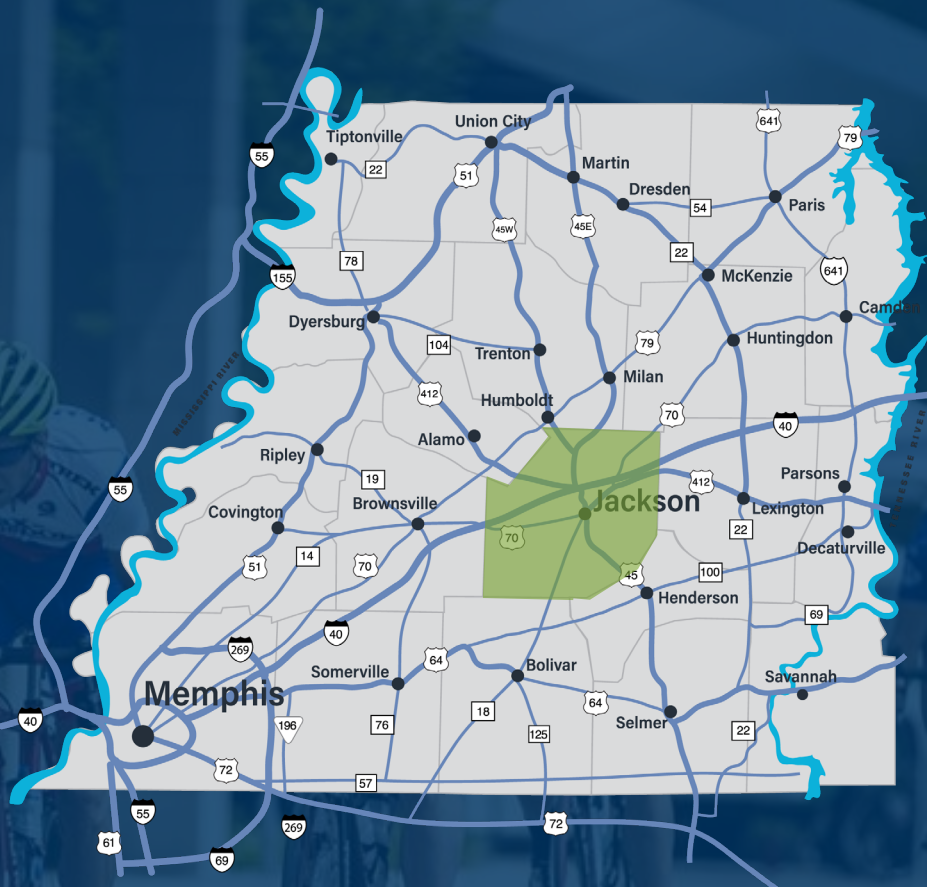


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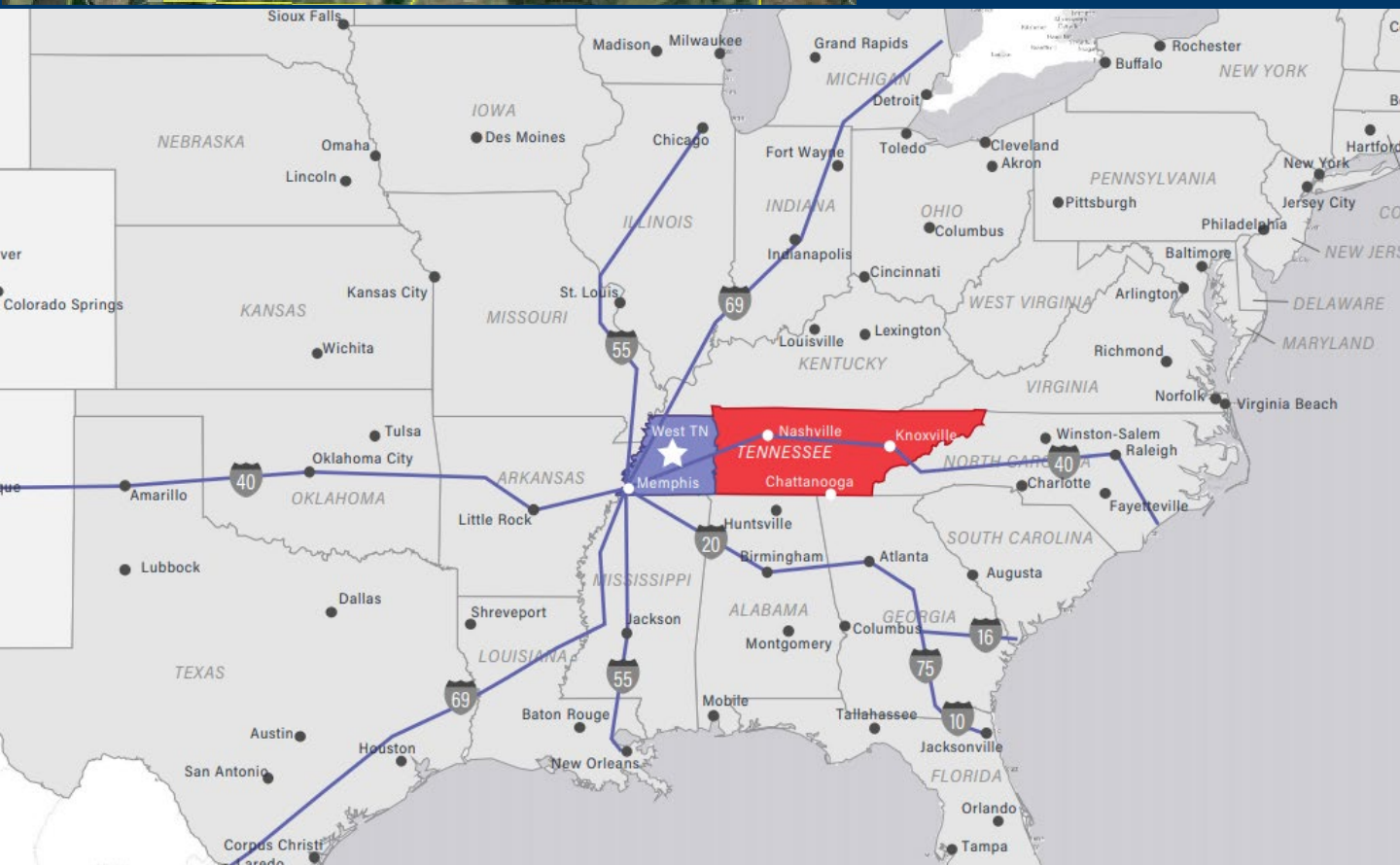


## Airport Industrial Park Site B

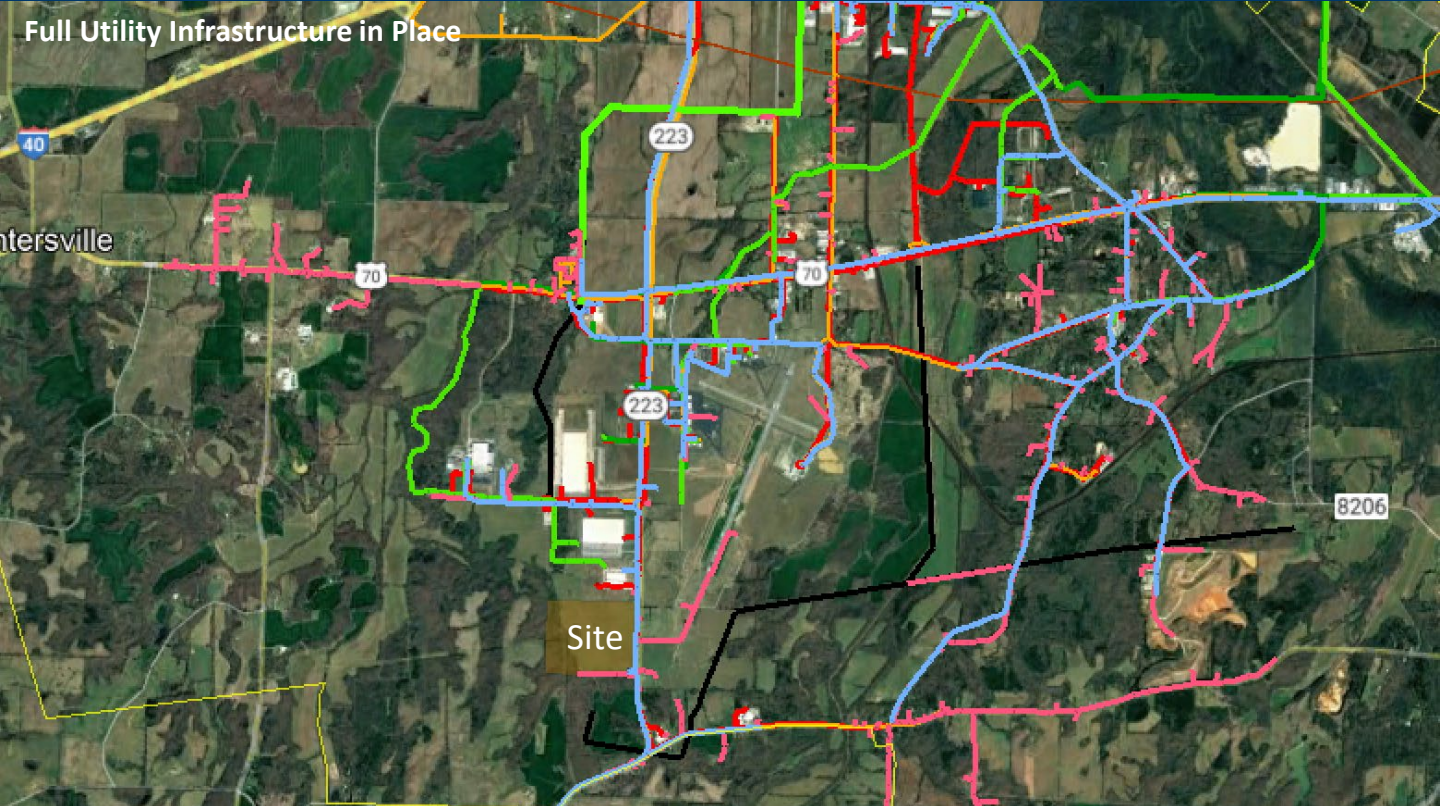
# Airport Industrial Park Site B

Decision makers have jobs to do running their companies. They do not have time to consider sites that aren't ready for development. They want sites that are environmentally sound, easy to develop and eliminate risk. The Airport Industrial Park checks all these boxes, and more. It has been vetted by third parties and is certified through the Select TN Sites Program.

- 115 acres
- Full environmental reports completed (Click [HERE](#))
- Publicly owned and immediately available
- Zoned industrial
- Full, robust utilities available on site







## Airport Industrial Park Site B

### SITE AND PROPERTY DETAILS

Site Size	115 Acres
Zoning	Industrial 2
Flood Plain	Above 100 Year Flood Plain
Phase I Report Available	Yes
Soil Boring Report Available	Yes
Wetlands Study Available	Yes
Endangered Species Study Available	Yes
Maximum Height Allowed	118-133' or lower
Site Location Coordinates	35.585846, -88.929212

### TRANSPORTATION ACCESS

Distance to Major Interstate	4 miles to Interstate 40
Distance to Major Highway	Adjacent to TN Hwy. 223 and 0.6 miles to US Hwy. 70
Distance to Commercial Airport	0.5 miles to McKellar-Sipes Regional Airport; 143 miles to Nashville Int'l Airport; 84.4 miles to Memphis Int'l Airport
Rail Access	Not on site-transloading facility located in Jackson

### UTILITIES

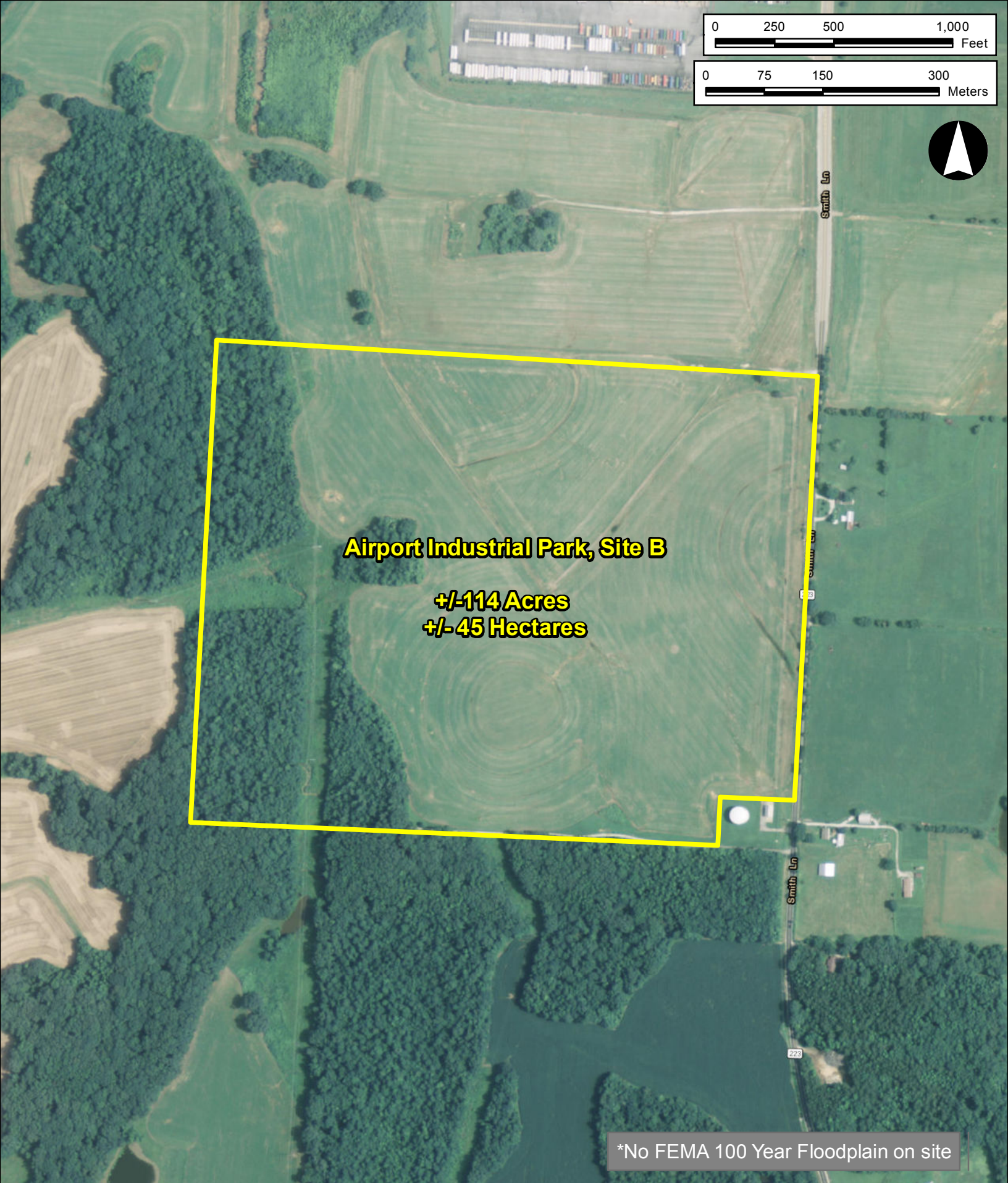
Electric Service	Yes, Jackson Energy Authority
Electric Capacity/Details	12,470 V Distribution system in the industrial park; Substation capacity 30MVA, Expandable to 60 MVA; Substation has a 161 kV ring bus (part of the Jackson 161 kV transmission loop fed by two substations); alternate feed is available with 11MW available.
Natural Gas Service	Yes, Jackson Energy Authority
Natural Gas Capacity/Details	12" steel main north and east site boundary, Line Pressure of 55 psig (future upgrade to 99 psig), Line capacity-55 DTH/hr
Water Service	Yes, Jackson Energy Authority
Water Capacity/Details	20" main on east site boundary, 16" main on north site boundary; Available capacity 7,142,000 gpd; Water pressure 68 psi (avg) with design fireflow of 3,480 gpm @ 40 psi, 1 million gallon storage tank located in park
Sewer Service	Yes, Jackson Energy Authority
Sewer Capacity/Details	10" gravity main north site boundary, Two Pump stations and force mains: NW corner of park available capacity-517,726/day; Johnson Creek-768,600; Served by Miller Creek Wastewater Treatment Plant (available capacity-9,400,000/day)



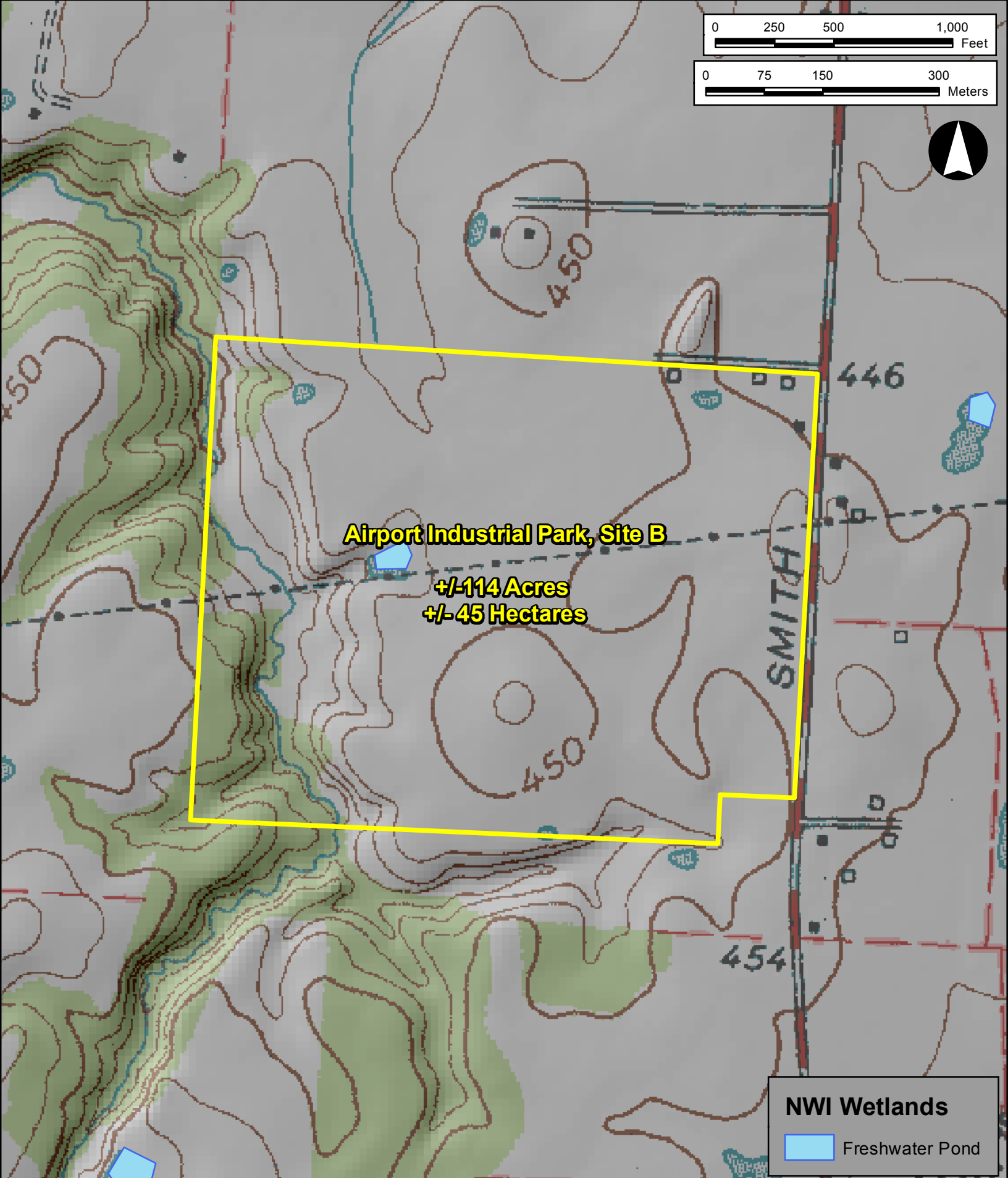


**Site Location Map**  
**Airport Industrial Park, Site B**  
**Jackson, TN (Madison Co.)**









0 250 500 1,000 Feet


0 75 150 300 Meters



**Airport Industrial Park, Site B**

**+/-114 Acres  
+/- 45 Hectares**

**NWI Wetlands**

 Freshwater Pond

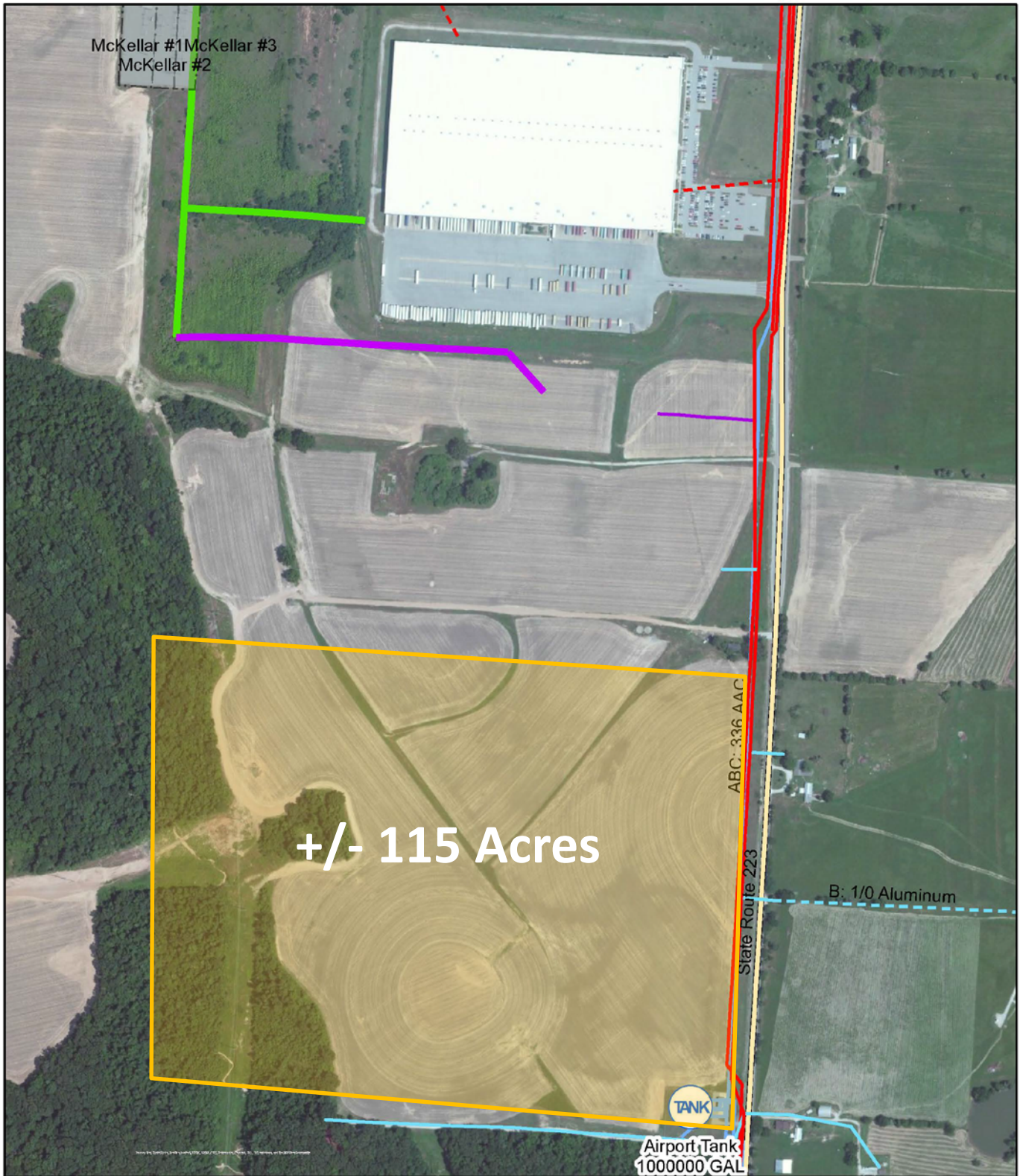
10ft Contours

**USGS Topo Map & NWI Wetlands**  
**Airport Industrial Park Site B**  
**Jackson, TN (Madison Co.)**

**THE VALLEY  
WORKS**



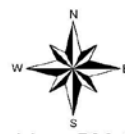
Prepared September 2015 by:  
**Economic Development**



Jackson  
Energy  
Authority

12/30/2014

Airport Industrial Park - Site B  
Electric - Red, Natural Gas - Red, Water - Blue, Wastewater - Green



1 in = 500 ft

## **Airport Industrial Park**

February 2014

### Electric

- 12,470 V Distribution System in the industrial park
- Substation Feed: McKellar Substation – located inside industrial park
  - Capacity: 30MVA Existing, Expandable to 60MVA
  - Avg Demand: 4MW
  - Peak Demand: 5.5MW
- McKellar Substation has a 161 kV ring bus (part of the Jackson 161 kV transmission loop fed by Oakfield Primary Substation and South Jackson Primary Substation)
- Alternate Substation Feed – Madison West Substation ( 30MVA Capacity, 11MW available)

### Natural Gas

- 12” steel main on Hwy 223/Smith Lane and on James Lawrence Rd.
- 55 psig line pressure (future upgrade to 99 psig)
- Line capacity – 55 DTH/hr
- 21,000 feet to nearest regulator station.
- System Information
  - Texas Gas Transmission Pipeline – Parallel 8” HP transmission lines (440-600 psig)
  - Delivery at four gate stations
  - System peak – 63,000 Mcf
  - ANR TransCanada Pipeline – 12” HP line (MAOP of 450 psig)

### Water

- 20” main on Smith Lane, 16” main on James Lawrence Road
- Access to both water treatment plants is in this area with the industrial park being serviced by the South Treatment plant
  - Capacity of South plant – 10,000,000 gallons/day
  - Avg. daily demand – 2,858,000 gallons/day
  - Excess capacity – 7,142,000 gallons/day
- 1 million gallon storage tank located in the southeast corner of the industrial park
- Water pressure
  - Maximum average pressure – 67 psi
  - Minimum average pressure – 46.5 psi
  - Design fire flow – 3,480 gpm @ 40 psi
- Distance to South Treatment plant – approx. 6.4 miles (6.5 miles to North plant).



## Sewer

- 10" line along James Lawrence Road within the park.
- Pump station and force main at northwest corner of the park (Cub Creek Lift Station).
  - Rated capacity – 547,200 gallons/day
  - Available capacity – 517,726 gallons/day
- Pump station and force main at Johnson Creek (Johnson Creek Lift Station)
  - Rated capacity – 2,520,000 gallons/day
  - Available capacity – 768,600 gallons/day
- Served by Miller Drive Wastewater Treatment Plant (approx. 4.6 miles)
  - Capacity of plant – 17,400,000 gallons/day
  - Avg. daily demand – 8,000,000 gallons/day
  - Available capacity – 9,400,000 gallons/day

## Telecom

- 100% fiber optic Gigabit Ethernet network offering cable television, high speed internet, and local and long-distance phone services.
- 12-count fiber available to the site.
- Bandwidth capacity of up to 1 Gbps (symmetrical) to a single customer.

## Utility Notes

Electric Reliability – Since this substation is a part of the Jackson 161 kV transmission loop, the substation is dual-served by the TVA transmission system and interconnected to the TVA grid at two points. On the north side of Jackson, it interconnects with the 500 kV system and two 161 kV lines at the Oakfield Primary Substation. On the south side of Jackson, it interconnects with four 161 kV lines at the South Jackson Primary Substation.

## Alternate Electric Rates

- Interruptible – TVA has both reliability and economic programs available (5 minute notice and 30 minute notice options) as well as the EnerNOC economic product (30 minute notice).
- Projects over 5,000 kW peak demand have option of Seasonal Time-of-Use or Seasonal Demand & Energy rate schedules.