

INDUSTRIAL SITE AVAILABLE

Property Description:

The site is the largest available property located within a mixed use commercial and industrial development. The 45.13 acre Site is planned for industrial or warehousing uses. Minimum 20 acre subdivide.

Sandstone Village Site - Christmasville Road/Sandpebble Drive, Jackson, TN 38305



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SANDSTONE VILLAGE SITE - Jackson, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	45.13

SITE DETAILS

Address	Christmasville Road/Sandpebble Drive
City:	Jackson
County:	Madison
State:	TN
Zip:	38305
Region:	West Tennessee
Acreage:	45.13
Railroad:	No
Sale Price:	\$100,000/acre negotiable
Lease Price:	Not for lease

OTHER

Foreign Trade Zone:	Yes
Opportunity Zone:	No
Ownership:	Private
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; 4" main, 35 psi
Electric:	Jackson Energy Authority
Water:	Jackson Energy Authority; 10" main
Waste Water:	Jackson Energy Authority; 8" main
Telecom On-Site:	Yes
Telecom Provider:	Jackson Energy Authority, AT&T, Aeneas, Charter

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	.5 miles
Highway:	Highway 70
Distance To Highway:	2 miles
Port:	Port of Memphis
Distance To Port:	80 miles
Airport:	Memphis International Airport
Distance To Airport:	89 miles
Latitude:	35.684311
Longitude:	-88.775768