



# Roane ECD

Roane Alliance

# Pawnook Farm Road

## SITE OVERVIEW

**Address:** 348 Pawnook Farm Road

**City:** Lenoir City

**County:** Roane

**Site Ownership:** Public

**Site Acreage:** 47, can parcel

**Developable Acreage:** 30

**For sale or lease:** 30,000

**Sale/Lease Price:** I-2

**Zoning:** Yes

**Site Covenants:** None

**Impact Fees:** No

**Foreign Trade Zone:** No

**Distance to four-lane-highway:** 1.7 Miles

**Rail service:** No

## UTILITY SERVICE

**Electric line serving site:** 12.47 kV 3 PH feeder into the site.

**Electric service to sub-station:** 3MW total at the park

**Duel feed service:** Not currently available

**Natural gas service:** 6 inch currently operating at 55 psi but capable of operating up to 400 psi with some modification

**Water line serving** 10 inch

**Water system capacity:** 500,000 GD

**Excess water system capacity:** 250,000 GD

**Wastewater line serving site:** 8 inch

**Wastewater system capacity:** 3 MGD

**Excess wastewater capacity:** 1.68 MGD

## TECHNICAL STUDIES AND REPORTS

**Two foot topographical survey:** Not available

**Geotechnical survey:** Not available

**Site grading plan/ de-** Not available

**Flood hazard:** Outside flood plain

**Phase 1 ESA:** Not available

**Endangered species desktop review:** Not available

**Hydrological determination:** Not available

**Cultural resource desktop review:** Not available