



# PARTNERSHIP PARK SOUTH



### General

**Land Area:** 210 acres  
**Land Description:** Upscale industrial, commercial park w/mountain views  
**Lot Range:** Will divide from 4 acres up  
**Terms:** Lease/ Purchase available  
**Selling Price:** \$25,000-\$35,000 per acre

### Tenants

**Advanced Catalyst Systems**—Service: Research & Development of catalytic solutions/ Manufacturer of hearth & BBQ related items  
**Available Speculative Building** – New 50,000 sq. ft. building located in the City of Maryville. This shell building can be finished according to tenant specifications.  
**Donaldson-AirCel Corporation**—Product: Compressed air dryers & processed chillers

### Utilities

**Gas:** Atmos Energy™—6 inch main along US 321, 1-888/824-3434  
**Water:** Maryville Utilities Board—865/981-1315  
**Electric:** Maryville Electric—3 phase  
**Sewer:** Maryville Utilities Board—865/981-1315

### 2005 Demographics

	5 Miles	10 Miles	20 Miles	30 Miles
Total Population	42,884	132,989	488,638	743,261
Total Households	16,412	50,386	199,567	303,357

Age:	5 Miles	10 Miles	20 Miles	30 Miles
Age 0-4	5.90%	6.10%	5.90%	5.90%
Age 5-14	12.30%	13.10%	12.00%	12.10%
Age 15-19	6.80%	6.40%	6.50%	6.40%
Age 20-24	6.80%	5.70%	7.40%	6.80%
Age 25-34	12.60%	12.80%	14.10%	13.70%
Age 35-44	14.70%	15.90%	14.70%	14.60%
Age 45-54	14.40%	15.60%	14.60%	14.70%
Age 55-64	11.40%	11.40%	11.20%	11.60%
Age 65-74	7.50%	7.00%	7.20%	7.50%
Age 75-84	5.30%	4.30%	4.60%	4.80%
Age 85+	2.30%	1.70%	1.80%	1.80%
Median Age	38.9	38.9	37.8	38.6

Race and Ethnicity	5 Miles	10 Miles	20 Miles	30 Miles
American Indian, Eskimo, Aleut	0.30%	0.20%	0.20%	0.30%
Asian	1.00%	1.10%	1.10%	0.90%
Black	4.70%	3.30%	7.70%	6.20%
Hawaiin/Pacific	0.00%	0.00%	0.00%	0.00%
White	92.50%	94.00%	89.10%	90.80%
Other	0.40%	0.30%	0.60%	0.60%
Multi-Race	1.10%	1.00%	1.30%	1.20%
Hispanic	1.40%	1.20%	1.60%	1.50%
Non-Hispanic	98.60%	98.80%	98.40%	98.50%

Educational Attainment	5 Miles	10 Miles	20 Miles	30 Miles
Total Population Age 25+	29,204	91,332	333,164	511,246
Grade K-8	5.40%	4.20%	3.30%	4.10%
Grade 9-12	9.90%	7.90%	6.30%	7.00%
High School Grad	34.90%	32.30%	34.20%	36.00%
Associate Deg.	6.30%	6.40%	6.30%	6.30%
Bachelor's Deg.	14.40%	17.90%	17.60%	15.90%
Graduate Deg.	7.80%	11.60%	13.70%	12.00%
Some College	21.30%	19.80%	18.50%	18.90%

Household Income	5 Miles	10 Miles	20 Miles	30 Miles
\$0-9,999	9.50%	7.90%	11.60%	11.20%
\$10,000-14,999	6.30%	5.20%	6.30%	6.40%
\$15,000-24,999	13.30%	11.20%	13.00%	13.40%
\$25,000-34,999	12.70%	10.90%	11.90%	12.50%
\$35,000-49,999	16.60%	16.30%	16.10%	16.80%
\$50,000-74,999	19.80%	19.70%	17.90%	18.20%
\$75,000-99,999	10.10%	11.70%	10.00%	9.80%
\$100,000-124,999	5.10%	6.70%	5.50%	5.20%
\$125,000-149,999	2.70%	3.60%	2.80%	2.50%
\$150,000+	3.80%	6.80%	4.80%	4.10%

Average Household Income	\$55,013	\$66,535	\$54,433	\$52,586
Median Household Income	\$42,007	\$48,591	\$41,303	\$40,523
Per Capita Income	\$21,682	\$25,726	\$22,827	\$22,065