

INDUSTRIAL SITE AVAILABLE

Property Description:

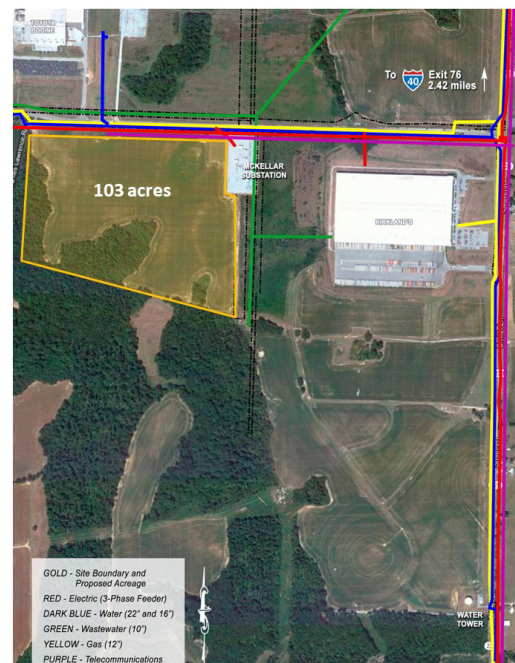
Designation as a Select Tennessee Certified Site provides prospective companies with a level of assurance that the site has undergone thorough due diligence to uncover and address potential development obstacles. Austin Consulting and Foote Consulting Group, two widely recognized site selection firms, have evaluated the site and can confirm that the property is now ready for development. The Certified Site, designation applies to the Airport Industrial Park, Site, located within close proximity to Interstate 40 along Highway 223 or Smith Lane and Lawrence Road in Jackson, Tennessee. The available site is approximately 103 acres, of which 70 are readily developable, and is located in an area planned for industrial development. Additionally, the site is receiving the Certified Site designation based on the presence of all utilities at the site, an estimate for site grading, and no known environmental issues that cannot be reasonably avoided.



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AIRPORT INDUSTRIAL PARK SITE A - Jackson, Tennessee

LAND INFORMATION

Description:	Industrial
Acres:	103 with 70 buildable

SITE DETAILS

Address	Smith Lane/James Lawrence Road
City:	Jackson
County:	Madison
State:	TN
Zip:	38301
Region:	West Tennessee
Acreage:	103
Railroad:	No
Sale Price:	\$18,500/acre negotiable
Lease Price:	Not for lease

OTHER

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

UTILITY INFORMATION

Natural Gas:	Jackson Energy Authority; 12" main, 55 psi
Electric:	Jackson Energy Authority
Water:	Jackson Energy Authority; 16" main
Waste Water:	Jackson Energy Authority
Telecom On-Site:	Yes
Telecom Provider:	Jackson Energy Authority, AT&T, Aeneas, Charter

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	3 miles
Highway:	Highway 70
Distance To Highway:	1 mile
Port:	Port of Cates Landing
Distance To Port:	80 miles
Airport:	Memphis International Airport
Distance To Airport:	83 miles
Latitude:	35.595902
Longitude:	-88.938281