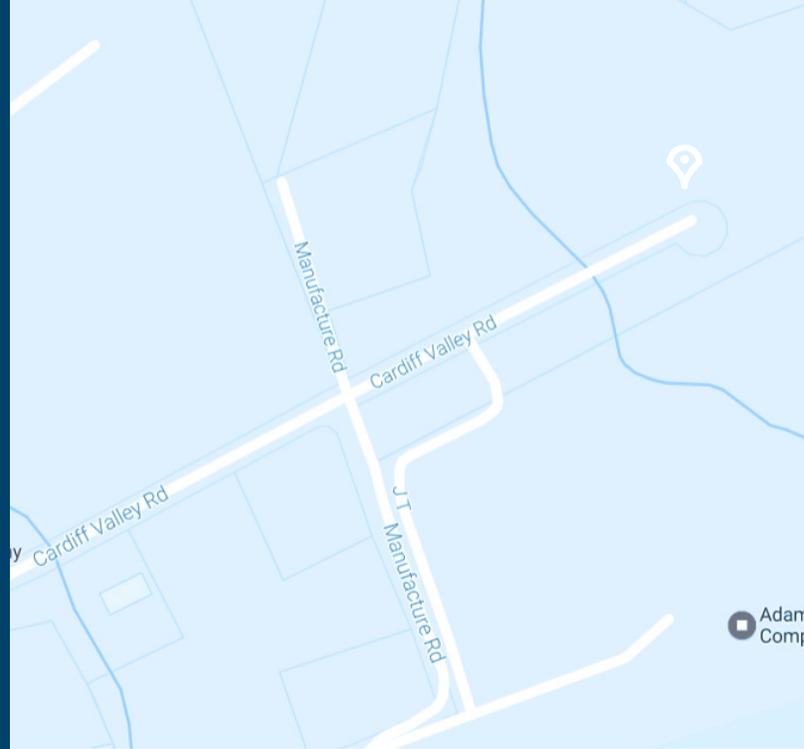


Roane
ALLIANCE

Cardiff Valley Cul-de-Sac

Roane Co. Industrial Park Rockwood, TN

This site offers seclusion from traffic, but convenience to Hwy 27 (less than 1 mile) and Interstate 40 (less than 5 miles). Roane County Industrial park also offers exceptional infrastructure and includes a Select Tennessee Plus site because of the ample infrastructure. This site can be configured into multiple parcels. It would be ideal for new buildings < 50,000 square feet.



Site Overview

- **Site Address:** Cardiff Valley Rd & US Hwy 27
- **City (where site is located):** Rockwood
- **Site ownership:** Public
- **Site acreage:** 9 & 17
- **Additional acreage available:** 16
- **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:** 13.2kV
- **Electric service to substation:** 69 kV
- **Dual feed service:** Not available
- **Natural gas service:** 4 inch line / 35 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:** 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
- **Hydrologic determination:** Not Available
- **Cultural resource desktop review:** Not Available