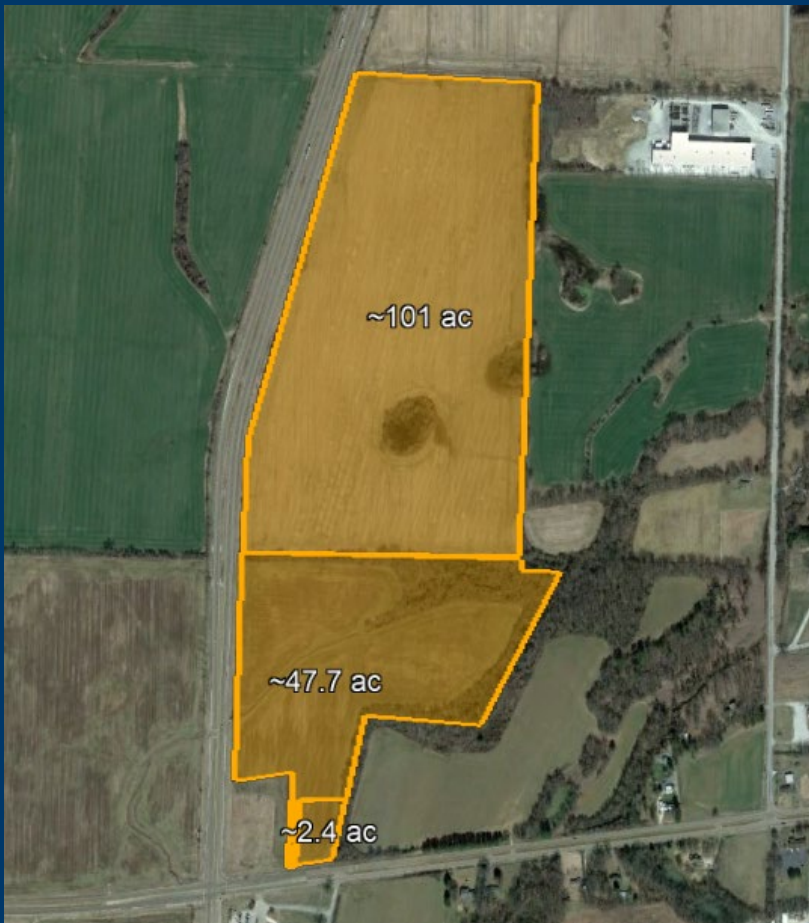


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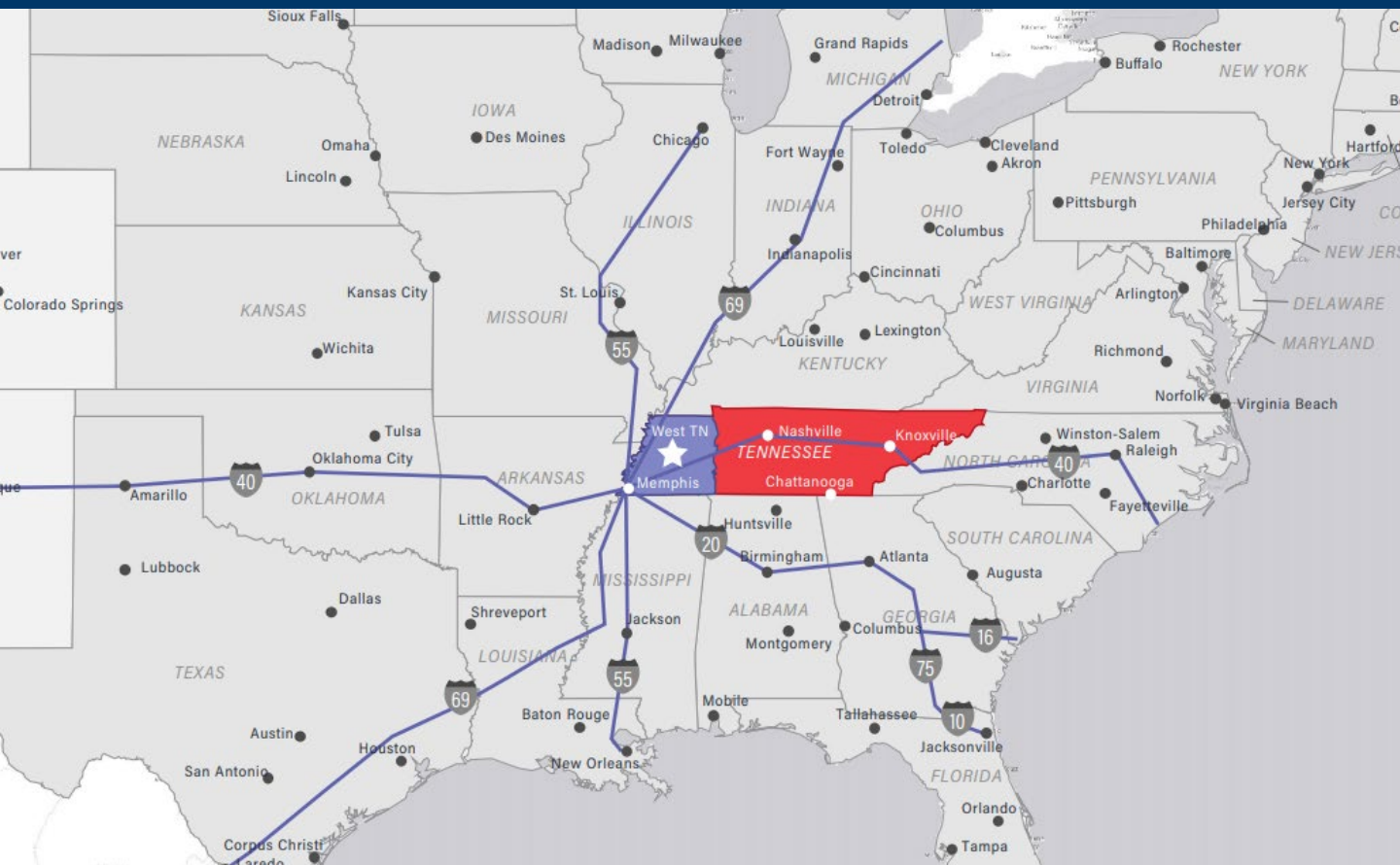
Highway 223 C + Dement Sites

Highway 223 C + Dement Sites

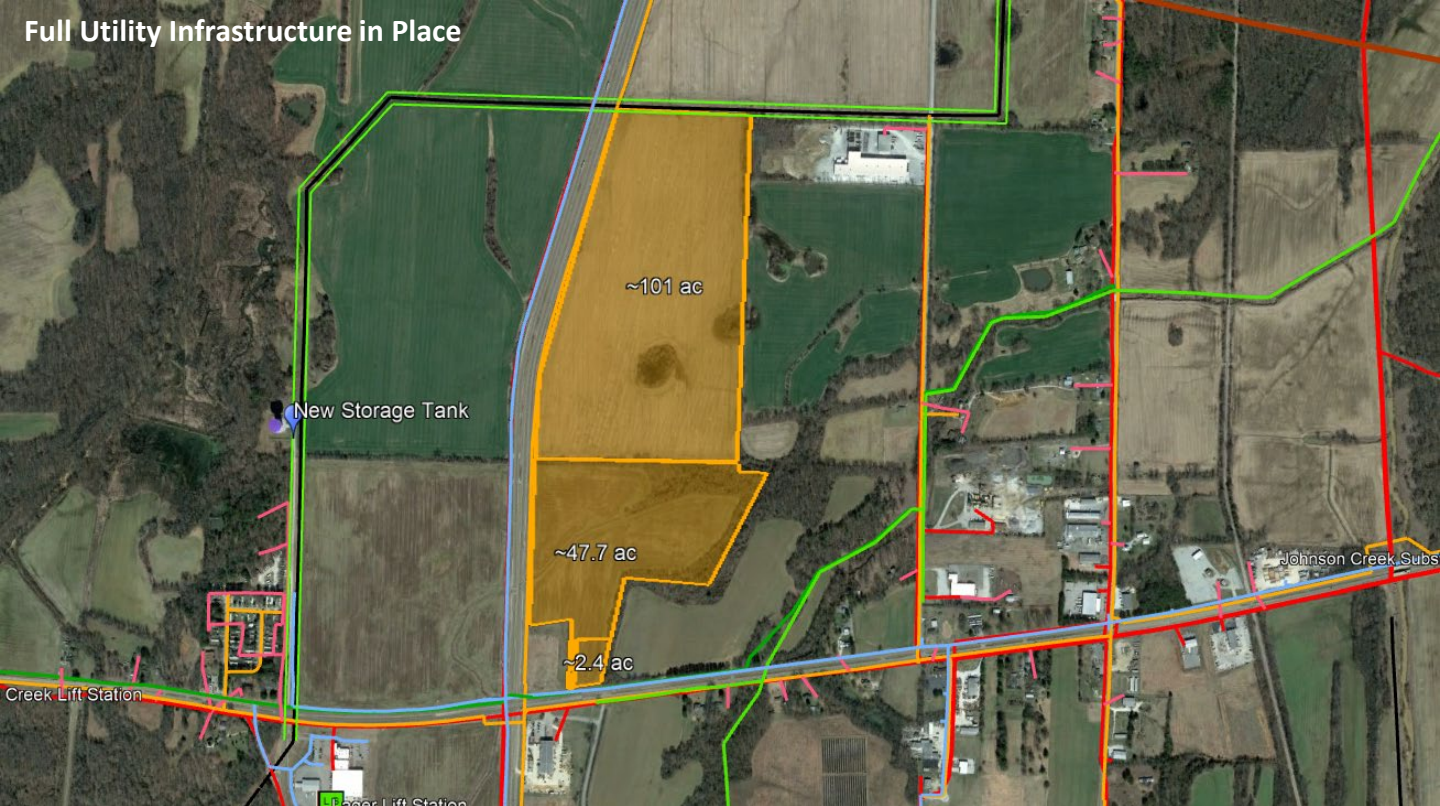


Decision makers have jobs to do running their companies. They do not have time to consider sites that aren't ready for development. They want sites that are environmentally sound, easy to develop and eliminate risk. The Highway 223 Industrial Site C checks all these boxes, and more. It has been vetted by third parties and is certified through the Select TN Sites Program.

- 101 acres (Plus 50.1 adjacent acres)
- Full environmental reports completed on Site C (Click [HERE](#))
- Publicly owned and immediately available
- Zoned industrial
- Full, robust utilities available on site



Full Utility Infrastructure in Place



Highway 223 C + Dement Sites

SITE AND PROPERTY DETAILS

Site Size	101 Acres (plus 50.1 adjacent acres)
Zoning	Industrial 2
Flood Plain	Above 100 Year Flood Plain
Phase I Report Available	Yes (For Site C)
Soil Boring Report Available	Yes (For Site C)
Wetlands Study Available	Yes (For Site C)
Endangered Species Study Available	Yes (For Site C)
Maximum Height Allowed	196' or lower
Site Location Coordinates	35.621122, -88.921752

TRANSPORTATION ACCESS

Distance to Major Interstate	0.9 miles to Interstate 40
Distance to Major Highway	Adjacent to TN Hwy. 223 and US Hwy. 70
Distance to Commercial Airport	0.9 miles to McKellar-Sipes Regional Airport; 143 miles to Nashville Int'l Airport; 80 miles to Memphis Int'l Airport

UTILITIES

Electric Service	Yes, Jackson Energy Authority
Electric Capacity/Details	11 MVA; Future substation to be constructed on site with capacity up to 100 MVA (will be dual-served by TVA 161 kV Jackson Transmission Loop)
Natural Gas Service	Yes, Jackson Energy Authority
Natural Gas Capacity/Details	10" steel main north site boundary, 12" steel main on west site boundary; Line Pressure of 55psig; Available Capacity of 14,000 MCF/day
Water Service	Yes, Jackson Energy Authority
Water Capacity/Details	16" cast iron main on north site boundary, 16" cast iron main on west site boundary; Available capacity 7,142,000 gpd; Water pressure of 68 psi (avg) with fireflow of 1,450 gpm @ 45 psi (recent improvements made with anticipated fireflow of 3,900 gpm @ 45 psi with pressure increasing to 81psi (avg))
Sewer Service	Yes, Jackson Energy Authority
Sewer Capacity/Details	15" gravity main north site boundary., app. 2,000' east of site with available capacity of 1,000,000 gallons/day; Served by Miller Dr. Wastewater Treatment Plant with available capacity of 9,400,000 gpd