

INDUSTRIAL SITE AVAILABLE

Property Description:

Kail Property is an 876 acre potential industrial site located adjacent to 4-lane Highway 412.

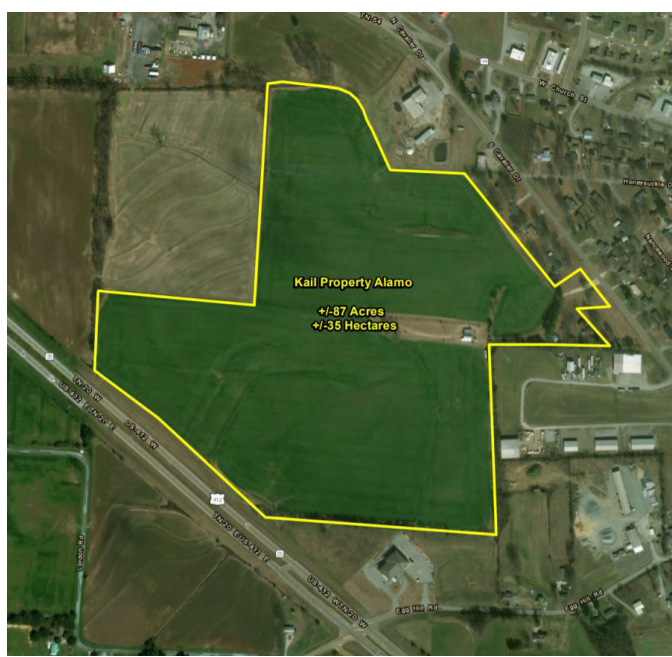
U.S. Highway 412/1300 Egg Hill Road - Kail Property, Alamo, TN 38001.



Charlie Moore, Executive Director
Crockett County Chamber of Commerce
25 North Bells Street
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KAIL PROPERTY - Alamo, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	876; divisible

SITE DETAILS

Address	US Highway 412/1300 Egg Hill Road
City:	Alamo
County:	Crockett
State:	TN
Zip:	38001
Region:	West Tennessee
Acreage:	876
Railroad:	No
Sale Price:	Negotiable
Lease Price:	Negotiable

OTHER

Foreign Trade Zone:	Yes
Opportunity Zone:	Yes
Ownership:	private
New Market Tax Credit:	Yes
Flood Plain:	Zone X (minimal flood hazard)
Phase I Environmental:	No
Brownfield:	No
Soil Boring Report:	No

UTILITY INFORMATION

Natural Gas:	Crockett Public Utility District; 2" main
Electric:	Gibson Electric Membership Corporation
Water:	County wide utility; 3" main
Waste Water:	City of Alamo
Telecom On-Site:	No
Telecom Provider:	AT&T

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	18 miles
Highway:	Highway 412
Distance To Highway:	adjacent
Port:	Port of Cates Landing
Distance To Port:	26 miles
Airport:	Memphis International Airport
Distance To Airport:	83 miles
Latitude:	35.7871046
Longitude:	-89.1414579