

INDUSTRIAL SITE AVAILABLE

Property Description:

300+ acre industrial park located 0.5 miles south of Interstate 40 along TN Hwy. 223, an industrial access road. All property is publicly-owned or controlled and area is well suited for industrial development. Robust, reliable, redundant utilities available. All environmental reports available. CSX rail access available. Minimum subdivide is 100 acres.

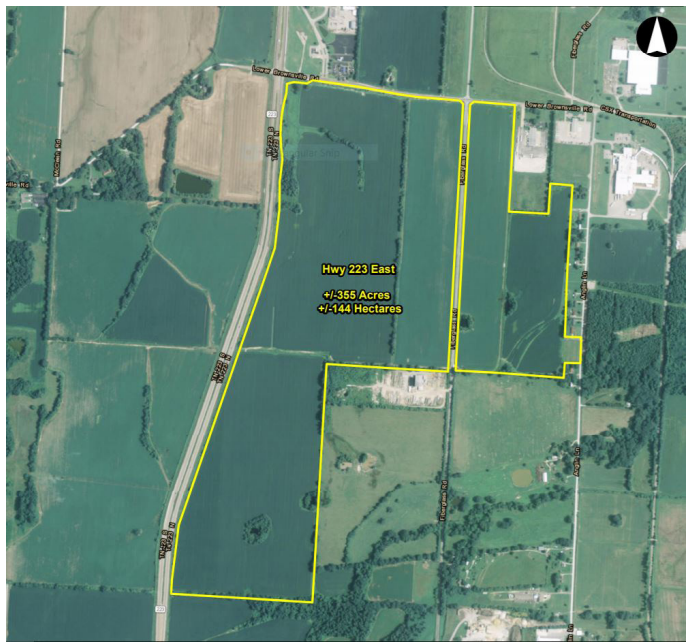
Highway 223 East Site - 1250 Lower Brownsville Road/Highway 223, Jackson, TN 38301



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HIGHWAY 223 EAST SITE - Jackson, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	337

SITE DETAILS

Address	1250 Lower Brownsville Road/Highway 223
City:	Jackson
County:	Madison
State:	TN
Zip:	38301
Region:	West Tennessee
Acreage:	337
Railroad:	Feasible
Sale Price:	\$35,000/acre negotiable
Lease Price:	Not for lease

OTHER

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

UTILITY INFORMATION

Natural Gas:	Jackson Energy Authority
Electric:	Jackson Energy Authority
Water:	Jackson Energy Authority
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 223
Distance To Highway:	Adjacent
Port:	Port of Memphis
Distance To Port:	80 miles
Airport:	Memphis International Airport
Distance To Airport:	80 miles
Latitude:	35.627998
Longitude:	-88.918641