

PORT of MEMPHIS



Frank C. Pidgeon Industrial Park

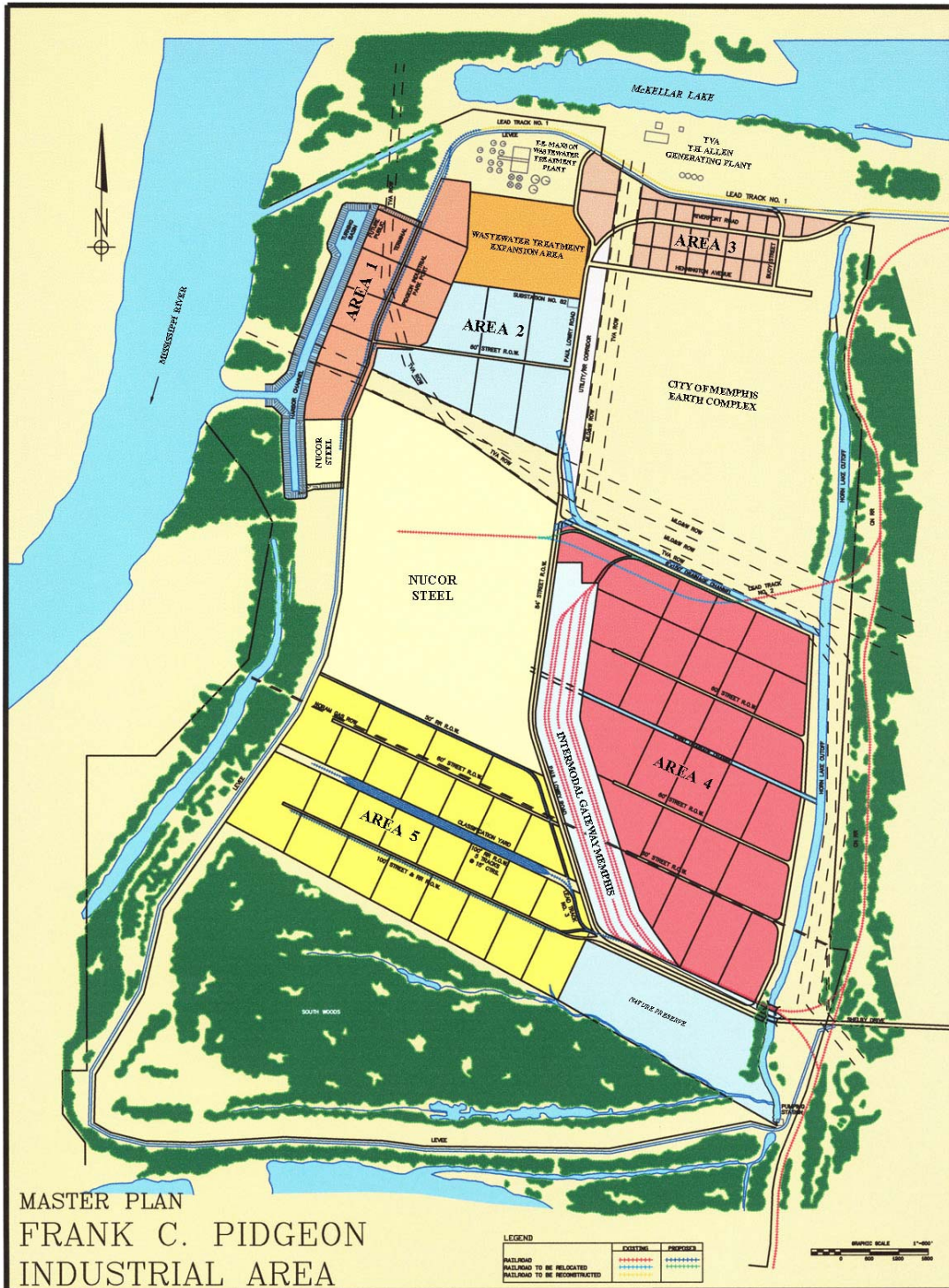
Development Information Brochure

The Memphis and Shelby County Port Commission • 1115 Riverside Blvd. • Memphis, TN 38106-2504 • Phone: 901-948-4422
Fax: 901-775-9818 • Executive Director: Donald C. McCrory • www.portofmemphis.com • Email addresses located at web site

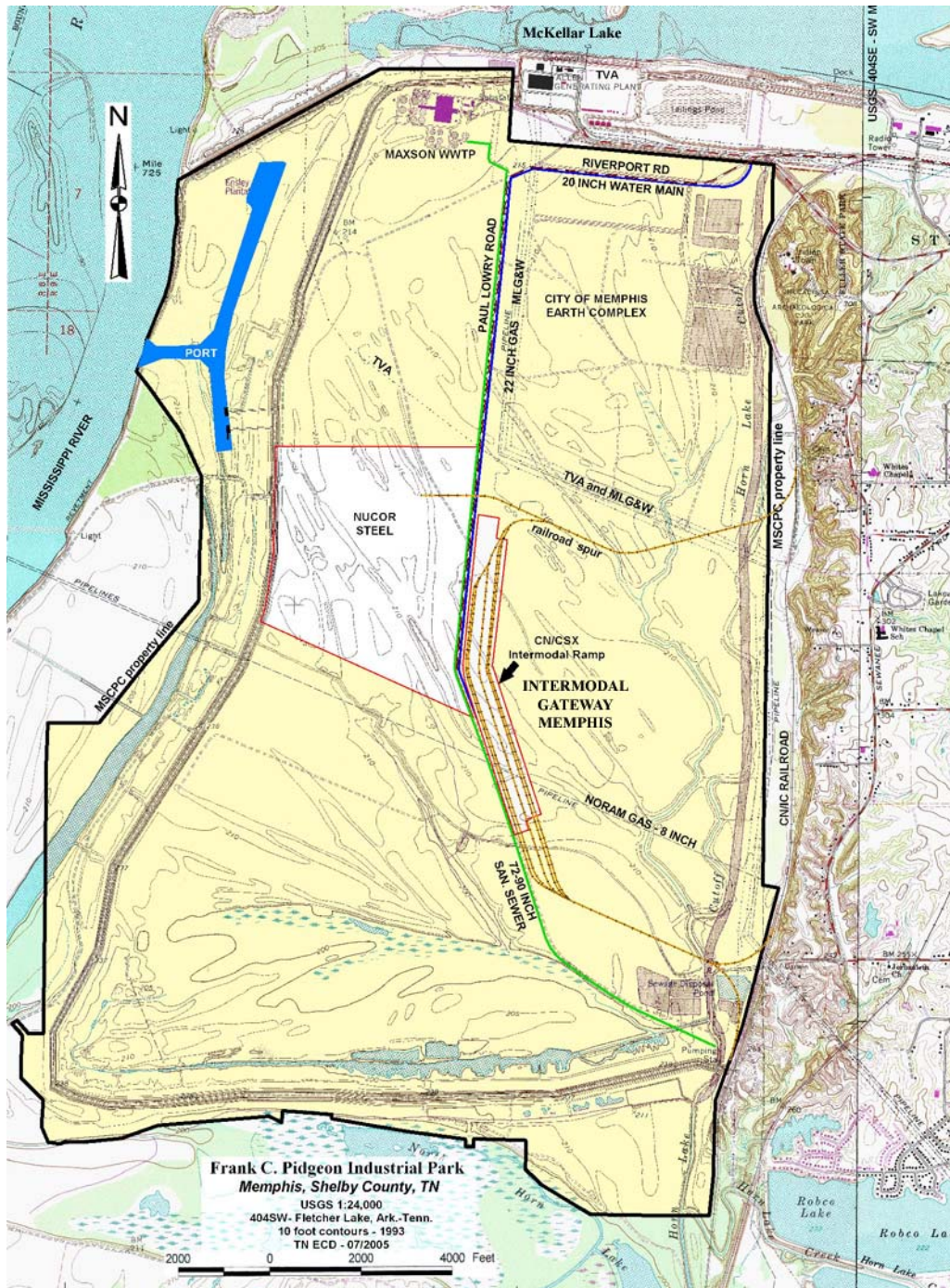
Frank C. Pidgeon Industrial Park: Location Map



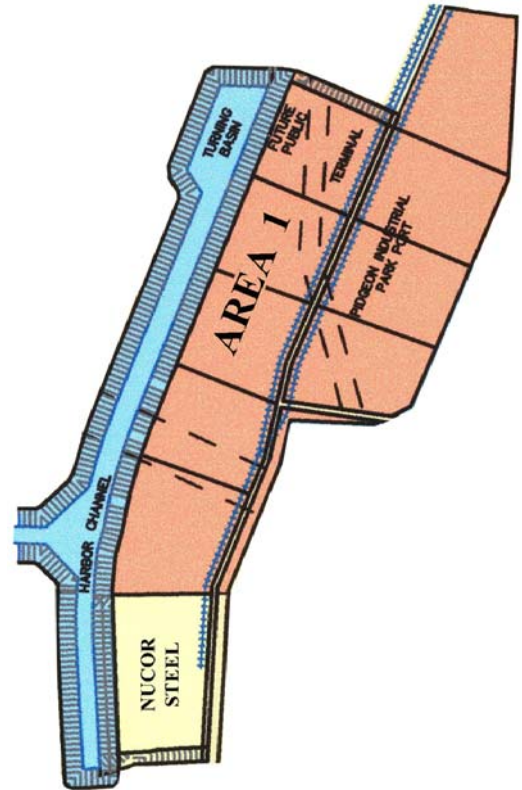
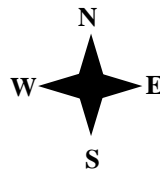
Frank C. Pidgeon Industrial Park: Development Scenario



Frank C. Pidgeon Industrial Park: Overlay



Frank C. Pidgeon Industrial Park: Area 1



Typical Lot Description

ACREAGE

Total Acres:	210
Typical Lot Size:	18
Percent Available:	100%

UTILITIES

Electricity

Current:	2 bus-125kv substation, ½ mile to east
Proposed:	Feeder lines along east and north boundary

Gas

Current:	None
Proposed:	6" along Paul R. Lowry Road 1/2 mile to east

Sewer

Current:	None
Proposed:	60" along Paul R. Lowry Road 1/2 mile to east

Water

Current:	None
Proposed:	12" along Paul R. Lowry Road 1/2 mile to east

Frank C. Pidgeon Industrial Park: Area 1

ROAD ACCESS

Current: Gravel Levee road along east boundary
Proposed: 2 lane along Paul R. Lowry Road 1/2 mile to east

MAJOR CONNECTING INTERSTATES:

Interstates 40 & 55

DISTANCE TO AIRPORT:

13.6 miles

STORM DRAINAGE

Current: Slope flow toward harbor to outfall ditches
Proposed: None

RAIL ACCESS

Current: ½ mile to north
Proposed: 115 lbs. along east boundary line

RAIL CONNECTIONS

Direct Access: CN
Indirect Access: BNSF, CSX, NS, UP

TYPICAL ELEVATION

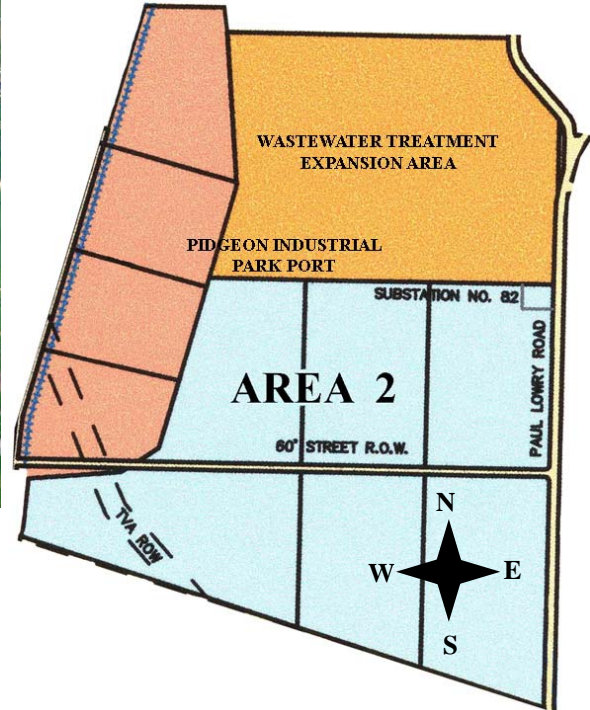
Low: 220'
High: 230

SOIL TYPES: Hydraulic Fill

PRICING POLICY: Please contact the Port Commission office

Please contact Memphis Light, Gas and Water for detailed information on line locations and capabilities at 901-544-6549. For sewer line issues contact City of Memphis Engineering Department, Sewer Design at 901-576-6951. For the location of underground utilities dial 800-351-1111.

Frank C. Pidgeon Industrial Park: Area 2



Typical Lot Description

ACREAGE

Total Acres:	220
Typical Lot Size:	35 to 46 acres
Percent Available:	99%

UTILITIES

Electricity

Current:	2 bus-125kv substation in northeast corner
Proposed:	3 east to west feeder lines in the north, middle and south

Gas

Current:	16" high-pressure along east boundary
Proposed:	3 - 6" lines running east to west along north and south boundary and north to south along west boundary

Sewer

Current:	60" along east boundary
Proposed:	6" lines on north, south and west boundary. 6" west to east lines along north middle and south cross streets

Water

Current:	20" main along east boundary
Proposed:	12" line along west boundary. 12" west to east lines along north, middle and south cross streets

Frank C. Pidgeon Industrial Park: Area 2

ROAD ACCESS

Current: 2 lane (wide) on east boundary
Proposed: 4 lane east to west roads on north, north central, south central and south.
Expansion to 5 lanes on east boundary

MAJOR CONNECTING INTERSTATES:

Interstates 40 & 55

DISTANCE TO AIRPORT:

12.7 Miles

STORM DRAINAGE

Current: Natural
Proposed: Open ditch and curb and gutter

RAIL ACCESS

Current: None (closest is 3/4 mile north)
Proposed: 2 lines of 115 lbs. rail running east to west in north and south central

RAIL CONNECTIONS

Direct Access: CN
Indirect Access: BNSF, CSX, NS, UP

TYPICAL ELEVATION

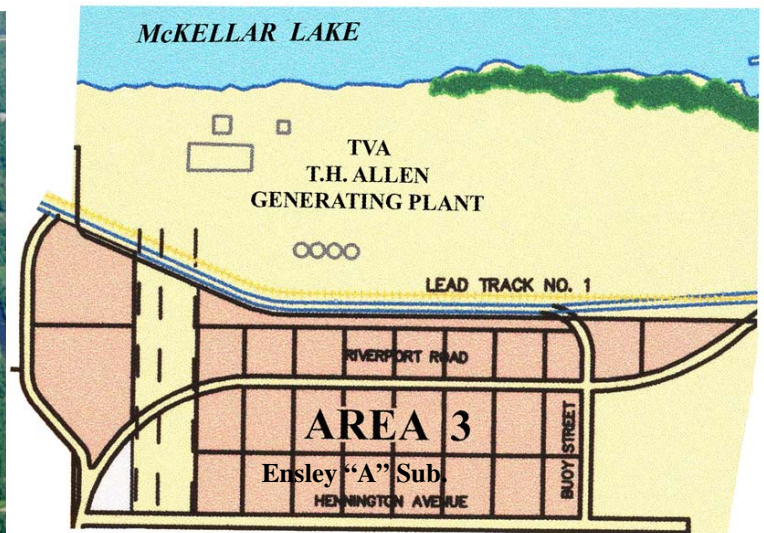
Low: 206'
High: 213' (Levee protected top elevation 235)

SOIL TYPES: Silt Loam, Silty Clay, Fine Sandy Loam

PRICING POLICY: Please contact the Port Commission office

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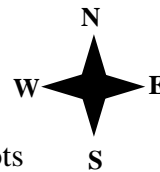
Frank C. Pidgeon Industrial Park: Area 3



Typical Lot Description

ACREAGE

Total Acres:	145
Typical Lot Size:	29 lots, 2 - 13 acre lots and 4 - 27 acre lots
Percent Available:	100%



UTILITIES

Electricity

Current:	2 bus-125kv substation across street to west and feeder lines
Proposed:	Feeder lines along 2 proposed north to south cross streets

Gas

Current:	6" in the Ensley "A" subdivision along north boundary
Proposed:	6" lines along 2 proposed north to south cross streets

Sewer

Current:	10" in the Ensley "A" subdivision along north boundary
Proposed:	10" line along 2 proposed north to south cross streets

Water

Current:	12" in the Ensley "A" subdivision along north boundary
Proposed:	12" line along 2 proposed north to south cross streets

Frank C. Pidgeon Industrial Park: Area 3

ROAD ACCESS

Current: 5 lane and 2 lane running east to west in Ensley “A” Subdivision
Proposed: 2 north to south 4 lane and one east to west 4 lane in the south

MAJOR CONNECTING INTERSTATES:

Interstate 40 & 55

DISTANCE TO AIRPORT:

12.0 miles

STORM DRAINAGE

Current: Natural and curb and gutter in the Ensley “A” Subdivision
Proposed: Open ditch and curb and gutter

RAIL ACCESS

Current: CN 300 feet from north boundary
Proposed: 115 lbs. running north to south along the west boundary line and west of the east boundary line

RAIL CONNECTIONS

Direct Access: CN
Indirect Access: BNSF, CSX, NS, UP

TYPICAL ELEVATION

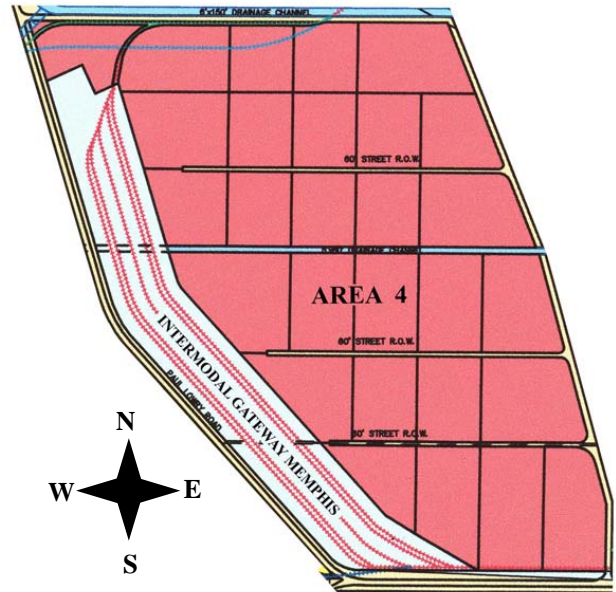
Low: 204’
High: 212’ (Levee protected, top 235’)

SOIL TYPES: Silt Loam, Silty Clay, Fine Sandy Loam

PRICING POLICY: Please contact the Port Commission office

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Frank C. Pidgeon Industrial Park: Area 4



Typical Lot Description

ACREAGE

Total Acres:	830
Typical Lot Size:	21 to 38 acres
Percent Available:	100%

UTILITIES

Electricity

Current:	2 bus-125kv substation, north in area 2
Proposed:	Feeder lines

Gas

Current:	16" high pressure line in north east corner
Proposed:	Not yet determined

Sewer

Current:	60" main along west boundary line
Proposed:	Not yet determined

Water

Current:	20" main along west boundary line
Proposed:	Not yet determined

Frank C. Pidgeon Industrial Park: Area 4

ROAD ACCESS

Current: 2 lane along west boundary line
Proposed: Expansion of 2 to 5 lanes on west boundary line. Others to be determined later

MAJOR CONNECTING INTERSTATES:

Interstates 40 & 55

DISTANCE TO AIRPORT:

14.7 miles

STORM DRAINAGE

Current: Natural drainage and 2 earthen ditches running east to west 5' to 20' depth
Proposed: Not yet determined

RAIL ACCESS

Current: CN line along north boundary line
Proposed: Not yet determined

RAIL CONNECTIONS

Direct Access: CN
Indirect Access: BNSF, CSX, NS, UP

TYPICAL ELEVATION

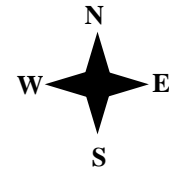
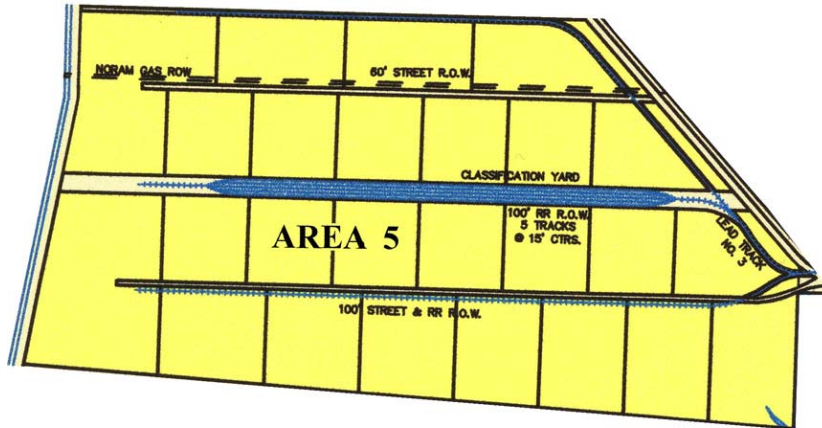
Low: 205'
High: 212' (Levee protected, top 235')

SOIL TYPES: Silt Loam, Silty Clay, Fine Sandy Loam

PRICING POLICY: Please contact the Port Commission office

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Frank C. Pidgeon Industrial Park: Area 5



Typical Lot Description

ACREAGE

Total Acres:	640
Typical Lot Size:	20 to 28 acres
Percent Available:	100%

UTILITIES

Electricity

Current:	2 bus-125kv substation, located in northeast corner of area 2
Proposed:	Feeder lines along east boundary and 2 proposed east to west cross streets

Gas

Current:	16" high pressure line in north east corner
Proposed:	6" lines along east boundary and 2 proposed east to west cross streets

Sewer

Current:	84" main along east boundary
Proposed:	10" line along east boundary and 2 proposed east to west cross streets

Water

Current:	20" main in north east corner
Proposed:	12" line along west boundary and along 2 proposed east to west cross streets

Frank C. Pidgeon Industrial Park: Area 5

ROAD ACCESS

Current: 2 lane ending at north east corner
Proposed: 5 lane on east boundary and two east to west 4 lane streets

MAJOR CONNECTING INTERSTATES:

Interstate 40 & 55

DISTANCE TO AIRPORT:

14.7 miles

STORM DRAINAGE

Current: Natural
Proposed: Open ditch and curb & gutter

RAIL ACCESS

Current: CN
155 acre Intermodal Gateway Memphis facility. CN owned and co-utilized by CSX

RAIL CONNECTIONS

Direct Access: CN
Indirect Access: BNSF, CSX, NS, UP

TYPICAL ELEVATION

Low: 204'
High: 212' (Levee protected, top 235')

SOIL TYPES:

Silt Loam, Silty Clay, Fine Sandy Loam

PRICING POLICY:

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