



Eastbridge Business Park- Sites 4, 5 and 6 - SELECT TENNESSEE
Eastbridge Boulevard
Mascot, Knox County, Tennessee 37806

DESCRIPTION

With all sites located within a Federally Designated Qualified Opportunity Zone, Eastbridge Business Park sits on 800 acres in the Mascot community of northeast Knox County. Sites 4, 5 and 6 are designated as Select Tennessee Certified sites by the Tennessee Department of Economic and Community Development. The three sites, totaling 121 acres, are shovel-ready.

SITE

Property Detail Link: <https://eteda.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9319343.401992166.4311768.60383617.9322544.20255169.4309640.310329806&mapzoom=15&propertysearch=east&PropertyId=69805113>

Property Ownership: Public
County Tax Rate: \$2.32 per \$100
Topography: 2' Topographic Survey Available
Wetlands: 2' Topographic Survey Available
Property in Floodplain: No
Available Acres: 121
Total Acres: 800
Divisible: Yes
Topography: 2' Topographic Survey Available
Certified Site: Yes
Shovel Ready Certified: Yes
Phase 1 Environmental Report: Yes

SALE/LEASE

For Lease: No
For Sale: Yes
Sale Price: \$45,000
Sale Price/Unit: Acre
Negotiable: Yes

DETAILS

Business/Industrial Park: Yes

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, 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:

Brad Maul
President & CEO
P: (865) 777-3833
E: bmaul@eteda.org
W: eteda.org

ZONING

Site: Industrial
Opportunity: Yes
Foreign Trade: No

ELECTRIC

Provider: Knoxville Utilities Board
On-Site: Yes
Phase: 3
Voltage: 69-kV

SEWER

Provider: Knoxville Utilities Board
On-Site: Yes
Size of Main (inches): 8

WATER

Provider: Northeast Knox Utility District
On-Site: Yes
Size of Main (inches): 16

NATURAL GAS

Provider: Knoxville Utilities Board
On-Site: Yes
Size of Main (inches): 6
Pressure (psi): 40

PORT

Nearest: Forks of the River Barge Terminal
To Nearest: 16 Miles

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

Nearest International: Mc Ghee Tyson
To Nearest International: 28 Miles
Nearest Commercial: McGhee Tyson Airport
To Nearest Commercial: 28 Miles

INTERSTATE/HIGHWAY

Interstate: I-40
To Interstate: 12 Miles
Nearest Interstate Exit: I 640
To Nearest Interstate Exit: 11 Miles
US Highway: 11E
To US Highway: 2.1 Miles
State Highway #1: 11W
To State Highway: 2 Miles

RAIL

Track #1 Status: <3000 ft
Access 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:

Brad Maul
President & CEO
P: (865) 777-3833
E: bmaul@eteda.org
W: eteda.org