

1400 COLLEGE PARK DR

COLUMBIA, TN

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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TABLE OF CONTENTS

04

INVESTMENT HIGHLIGHTS

05

INVESTMENT OVERVIEW

06

FINANCIAL OVERVIEW

07

AREA OVERVIEW



EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is excited to bring to market an exceptional acquisition opportunity in the growing market of Columbia, Tennessee. This ±46,250 SF facility was developed in 2003 and is positioned on a parcel consisting of over six acres. It is currently occupied by Department of Human Services (DHS) and the Tennessee Department of Children's Services (DCS) and there are only ±2.5 years remaining on the term. Upon expiration of the term, there is significant potential for a variety of different users. Through a handful of creative options, the facility may be suitable for a multitude of occupiers looking for strategic locations along the I-65 S corridor and within Maury County.

INVESTMENT HIGHLIGHTS

HIGH QUALITY FACILITY – This ±46,250 SF facility consists of a premier building that was developed in 2003 and since then has been professionally maintained.

STRATEGIC LOCATION – The property is positioned strategically in the Maury County submarket. Located on College Park Dr, this facility is less than nine miles away from Maury County Regional Airport and less than three miles from downtown Columbia.

GOVERNMENT LEASE – The Tennessee Department of Human Services (DHS) and the Tennessee Department of Children's Services (DCS) is operating in the premises and has ±2.5 years remaining on the term.

POTENTIAL FOR VARIOUS USERS – Upon the expiration of the current lease term, there is potential for a variety of uses and ability for renovations or modifications.

STRONG DEMOGRAPHICS – Within the surrounding 5-miles, the population is projected to grow steadily over the next 5 years, and boasts over \$517M in consumer spending. (Source:CoStar.com)



INVESTMENT OVERVIEW



\$5,495,000
PRICE

PROPERTY OVERVIEW

Address	1400 College Park Dr
City	Columbia
State	TN
Zip	38401
RBA	±46,250 SF
Land Area	±6.22 AC
Coverage	17%
Year Built	2003
Construction	Metal/Masonry

LEASE OVERVIEW

Tenant	State of Tennessee
Lease Expiration	12/30/2026
Rent/SF	\$10.85
Lease Type	MG
Options	None



AREA OVERVIEW



COLUMBIA, TN

Columbia, Tennessee, aka 'Muletown', is just south of Nashville, showcasing a classic Town Square and vibrant Main Street in a trendy downtown. Downtown Columbia is a classic, Southern downtown anchored by the iconic Courthouse on the town square. Columbia has the perfect mix of history blended with a modern, trendy vibe of shops, restaurants, breweries & tap rooms, and cool places to hang out with friends. Columbia has special events and festivals throughout the year like the city's long-time Mule Day celebration in April. If you're there on the first weekend of the month, be sure to check out First Fridays for live music on the square, inside and outside the shops. Adjacent to the beautiful downtown district is the emerging Columbia Arts District and the ancestral home of U.S. President James K. Polk. The scenic outdoors is highlighted by the Duck River that winds its way around the edge of downtown. The Duck River is notably the most ecologically diverse river in North America. Columbia promises good eats, great finds, live music and relaxing options for all. Coffee shops, vintage records, book store, pie shop, tap room, brewery, barber shops, spa, boutiques, antiques and vintage finds make it worth the trip.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	5,053	19,818	48,193
2023 Population	4,338	16,908	41,157
2020 Population	3,570	13,069	32,151
Annual Growth 2023-2028	3.3%	3.4%	3.4%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Population Projection	2,045	7,872	19,299
2023 Population	2,198	39,697	101,963
2020 Population	1,451	5,216	12,917
Annual Growth 2023-2028	3.3%	3.4%	3.4%

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$76,066	\$72,616	\$72,454

DRIVING DISTANCE FROM SUBJECT PROPERTY

- US-50.....1.7 Miles
- US-31.....3 Miles
- US-412.....3.6 Miles
- I-65.....14.6 Miles

SUBJECT PROPERTY



412

± 15,000 VPD

50

± 12,000 VPD

31

± 28,000 VPD



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1400 College Park Dr, Columbia, TN 38401 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

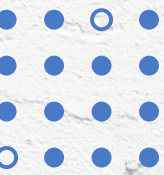
Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

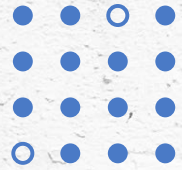
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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