



# Roane ECD

Roane Alliance



## Jones Road Site

A 40-acre site in Roane County area prepared to accommodate future industrial development, located in close proximity to both I-40 and I-75.



**Roane**  
ALLIANCE

# Jones Road Site

Near Lenoir City, TN

Ideally located in East Tennessee near the Oak Ridge National Laboratory and the University of Tennessee, this Tennessee Certified Site offers access to key transportation corridors and world-class research and development facilities.

Here, you will find 40 acres in an area prepared to accommodate future industrial development, less than three miles from Tennessee's main east-west corridor for truck traffic. The site is conveniently near I-40 and I-75, accessible to northern and southern markets.



## Site Overview

- **Site address:** Jones Road
- **City (where site is located):** Unincorporated
- **Site ownership:** Public
- **Site acreage:** 40 acres
- **Developable acreage:** 28 acres
- **Additional acreage available:** 62 acres
- **For sale or lease:** Sale
- **Sale/lease price:** \$30,000 to \$40,000 per acre
- **Zoning:** I-2 Medium Industrial
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 1.7 miles
- **Rail service:** Not available

## Utility Service

- **Electric line serving site:** 12.47 kV [planned]
- **Electric service to substation:** 161 kV [planned]
- **Dual feed service:** Not available
- **Natural gas service:** 4 inch line / 45 psi
- **Water line serving site:** 12 inch
- **Water system capacity:** 1 MGD
- **Excess water system capacity:** 500,000 GPD
- **Wastewater line serving site:** 8 inch [planned]
- **Wastewater system capacity:** 750,000 GPD
- **Excess wastewater capacity:** 650,000 GPD

## Technical Studies & Reports

- **Two-foot topographic survey:** Available
- **Geotechnical survey:** Available
- **Site grading plan/design:** 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