



I-40 INDUSTRIAL PARK



www.scedc.com

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I-40 Property Information

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SITE INFORMATION FORM	
Site Name	I-40 Industrial Park
Site Address	Snyder Road / Interstate 40
Site City, State (County)	Kodak, TN (SEVIER)
Owner and Contact Info	Public Building Authority - Allen Newton - 865-368-9011
Total Site Available	5 acres
Asking Price Per Acre	TBD
Site Description	Rough-Graded
Site Readiness Description	Phase 1 Completed / Soil Testing Report Available
Acreage within 100 or 500 year flood plain	0
Acreage with wetland designation	0
Past Site Uses	Agricultural
Zoning	M-1 Manufacturing
Soil Information Including Load Bearing Capacity	Report Available
Road Serving Site	Snyder Road - 2 Lane Industrial Road
Nearest Interstate Highway	Interstate 40 / .5 miles
Electric Power Provider Line size to building	Sevier County Electric System / 13.2kV serving the site/ 56 MW total Capacity 7 MW Average use
Natural Gas Provider Line size	Sevier County Utility District / 8" line/ available at the site

Water Provider Line size Distance to site	Shady Grove Utility District / 12" water/sewer line Excess Water Capacity – 7M gpd
Sanitary Sewer Provider Line size Distance to site	City of Sevierville. / 12" water/sewer line Excess Sewer Capacity – 1M gpd
Telecommunications Provider	A T & T / Glass fiber service to site
Property Tax Rate (per \$1,000 of Investment):	1.48 per \$100 Value
Land/Building	40% of value
Machinery & Equipment	40% of value
Interstate Access	½ mile from I-40 (Exit 407) 14 miles from I-81 12 miles from I-75
Regional Airports	33 miles from McGhee Tyson Airport (TYS) Knoxville 176 miles from Nashville International Airport (BNA) 212 miles from Hartsfield-Jackson International Airport (ATL)

Tax & Incentive Information

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Interstate 40
Industrial Park

SEVIER COUNTY, TN



TAX STRUCTURE

<u>Local Property Tax</u>	<u>City</u>	<u>County</u>
Rate per \$100 Value	\$.497	\$1.48
<u>Ratio of Assessment</u>		
Residential	25%	25%
Industrial	40%	40%
Personal (Equipment)	30%	30%
State Sales Tax	7% (5.5% for food and food ingredients for human consumption)	
State Franchise Tax	.25c per \$100 of Capital Properties	
State Excise Tax	6.5% of Net Earnings	

STATE AND LOCAL INCENTIVE PROGRAMS

TN ECD's **FastTrack Program** helps companies locating or expanding in Tennessee in a variety of ways with three grant programs for job training, infrastructure development and a special economic development fund.

FastTrack Job Training Assistance Program
FastTrack Infrastructure Development Program
FastTrack Economic Development Fund

Sevier County offers a PILOT Program for qualifying businesses. Qualifications are measured by type of industry, jobs, wages, capital investment, and residency of new employees.

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