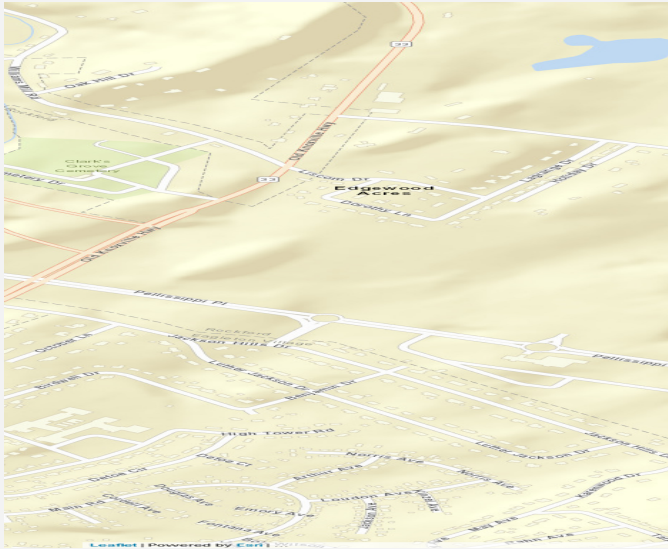


Pellissippi Place Research and Development Park

Pellissippi Place, Alcoa, TN, 37804

For Sale



Property 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 miles away. The property boasts beautiful views of the Great Smoky Mountains. It is zoned for Research and Light Manufacturing. Permitted uses – Research, light manufacturing, retail, restaurants, commercial, residential and is owned by the Blount County Industrial Development Board, Blount County, Knox County, City of Alcoa, and City of Maryville.

Property Information

Available Acres	220
Business/Industrial Park	Pellissippi Place
Call Center	No
Data Center	No
Has Crane	No
Status	Available

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Downloads

PDF <https://properties.tvasites.com/TVAEDdocsim>

Utility Information

Amps	5 MW
Electric Provider	City of Alcoa 13 kV circuit from substation,
Electric Voltage	69 kV line, underground distribution system
Fiber Optics	Yes
Gas Main PSI	80
Gas Main Size	4-inch
Gas On Site	Yes
Gas Provider	ATMOS Energy
KVA	13
Power On Site	Yes
Proximity to Substation	0-.25 mile
Septic	No
Sewer Main Size	12-inch
Sewer On Site	Yes
Sewer Provider	City of Alcoa
Telecom Provider	AT&T
Waste Water Excess Cap. (MGD)	14 MGD (Summer), 17 MGD (Winter) Capacity, 43 MGD Peak Flow Rate

Pricing

For Lease	No
For Sale	Yes
Sale Price (\$)	\$250,000.00
Sale Price Units	250,000 per acre

Geographic / Transportation

Airport Name 1	Knoxville McGhee Tyson Airport (TYS)
Airport Distance 1	4.5
Interstate Name 1	I-140
Interstate Distance 1	0.02
Highway Name 1	US 129
Highway Distance 1	4

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Utility Information

Water Excess Cap. (MGD)	6 MGD
Water On Site	Yes
Water Provider	City of Alcoa

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Property Images

Click image to see full image detail



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Property Images

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