



**Roane
ECD**

Roane Alliance



Sam Rayburn Cul-de-Sac

The Sam Rayburn Cul-de-Sac is a 50-acre site located within Roane Regional Business and Technology Park and ready for future industrial development.

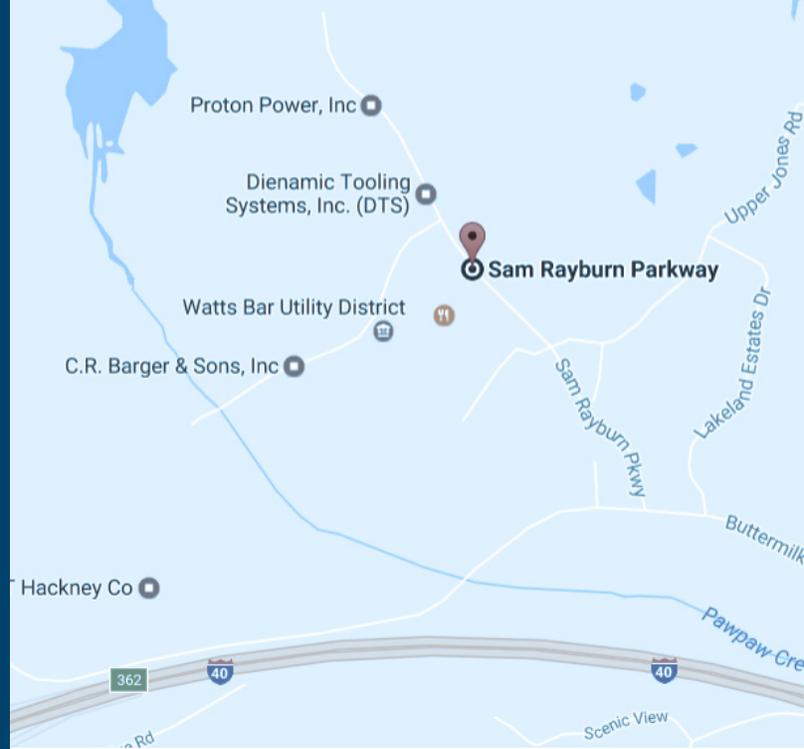


Roane
ALLIANCE

Sam Rayburn Cul-de-Sac

Near Lenoir City, TN

Secluded with good access, this site, located on the Clinch River, contains 50 developable acres with full utilities. Relatively flat, this site within Roane Regional Business and Technology Park will require minimal site preparation prior to location and construction.



Site Overview

- **Site Address:** Sam Rayburn Pkwy
- **City (where site is located):** Lenoir City
- **Site ownership:** Public
- **Site acreage:** 50
- **For sale or lease:** Sale
- **Sale/lease price:** \$30,000-\$40,000 per acre
- **Zoning:** I-2
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** No
- **Distance to four-lane highway:** 1.7 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:** Outside flood plain
- **Phase 1 ESA:** Not Available
- **Endangered species desktop review:** Not Available
- **Hydrologic determination:** Not Available
- **Cultural resource desktop review:** Not Available