



Description

138+ acre site located half-way between Nashville and Memphis. I-40 exit 108 at Highway 22 provides excellent access to the site. New 25-megawatt substation adjacent to the property. 80% of the U.S. population can be reached in less than a one-day drive. The site is within the developed Timberlake Industrial Park.

Economic Development Contact

100 Peabody Place
Memphis, TN 38103

Eugene Johnson

E: emjohnson@tva.gov

M: (205) 532 - 1316

Location

- **Property Name:** Timberlake Industrial Park - Reeves Site
- **Property Type:** Site
- **Property SubType:** Industrial; Vacant Land
- **Property Address:** 1 Kirby Drive Extended
- **Property City:** Lexington
- **Property State:** Tennessee
- **Property County:** Henderson County
- **Property Zip Code:** 38351
- **Latitude:** 35.727382
- **Longitude:** -88.378238

General

- **Featured:** Featured
- **Region:** West Tennessee
- **City Tax Rate:** \$1.2075/\$100
- **County Tax Rate:** \$2.1806/\$100
- **Property Ownership:** Public
- **Property in Floodplain:** No
- **Disclaimer:** 3D Building illustration provided for planning purposes only. Please consult with TVA Technical Services to confirm the applicability of a building on this site.
- **Client Property ID:** 67665

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Negotiable:** Yes

Building

- **Business/Industrial Park:** Yes
- **Most Recent Use Of Space:** Agriculture

Site

- **Available (acres):** 133.68
- **Total (acres):** 138.68
- **Max Contiguous (acres):** 133.68
- **Divisible:** Yes
- **Parcel:** 16.00, 16.01, 16.02, 16.05, 34.00, 43.16
- **Brownfield:** No
- **Phase 1 Environmental Report:** Yes
- **Soil Boring Report Available:** Yes

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** M-2 Heavy Industrial
- **Foreign Trade Zone:** Yes
- **Enterprise Zone:** No

Electric

- **Electric Provider:** Lexington Electric System
- **Electric On-Site:** Yes
- **Electric Phase:** 3
- **Voltage:** 13

Sewer

- **Sewer Provider:** Lexington Utilities
- **Sewer On-Site:** Yes

Water

- **Water Provider:** Lexington Utilities
- **Water On-Site:** Yes
- **Water Size of Main (inches):** 12

Gas

- **Natural Gas Provider:** Lexington Utilities
- **Natural Gas On-Site:** Yes
- **Natural Gas Size of Main (inches):** 6

Telecommunication

- **Telecom Provider:** AT&T
- **Telecom On-Site:** Yes
- **DSL Available:** Yes
- **Fiber Available:** Yes

Airport

- **Nearest International Airport:** Nashville Intl
- **Distance to Nearest International Airport:** 116 Miles
- **Nearest Domestic Airport:** McKellar Sipes Regional Airport
- **Distance to Nearest Domestic Airport:** 39.9 Miles
- **Nearest Commercial Airport:** Beech River Regional
- **Distance to Nearest Commercial Airport:** 18.6 Miles

Interstate / Highway

- **Nearest Interstate Exit:** Exit 108 on I-40
- **Distance to Nearest Interstate Exit:** 5.0 Miles
- **Interstate #1:** I-40
- **Distance to Interstate #1:** 7 Miles
- **Interstate #2:** 155
- **Distance to Interstate #2:** 77 Miles
- **Interstate #3:** 69
- **Distance to Interstate #3:** 85 Miles
- **US Highway #1:** 22
- **Distance to US Highway #1:** 0.6 Miles
- **State Highway #1:** 114
- **Distance to State Highway #1:** 7.5 Miles

Rail

- **Rail Access Available:** No
- **Rail #1 Track Status:** Not Available

Port

- **Nearest Port:** Yellow Creek State Inland Port
- **Distance to Nearest Port:** 60.3 Miles
- **Port #2:** Port of Cates Landing
- **Distance to Port #2 :** 108 Miles

Attachments

- [Basemaps Timberlake Industrial Park - Reeves Site 67665.pdf](#)
- [Henderson Timberlake Industrial Park - Reeves Site 67665.kmz](#)

Property Detail Link: [View Details](#)

Property Detail QR Code



Who We Are

Tennessee Valley Authority (TVA) Economic Development exists to improve the quality of life for the people of the Tennessee Valley through meaningful job creation. We prepare our communities for sustainable economic growth and empower new and existing businesses to thrive in our seven-state region.

We are site selection specialists, serving as your single point of contact to state and local governments, providing valuable resources at each stage of the decision-making process. We work in partnership with nearly 400 economic development organizations including state, regional and local chambers of commerce, leveraging their unique programs and services to meet company-specific needs.

How TVA Assists Businesses

Companies considering the TVA region have access to various resources to aid their location decisions, offered at no cost to the company. These include market analysis and research, real estate services, conceptual engineering, site evaluation, project management, incentive programs and more.

Resources & Services

Site Selection Services

Project Management

Workforce and
Community Research

Logistics Analysis

Electric Utility
Consultation

Clean-Power Initiative
Support

Incentives

Real Estate Services

Conceptual Facility
Engineering



About Tennessee Valley Authority

TVA, the nation's largest public power company, serves more than 10 million people in parts of seven states, including Tennessee, Alabama, Mississippi, Kentucky, Georgia, Virginia and North Carolina. TVA's mission has three tiers: providing safe, clean, low-cost and reliable power; preserving and protecting the environment; and bringing quality jobs and investment to the region through economic development.



Reliable power

TVA's power portfolio is dynamic and adaptable



Low-cost power

Among lowest industrial rates of peer utilities



Clean power

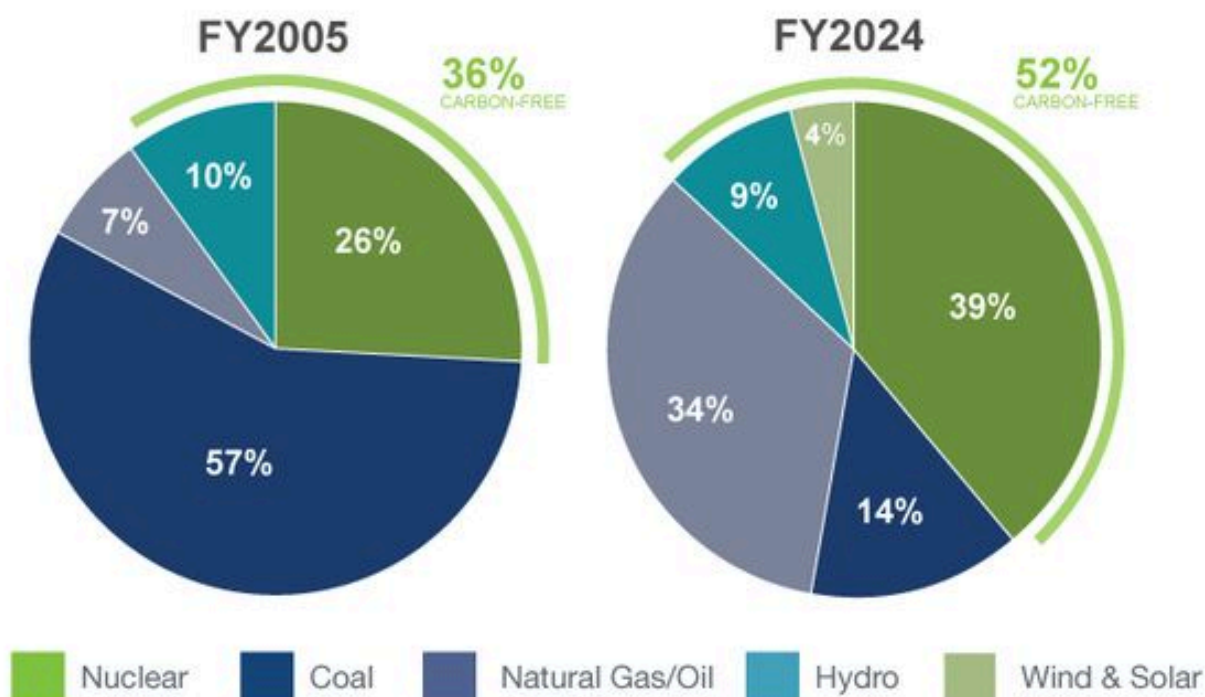
Near/Over 50% 60% carbon-free generated power

Explore the TVA Advantage

TVA's seven-state region offers a bounty of assets—low cost of living, an abundance of colleges and universities, and a diverse and talented labor pool.

TVA Energy Supply

Generated and purchased power



Powered by TVA

- Largest public power supplier in U.S.
- 99.999% power reliability since 2000
- Among lowest industrial rates of peer utilities
- National leader in carbon reduction with 2050 net-zero carbon emission goal
- Renewable solutions available for business & industry
- 10,000 megawatts of solar power added by 2035

Business Friendly

- TVA states among lowest corporate tax burdens in the U.S.
- State, local and utility incentives available
- State, local and utility workforce readiness programs available

Logistical Advantage

- 10 interstate highways
- 14 commercial and/or international airports
- 8 major railways
- FedEx and UPS major operation centers
- Access to 8 deep water ports via Class-1 rail carriers, including intermodal facilities

Available Sites/Buildings

- Cost-effective industrial sites and existing buildings available at TVAsites.com

Workforce/Education

- 233 higher education institutions
- 4 major R&D facilities: Oak Ridge National Laboratory, Arnold Engineering, Redstone Arsenal and NASA Marshall Flight Center

