

INDUSTRIAL SITE AVAILABLE

Property Description:

Site is ideal for distribution or light manufacturing. Property is inside the Jackson City limits and is publicly-controlled (within outline.) Good site access from 4-lane Ridgcrest Extended and 2-lane Hwy 70 (adjacent to I-40) two exits. Excellent visibility with frontage on I-40. 50K cars per day

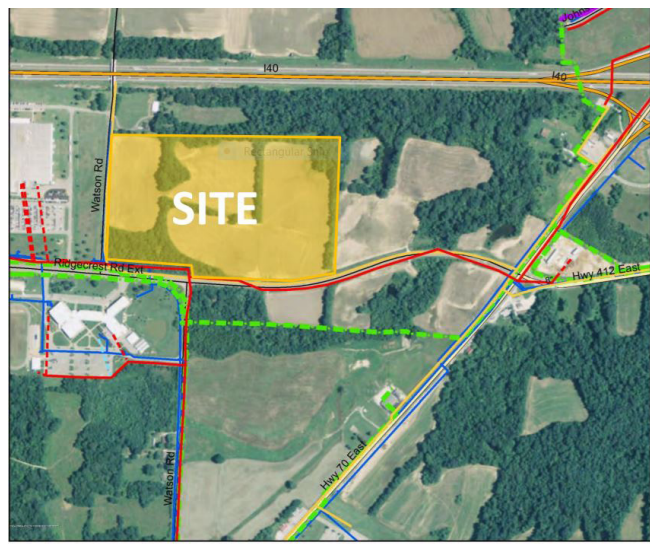
Watson Road Site - Watson Road/Ridgcrest Road Extended, Jackson, TN 38305





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 Jackson Energy Authority 2/29/2016	Watson Rd./Ridgecrest Ext. Site Utility Services Electric - red, Natural Gas - yellow, Water - blue, Wastewater - green	

WATSON ROAD SITE - Jackson, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	55; not divisible

SITE DETAILS

Address	Watson Road/Ridgecrest Road Extended
City:	Jackson
County:	Madison
State:	TN
Zip:	38305
Region:	West Tennessee
Acreage:	55
Railroad:	No
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:	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
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:	.6 miles
Highway:	Highway 70
Distance To Highway:	.3 miles
Port:	Port of Memphis
Distance To Port:	80 miles
Airport:	Memphis International Airport
Distance To Airport:	80 miles
Latitude:	35.677793
Longitude:	-88.756803