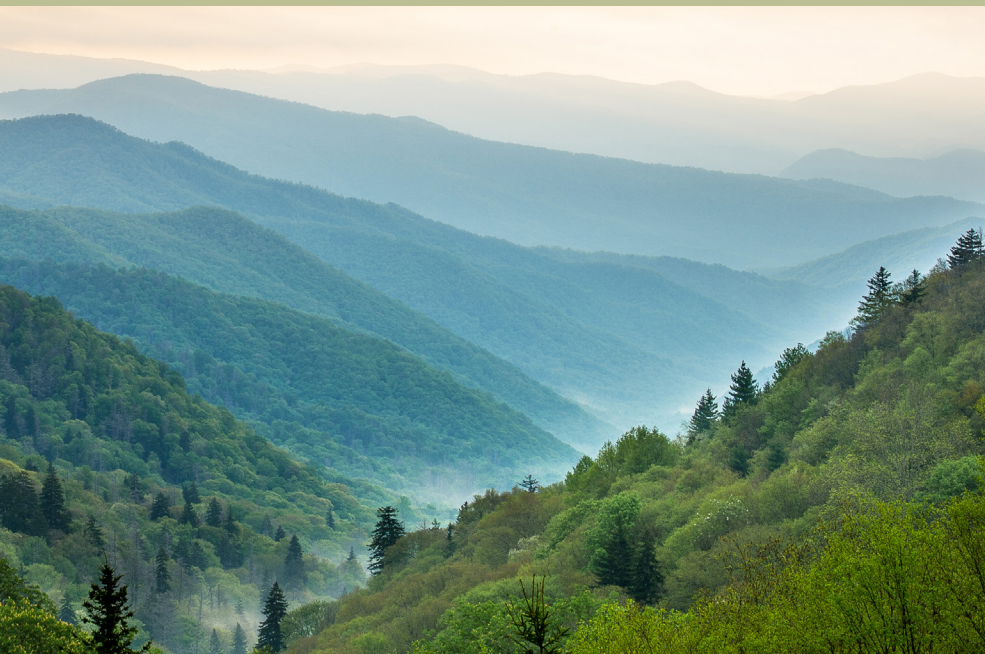




PELLISSIPPI PLACE

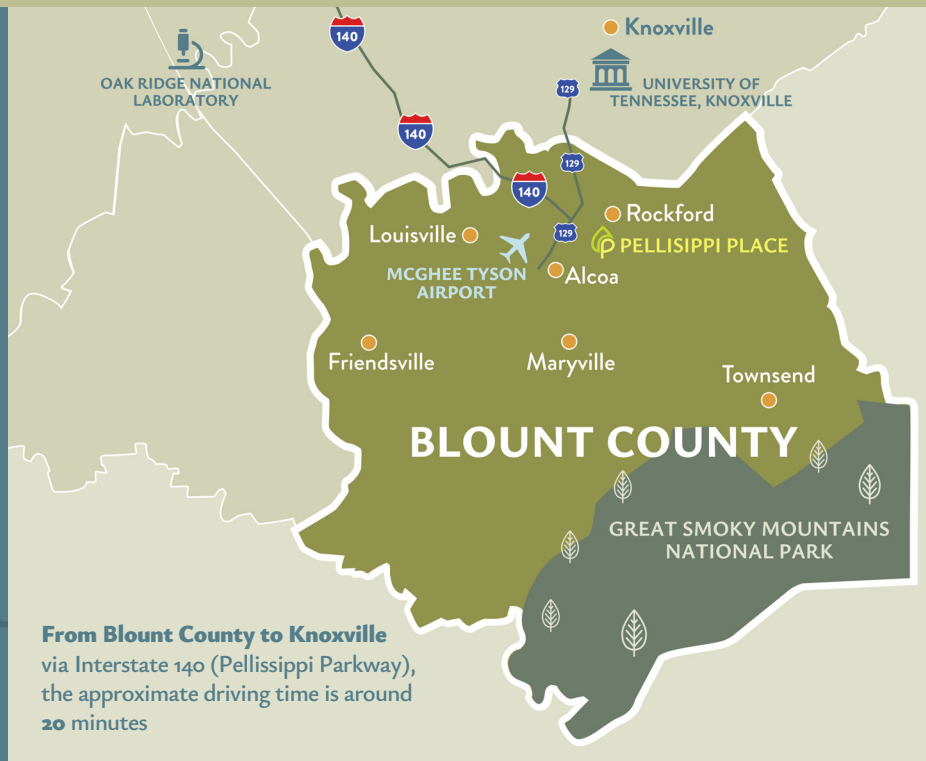
A Mixed-Use Innovation Park *in the Greater Smokies Region*



PELLISSIPPI PLACE
PellissippiPlace.com

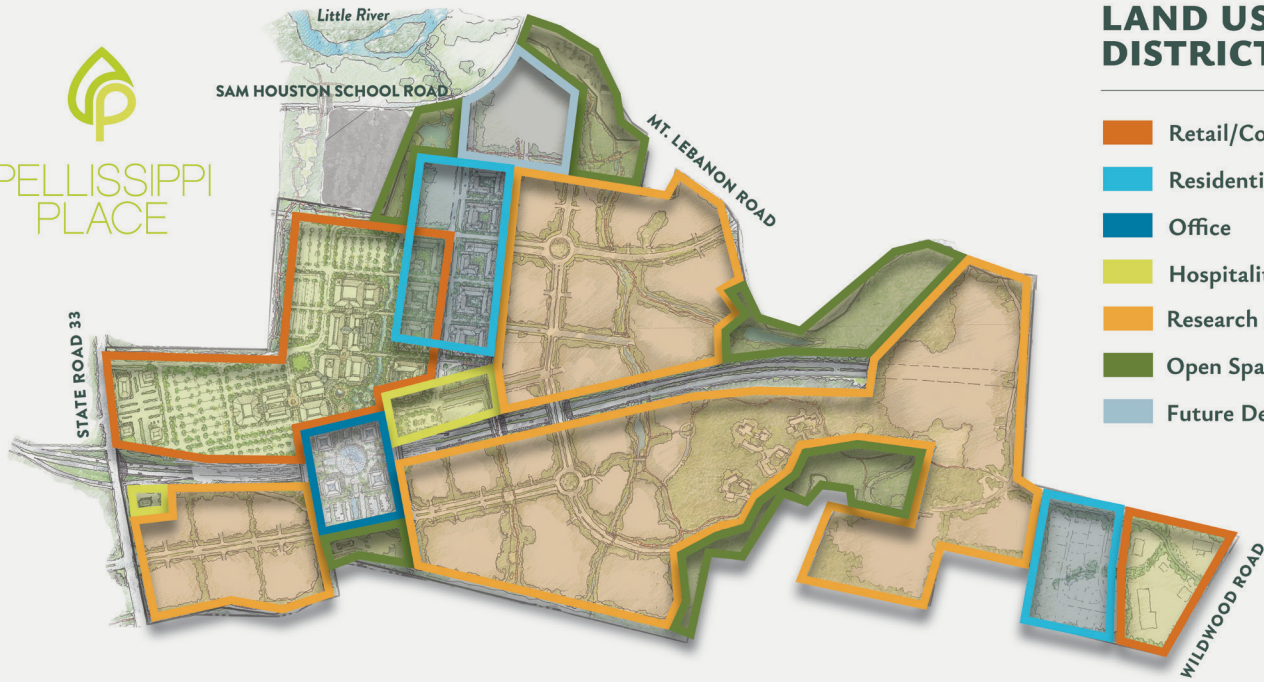
GREATER  **SMOKIES** REGION
BLOUNT COUNTY, TN

A HOME FOR INDUSTRY LIKE NO OTHER



WELCOME TO PELLISSIPPI PLACE IN EAST TENNESSEE —
a mixed-use innovation park at the heart of the Greater Smokies Region. Here, your business can have a home with top researchers in the U.S. and explore partnerships with Oak Ridge National Laboratory and the University of Tennessee. Just 20 minutes from downtown Knoxville, Pellissippi Place is surrounded by welcoming communities, a skilled workforce, great schools and breathtaking scenic beauty — offering an exceptional quality of life at the foothills of the Great Smoky Mountains.

Pairing industrial innovation capacity with mixed-use development, at this scale? It's what makes our park utterly unique.



LAND USE DISTRICTS

- Retail/Commercial
- Residential
- Office
- Hospitality
- Research & Development
- Open Space
- Future Development

FAST FACTS

SITE ACREAGE: 450 acres

LAND COST: \$250,000 per acre

AIR: Average of 125+ flights per day from McGhee Tyson Airport (TYS)

RAIL: Two Class I railroads (CSX and Norfolk Southern)

WATER: 887 miles of navigable waterways

ROAD: Interstates 40, 75, 81, all minutes away from I-140

MARKET ACCESS: 75% of U.S. population within a day's drive

▶ 180-mile drive to Nashville, TN and Atlanta, GA

▶ 250-mile drive to Louisville, KY and Charlotte, NC

▶ 270-mile drive to Roanoke, VA and Cincinnati, OH



Infrastructure at a Glance

Pellissippi Place's state-of-the-art utilities are all buried underground, allowing us to preserve the park's serene landscape for talent and the larger community to enjoy.

ELECTRIC: City of Alcoa, 13 kV circuit from substation 69 kV line, underground distribution; 5 MW available; future substation planned

WATER: City of Alcoa, 12-inch line; 110 psi; Advanced Micro-filtration System, 6 MGD available, 16 MGD designed

SEWER: City of Alcoa, 12-inch line; 14 MGD (summer), 17 MGD (winter), 43 MGD peak flow rate

GAS: Atmos Energy, 4-inch line, 80 psi

FIBER: AT&T and Spectrum

East Tennessee's Corridor of Innovation

It was once the original site for the Manhattan Project; today, the Oak Ridge Technology Corridor of East Tennessee is producing some of the most exciting scientific and technological innovations in the nation. That's the result of combined synergies between Oak Ridge National Laboratory, a premier global research institution, and the University of Tennessee, a leading R1 university. Planted just a few miles away from both institutions, Pellissippi Place is designed to be a regional hub where companies can collaborate with academic and government partners, tap into talent and accelerate innovations that emerge from the Corridor.



KEY INDUSTRIES



Healthcare



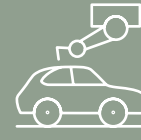
Energy



Aerospace



Information Systems



Automotive



Instrumentation

Who's a Great Fit for Pellissippi Place?

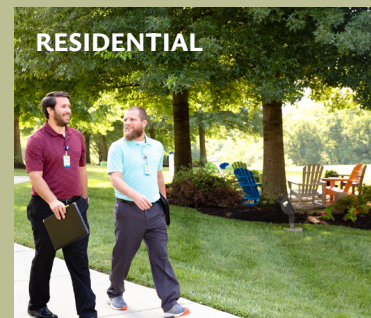
If you're focused on innovation, technology and commercialization, this is the place for you.

We require that at least 40% of a building's floor space be dedicated to laboratory use — or at least 60% of employees must conduct advanced technology R&D activities.

Our Sustainability Commitment

Here in the Greater Smokies Region, we take pride in preserving our natural environment. Businesses that are committed to sustainability find a great match at Pellissippi Place: all buildings are required to be LEED-certified and abide by site covenants for design and zoning.

DEVELOPMENT OPPORTUNITIES



Your Partner for Better Business

Pellissippi Place offers several incentive programs, thanks to its position in Blount County, TN. At a local level, qualifying companies can gain access to various incentives ranging from workforce training grants and PILOTs to land equity and site development incentives. In addition, the State of Tennessee and Tennessee Valley Authority both offer incentives and grants to help businesses succeed. Blount Partnership, which manages the park, is here to connect your company with the right programs.



A Growing Mixed-Use Community

Pellissippi Place isn't just a great place to work — it's an attractive destination to experience life and leisure. Developer Ramston Capital is investing \$80 million to build the park's first mixed-use development, which will feature apartments, restaurants and retail. Professionals and their families can also live in vibrant neighborhoods adjacent to the park. And housing inventory is increasing in East Tennessee, so there's room for more employees as your company grows.

WHERE TALENT THRIVES

TOP-RANKING

K-12 public school districts in Tennessee:
Alcoa, Maryville, Oak Ridge

31.9%

of the population has a Bachelor's degree or higher in Knoxville MSA
(30.4% in the state of Tennessee)

23 POST-SECONDARY INSTITUTIONS

in East Tennessee, including University of Tennessee in Knoxville, Maryville College, Pellissippi State Community College, Roane State Community College, Tennessee College of Applied Technology and East Tennessee State University

INDUSTRY CERTIFICATION PROGRAMS

and training sites for workforce development

62,000+

labor force in Blount County

619,000+

labor force in East Tennessee

31% Housing costs 31% below national average

0% Zero state income tax

10% Cost of living 10% below national average

75% 75% of population owns their own home



Breathe in the Mountain Air Stellar quality of life is built into our community. A lush 20-mile greenway runs through Pellissippi Place, where people can walk, jog or bike. The park fits seamlessly into the Greater Smokies Region, a hub for nature and outdoor adventure lovers. Residents can choose their own adventure in the Great Smoky Mountains National Park (soon to be connected with the greenway) and our surrounding lakes, from rafting and flyfishing to hiking and mountain biking. Enjoying all four seasons in a magnificent landscape, East Tennessee is an easy sell.

Ready to build? Get in touch.



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