



Plateau Partnership Park

Located in the heart of East Tennessee, Plateau Partnership Park's (PPP) puts you at the crossroads of America.



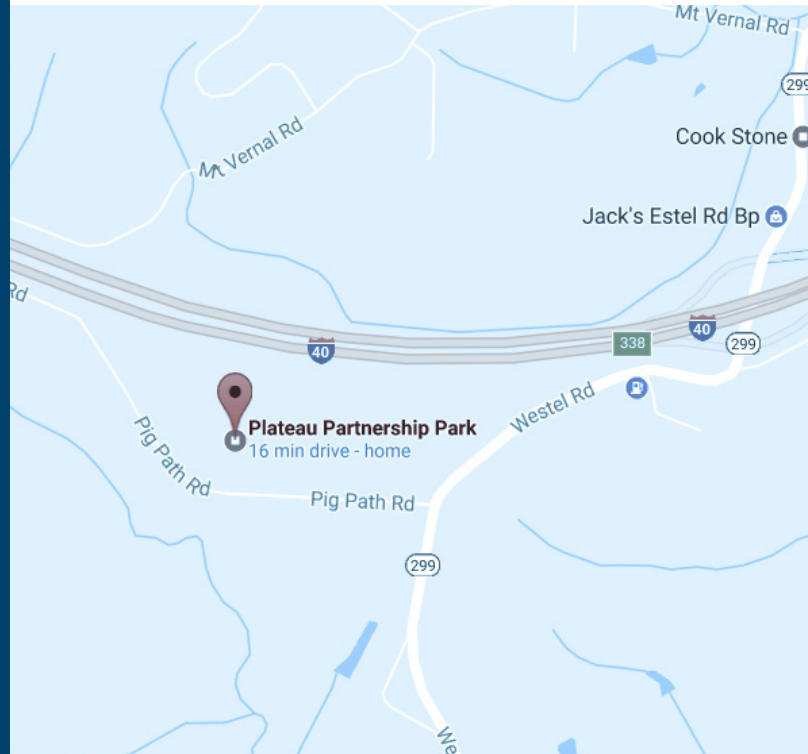
Roane
ALLIANCE

Plateau Partnership Park

Westel, TN

This park is a partnership between Cumberland, Morgan and Roane Counties. The Park is divided into two locations - Site 1 PPP West (780 acres) just minutes from I-40 and with rail access and Site 2 PPP East (300 acres) located adjacent to the Rockwood Airport, which has recently undergone more than \$2 million in updates, including a 5,000-foot-long parallel taxiway. The airport can accommodate private planes as well as commercial airliners up to Boeing 737 size. *

Short line rail service approximately seven miles from a primary Norfolk Southern connection. Also, rail connects to barge traffic on the Tennessee River. Site has no residences, barns or substantial structures.



Site Overview

- **Site Address:** 1243 Westel Rd
- **City (where site is located):** Westel
- **Site ownership:** Cumberland
- **Site acreage:** 1100 acres
- **Developable acreage:** 780 acres
- **For sale or lease:** Sale/Lease
- **Sale/lease price:** \$25,000 per acre
- **Zoning:** No
- **Site covenants:** No
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 0.2 miles
- **Rail service:** No
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Utility Service

- **Electric line serving site:** 12.47/7.2kV
- **Electric service to substation:** 161 kV
- **Dual feed service:** Not available
- **Natural gas service:** No
- **Water line serving site:** 6 inch
- **Water system capacity:**
- **Excess water system capacity:**
- **Wastewater line serving site:** No
- **Wastewater system capacity:**
- **Excess wastewater capacity:**

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
- **Endangered species desktop review:** Available
- **Hydrologic determination:** Available
- **Cultural resource desktop review:** Available