

OLIVER SMITH REALTY & DEVELOPMENT CO.

www.oliversmithrealty.com

EASTVIEW COMMERCIAL PARK



STRAWBERRY PLAINS, TN

OLIVER SMITH REALTY & DEVELOPMENT COMPANY, INC.
IS PLEASED TO OFFER THE FINAL 2.02 AND 1.6 ACRE TRACT OF PRIME
COMMERCIAL REAL ESTATE IN THE EASTVIEW COMMERCIAL PARK

**NORTHWEST QUADRANT
INTERSTATE 40 & STRAWBERRY PLAINS PIKE
KNOXVILLE, TENNESSEE**

OLIVER SMITH
Oliver Smith Realty & Development Company, Inc.
7216 Wellington Drive, Suite One
Knoxville, Tennessee
(865) 584-2000

RFP

LOCATION: THE SUBJECT IS LOCATED IN EAST KNOX COUNTY IN THE NORTHWEST QUADRANT OF THE I-40/STRAWBERRY PLAINS INTERCHANGE AT CROSSWOOD BOULEVARD IN STRAWBERRY PLAINS, TENNESSEE

DEVELOPMENT: EASTVIEW COMMERCIAL PARK

DESCRIPTION: 1.6 AND 2.02 ACRES ACCESSED VIA CROSSWOOD BOULEVARD CONTAINING UNDERGROUND UTILITIES AND OFFERING EASY INTERSTATE ACCESS

ZONING: PLANNED COMMERCIAL

PRICE: \$275,000 PER ACRE

REMARKS: THIS INTERCHANGE IS IN THE EPICENTER OF KNOXVILLE'S GROWTH PATTERN. NUMEROUS NATIONAL CHAIN RESTAURANTS AND MOTELS PLUS ADDITIONAL TOURIST AND COMMERCIAL USERS PEPPER THE ENTIRE INTERCHANGE. THIS PROPERTY LIES ONLY 2 EXITS FROM THE SEVIERVILLE, GATLINBURG, PIGEON FORGE INTERCHANGE AND 7 MINUTES TO KNOXVILLE'S CENTRAL BUSINESS DISTRICT.

LAND USE IN THIS AREA IS A MIXTURE OF LIGHT INDUSTRIAL, COMMERCIAL AND GOVERNMENTAL ACTIVITIES.

THE DEVELOPMENT IS CONVENIENT TO DOWNTOWN KNOXVILLE, SEVIERVILLE AND NEIGHBORING BEDROOM COMMUNITIES VIA I-40/75 AND I-640. ALL PUBLIC SERVICES ARE AVAILABLE AT THE INTERCHANGE.

PROPERTY UTILITY CHARACTERISTICS: UTILITIES INCLUDE 8" SEWER LINE, 8" NATURAL GAS LINE AND 6" WATER LINE.

INFLUENCING
FACTORS:

AT LEAST FIVE FACTORS CAN BE IDENTIFIED AS CONTRIBUTING IN A POSITIVE MANNER TO THE RISING DEMAND IN THE AREA. THEY ARE:

1. EXPLOSIVE GROWTH OF SEVIER COUNTY

THE ATTRACTION OF THE GREAT SMOKY MOUNTAINS COUPLED WITH AMUSEMENT PARKS, MUSIC THEATERS AND OUTLET MALL SHOPPING HAS AND WILL CONTINUE TO PROMOTE STRONG GROWTH IN SEVIER COUNTY FOR THE NEXT SEVERAL DECADES. THE GREAT SMOKY MOUNTAINS NATIONAL PARK ATTRACTS OVER 14 MILLION VISITORS EACH YEAR. IN ADDITION, THERE IS LEGAL GAMBLING ON THE CHEROKEE RESERVATION JUST SOUTH OF GATLINBURG AND THEIR NEW RETAIL MIXED USE DEVELOPMENT AT THE 407 EXCHANGE IS JUST 2 EXITS TO THE EAST. CONTINUED DEVELOPMENT IS FORESEEN FOR THIS AREA WITH NEW MUSIC THEATERS, AMUSEMENT FACILITIES AND OTHER ATTRACTIONS BEING DEVELOPED. MASSIVE GROWTH IN SEVIER COUNTY CREATES HIGH DEMAND FOR PROPERTIES IN EAST KNOX COUNTY.

2. REGIONAL LOCATION OF SITE

TO UNDERSTAND THE POPULARITY OF THE GREAT SMOKY MOUNTAINS, KNOXVILLE AND EAST TENNESSEE ONE MUST REALIZE THAT THIS AREA IS THE "HEART" OF THE EASTERN PORTION OF THE UNITED STATES. THREE OF THE NATIONS MOST IMPORTANT INTERSTATE ARTERIES CONVERGE HERE INCLUDING I-40, I-75 AND I-81. AS A RESULT, EAST TENNESSEE IS AN IMPORTANT TRANSPORTATION HUB WITHIN CLOSE PROXIMITY TO CITIES SUCH AS ATLANTA GA, ASHEVILLE AND CHARLOTTE NC, BIRMINGHAM AL, CINCINNATI OH AND NASHVILLE TN.

THE SUBJECT PROPERTY IS STRATEGICALLY LOCATED IN EAST KNOX COUNTY BETWEEN KNOXVILLE AND OTHER METROPOLITAN AREAS TO THE EAST INCLUDING SEVIERVILLE, JEFFERSON CITY, MORRISTOWN AND THE TRI-CITIES. COMMUTERS BETWEEN THESE AREAS TYPICALLY FOLLOW ASHEVILLE HIGHWAY OR I-40/I-81. BRAKEBILL ROAD PROVIDES EASY ACCESS BETWEEN ASHEVILLE HIGHWAY AND THE I-40/I-81 INTERCHANGE AND AS A RESULT HAS BEEN SLATED FOR IMPROVEMENT AS DISCUSSED PREVIOUSLY. THE SUBJECT'S LOCATION IS LESS THAN TEN MINUTES FROM THE KNOXVILLE CBD VIA ASHEVILLE HIGHWAY AND OR I-40/I-75 AND PROVIDES EASY ACCESS TO THE REST OF THE CITY AND COUNTY.

3. KNOXVILLE CENTER MALL REDEVELOPMENT TO AMAZON FULFILLMENT CENTER

THE FORMER 1,000,000+ SQUARE FOOT SUPER REGIONAL MALL IS BEING REDEVELOPED INTO AN AMAZON FULFILLMENT DISTRIBUTION CENTER. THE AREA SURROUNDING THE DEVELOPMENT IS EXPERIENCING MAJOR GROWTH.

4. GROWTH AT THE STRAW PLAINS PIKE, I-40 AND I-81 INTERCHANGE

THE STRAWBERRY PLAINS INTERCHANGE WITH CLOSE PROXIMITY TO I-40/I-81/I-15 HAS EXPERIENCED SIGNIFICANT GROWTH. THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND TENNESSEE BUREAU OF INVESTIGATIONS HAVE THEIR MAIN OFFICES AT THIS EXIT. OTHER NEW DEVELOPMENTS INCLUDE A NUMBER OF HOTELS, RESTAURANTS AND INDUSTRIAL FACILITIES.

5. THE KNOXVILLE CBD AND EXIT 407 / SEVIER COUNTY LINK

KNOXVILLE CBD AND SEVIER COUNTY (EXIT 407 ON I-40) FORM A NATURAL CORRIDOR OF COMMERCIAL ACTIVITY. STRAWBERRY PLAINS PIKE IS THE FIRST INTERCHANGE ENTERING KNOX COUNTY ON I-40 FROM THE EAST.

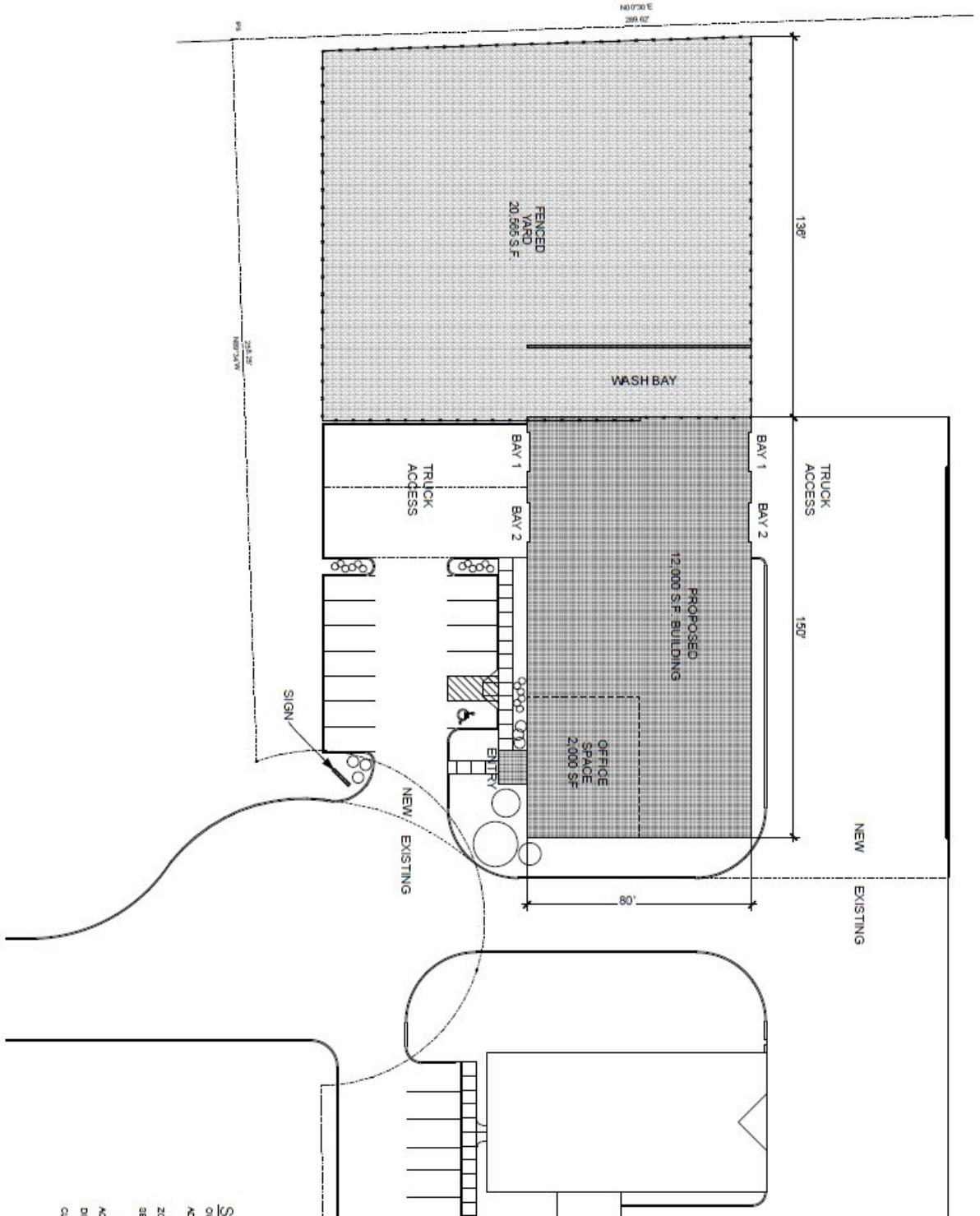
CONCLUSION:

THE SUBJECT PROPERTY IS LOCATED AT THE LEADING EDGE OF NEW URBAN GROWTH IN EAST KNOX COUNTY; IT IS ALSO CONVENIENT TO SEVIER COUNTY INCLUDING SEVIERVILLE, PIGEON FORGE AND GATLINBURG AS WELL AS THE TRICITIES IN UPPER EAST TENNESSEE.

CONTACT:

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SITE PLAN



1
A1.0

SITE PLAN = PROPOSED LAYOUT

SCALE: 1" = 50'

SI
ON
AC
ZC
SE
AC
DB
CI

SITE PLAN - PROPOSED LAYOUT

OLIVER SMITH
BLAKELY COURT
BLAKELY COURT
KNOX COUNTY, TENNESSEE

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
FAX 865.602.7742
www.georgearmour.com

GEORGE ARMOUR EWART ARCHITECT



DATE: 06 AUG 2021
PROJECT NO.: 21145
PROJECT MGR.: AGR

A1.0



Subject Property

Red Roof Inn & Suites Knoxville East

Blakely Ct

Super 8 by Wyndham Knoxville East

Motel 6 Knoxville, TN - East

Holiday Inn Express Knoxville-Strawberry...

Citizens National Bank

Lazydays RV of Knoxville

Hampton Inn Knoxville-East

Strawberry Plains

Audrey's

Lee's Travel Center

bpi

McDonald's

Rodeway Inn

Fraser and Schilling, Inc

Best Western Plus Strawberry Inn & Suites

KFC

Amigos & Beer Mexican Grill

Wiegels

Cracker Barrel Old Country Store

Taco Bell

Pilot Travel Center

Arby's

Thermo King of Knoxville

Smoky Mountain Hospice

Dayton Freight - Knoxville

Pellissippi State Community College

Union Cemetery

Union School Rd

Union School Rd

Pine Grove Rd

Quiet Brook

Wan Pond Ln

Tams Ln

I-40

I-40

I-40

I-40

I-40

I-40

I-40

I-40

Brakebill Rd

Huckleberry Ln

Lake S



Subject Property

Available
2.02 Acres
(Graded)

Available
1.6 Acres
(Graded)

Subject Property

Extended Boulevard
Not Shown on Aerial

I-40

Fairfield Inn

Cracker Barrel

Wegel's

Strawberry Plains
Pike

Crosswood Blvd.

Ruby Tuesday's

Hotel

BLAKELY
COURT OFFICES

AVAILABLE

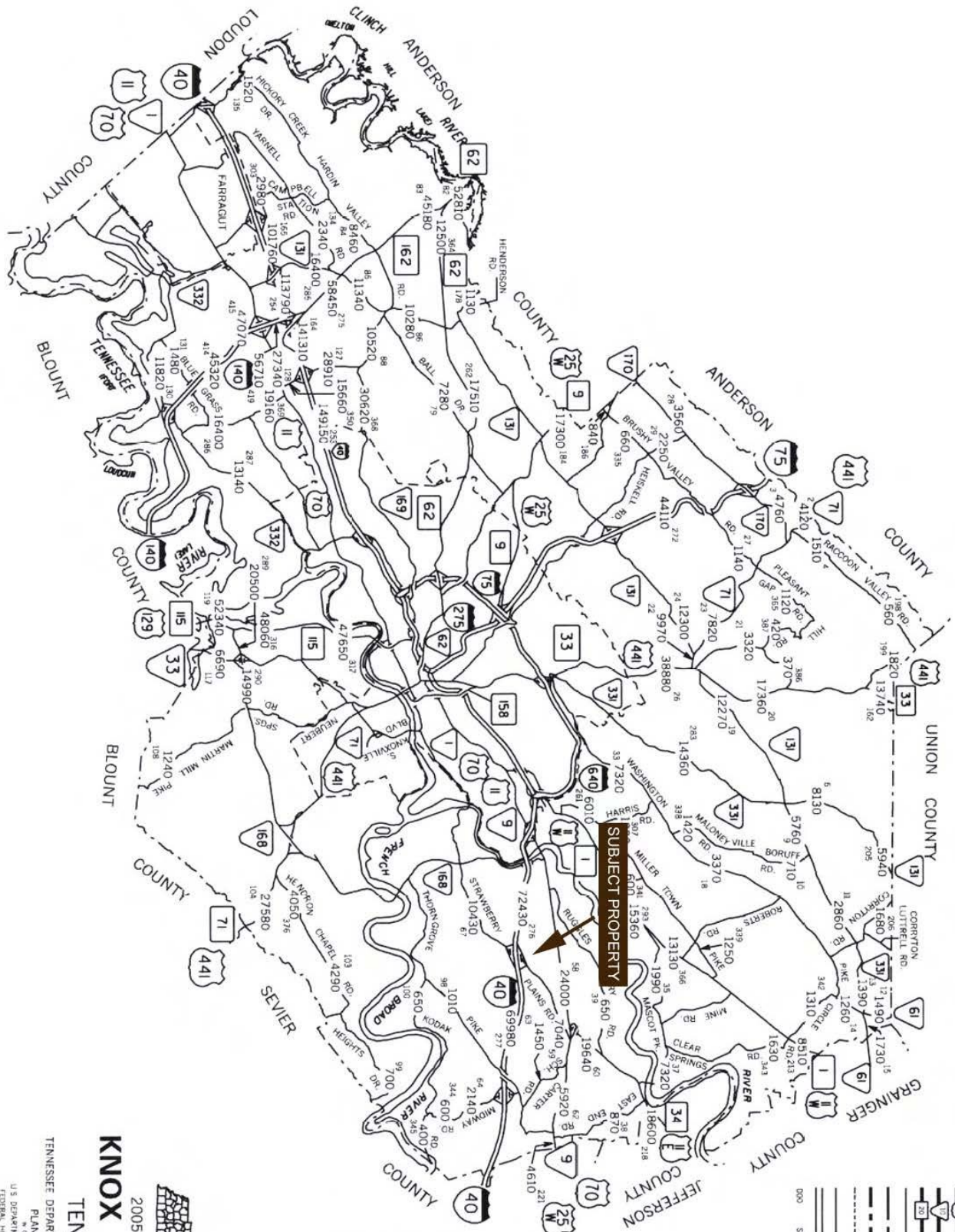
AVAILABLE

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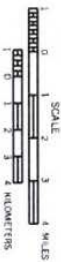
AVAILABLE



- LEGEND**
- 320 — AVERAGE DAILY TRAFFIC VOLUME
 - 20 — INTERSTATE HIGHWAY SYSTEM
 - 10 — U.S. NUMBERED HIGHWAY SYSTEM
 - 07 — STATE SECONDARY HIGHWAY SYSTEM
 - 20 — STATE PRIMARY HIGHWAY SYSTEM
 - 00 — LOCAL ROAD OR STREET
 - — COUNTY LINE
 - — STATE LINE
 - — INCORPORATED CITY BOUNDARY
 - — RESERVATION BOUNDARY
 - — WIDE STRIPE
 - — STATION NUMBER

2005 TRAFFIC MAP
KNOX COUNTY
TENNESSEE

TENNESSEE DEPARTMENT OF TRANSPORTATION
 PLANNING DIVISION
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION



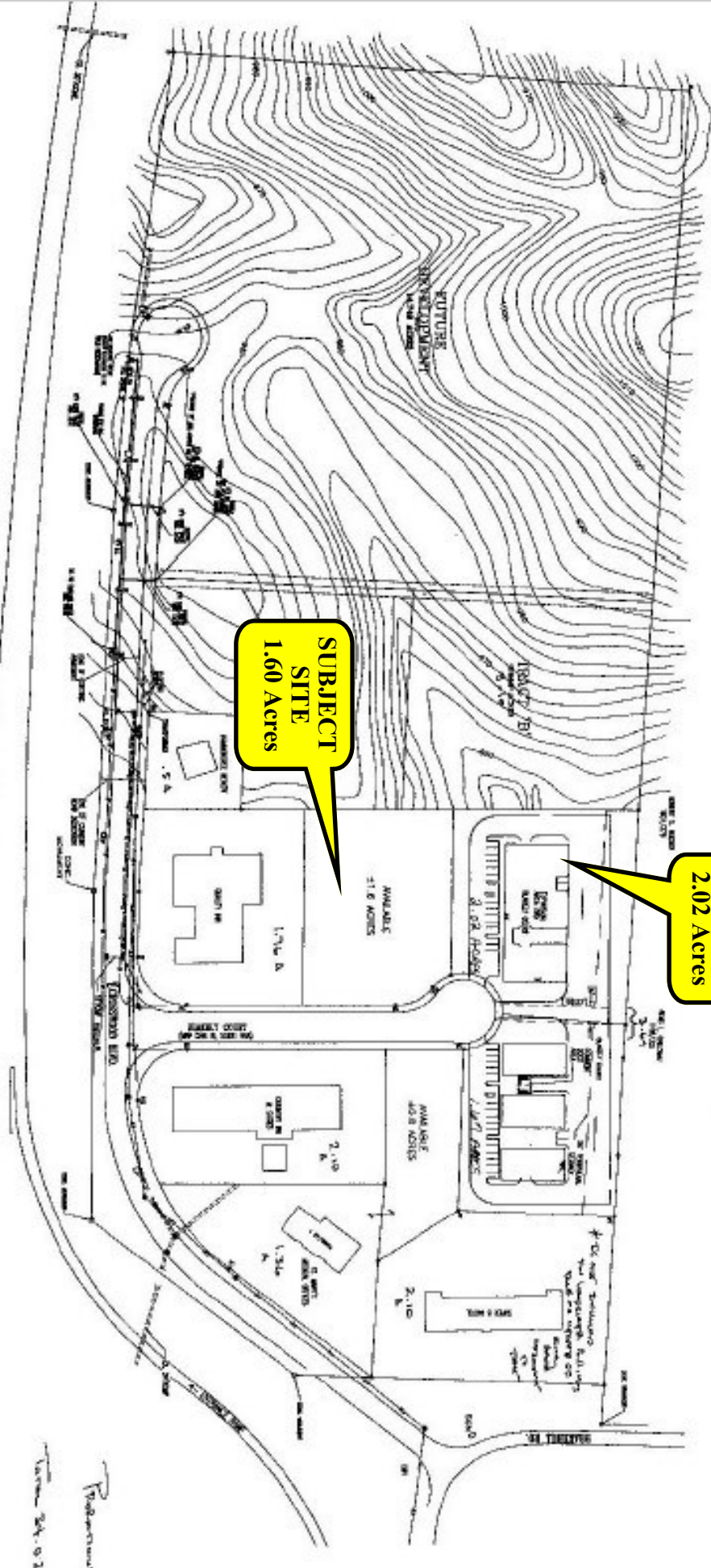
DESIGNED/OWNER
EAST PROPERTIES, LTD.
7218 WILMINGTON DRIVE, SUITE 1
NORFOLK, VIRGINIA 23519
PHONE: (800) 254-2000

KJB
ENGINEERING

INTERSTATE 40



DATE PLOTTED: 11/11/09
TIME: 10:00 AM
BY: JTB



SUBJECT SITE
1.60 Acres

SUBJECT SITE
2.02 Acres

11/11/09
JTB



SUBJECT SITE
1.6 Acres

SUBJECT SITE
2.02 Acres

Rodeway Inn
From \$65/night
on Rodeway Inn

Shell
Fuel That Delivers
Performance

EXXON
Exxon™ diesel
= go further™



Future multi-family development

DEMOGRAPHICS

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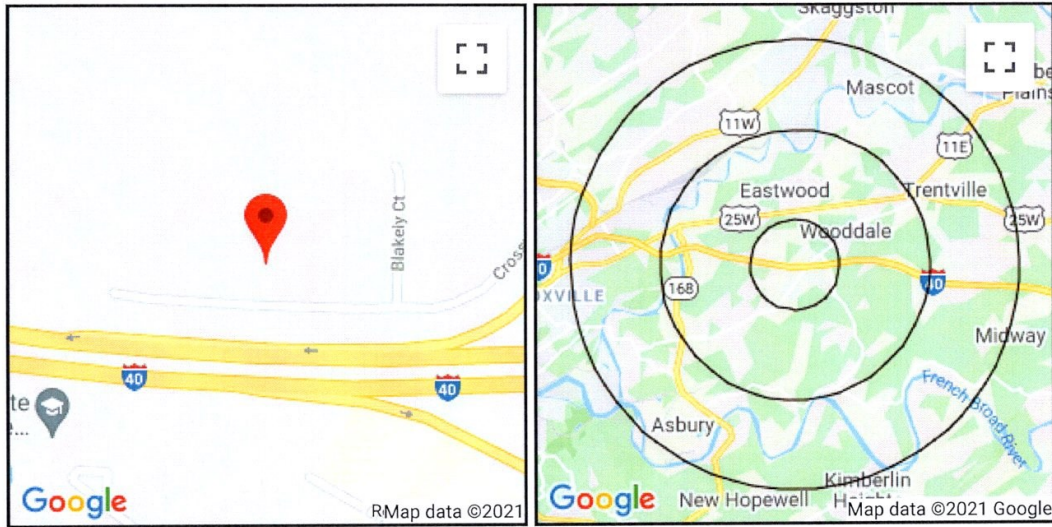
Executive Summary

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EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Latitude: 36° : 00' : 14"
Longitude: -83° : 46' : 48"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	450	5,409	22,758
Population (4/1/2000)	1,074	5,955	24,007
Population (4/1/2010)	1,695	7,618	26,235
Population (1/1/2020)	1,851	8,318	28,805
Population (1/1/2025)	1,887	8,494	29,402
Percent Growth (2020/2010)	9.20	9.19	9.80
Percent Forecast (2025/2020)	1.94	2.12	2.07
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	174	2,056	8,866
Households (4/1/2000)	439	2,386	9,865
Households (4/1/2010)	708	3,091	10,721
Households (1/1/2020)	774	3,380	11,786
Households (1/1/2025)	787	3,442	11,995
Percent Growth (2020/2010)	9.32	9.35	9.93
Percent Forecast (2025/2020)	1.68	1.83	1.77
GENERAL POPULATION CHARACTERISTICS			
Median Age	41.4	46.4	44.7
Male	858	4,058	14,031
Female	993	4,260	14,774
Density	467.2	322.0	328.6
Urban	1,781	3,805	15,012
Rural	70	4,513	13,793
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2020)	774	3,380	11,786

DEMOGRAPHICS

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Executive Summary

Families	514	2,469	8,350
Non-Family Households	260	911	3,436
Average Size of Household	2.39	2.46	2.44
Median Age of Householder	55.7	57.2	56.2
Median Value Owner Occupied (\$)	124,519	144,674	133,294
Median Rent (\$)	449	565	569
Median Vehicles Per Household	2.4	2.4	2.4

GENERAL HOUSING CHARACTERISTICS

Housing, Units	859	3,779	13,433
Housing, Owner Occupied	495	2,648	8,676
Housing, Renter Occupied	279	732	3,110
Housing, Vacant	85	399	1,647

POPULATION BY RACE

White Alone	1,647	7,542	23,367
Black Alone	116	457	4,113
Asian Alone	12	42	236
American Indian and Alaska Native Alone	4	38	82
Other Race Alone	33	79	325
Two or More Races	39	160	682

POPULATION BY ETHNICITY

Hispanic	57	166	679
White Non-Hispanic	1,622	7,485	23,127

GENERAL INCOME CHARACTERISTICS

Total Household Income (\$)	63,506,540	295,347,764	928,653,741
Median Household Income (\$)	67,115	69,830	62,104
Average Household Income (\$)	82,050	87,381	78,793
Per Capita Income (\$)	34,309	35,507	32,315

RETAIL SALES

Total Retail Sales (including Food Services) (\$000)	0	206,480	496,583
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	50,281.5	225,349.5	737,410.9
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	0	6,247	12,281
Establishments, Total (by Place of Work)	0	347	718

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	97	104	104
EASI Total Crime Index (US Avg=100; A=High)	171	101	102
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	1	5	16

Footnotes:

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All estimates are as of 1/1/2020 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031

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