



Redfern Site
City of Athens, McMinn County, Tennessee

Executive Summary

- Located in the corporate limits of the City of Athens, McMinn County, Tennessee.
- Publicly owned 86-acre rail-served site (subdividable).
- Adjacent to a Norfolk Southern Rail Main Line.
- **CSX Appalachian Regional Port** served through Port of Savannah 47.3 miles
- The site is located 3 miles to **Interstate 75** and **0.2 miles from US Highway 11 (4-laned)**.
- Commercial and cargo airports that serve the area include: **McGhee Tyson Airport** 58.0 miles and **Chattanooga Lovell Field Airport** 50.3 miles from the proposed site.
- International airports: **Atlanta Hartsfield Airport** 171 miles from site and **Nashville International Airport** 161 miles.
- General Aviation Airport: **McMinn County Airport** is located 7 miles from the site.
- Asking price \$25,000/acre negotiable.
- Zoned for heavy manufacturing and located within an existing business district.
- Topographic map with 2-foot contours enclosed.
- Environmental Phase I Assessment complete.
- Geotechnical Study complete.
- Grading Plan for a 200,000 square foot building complete.
- Utilities:
 - Athens Utilities Board is the distributor of all utilities to the site. A utility map is enclosed to show location of all utilities.
 - Substation ~10 MW at 12.47 KV 3 Phase current capacity with growth opportunities
 - 2- and 3-inch Natural Gas Lines, 50 psi
 - 12-inch waterline.
 - 8-inch sewer line.
 - Fiber ready and served through either Athens Utilities Board (AUB) or AT&T.