



Pellissippi Place Research and Development Park
Pellissippi Place
Alcoa, Blount County, Tennessee 37701

DESCRIPTION

Pellissippi Place has approximately 450 acres available with 220 acres graded. Planned as a sustainable mixed-used community with business focus on technology, research and development, and commercialization. Pellissippi Place has direct road access to Pellissippi Parkway (I-140) that leads to interstate I-40 which is only 15 miles away. McGhee Tyson Airport is a short 4.5...

SITE

Property Detail Link: <https://eteda.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9342252.86414183,4274754.1573207695,-9345453.664701354,4272625.863814399&mapzoom=15&propertysearch=pelliss&PropertyId=2485531381>

Property Ownership: Public
Available Acres: 220
Total Acres: 650

SALE/LEASE

For Lease: No
For Sale: Yes
Sale Price: \$250,000
Sale Price/Unit: Acre
Negotiable: Yes

DETAILS

Building Weblink: <http://www.pellissippiplace.com>
Business/Industrial Park: Pellissippi Place
Call Center: No
Data Center: No
Cranes Available: No

THE VALLEY ADVANTAGE



WHO WE ARE

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

HOW WE ASSIST COMPANIES

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

ABOUT TVA

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:

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E: bmaul@eteda.org
W: eteda.org

ZONING

Site: Research, Light Manufacturing
Opportunity: No

ELECTRIC

Provider: Alcoa Electric Department
On-Site: Yes
Voltage: 13 kV circuit from substation, 69 kV line, underground distribution system
KVA: 13
Proximity to Substation: 0-.25 mile

SEWER

Provider: City of Alcoa
On-Site: Yes
Size of Main (inches): 12
Septic On-Site: No

WATER

Provider: City of Alcoa
On-Site: Yes
Size of Main (inches): 12
Waste Water Excess Capacity: 14 MGD (Summer), 17 MGD (Winter) Capacity, 43 MGD Peak Flow Rate
Water Excess Capacity: 6 MGD

NATURAL GAS

Provider: Atmos Energy
On-Site: Yes
Size of Main (inches): 4
Pressure (psi): 80

TELECOMMUNICATIONS

Provider: AT&T
Fiber Available: Yes

AIRPORT

Nearest International: Mc Ghee Tyson
To Nearest International: 5.9 Miles
Nearest Commercial: Knoxville McGhee Tyson
To Nearest Commercial: 4.5 Miles

INTERSTATE/HIGHWAY

Interstate: I-140
To Interstate: 0.02 Miles
Nearest Interstate Exit: US HWY 129
To Nearest Interstate Exit: 2.9 Miles
US Highway #2: US 129
To US Highway #2: 4 Miles

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