

OFFERING MEMORANDUM

725 Highway 25-70 W | Dandridge (Jefferson County), TN



16.56± Acres with Income-Producing Warehouse | I-40 Exit 415

For Sale: \$1.75m

EXECUTIVE SUMMARY

Offered for sale is a high-visibility 16.56± acre commercial tract located directly at Interstate 40 – Exit 415 in Jefferson County, Tennessee, featuring a 9,450 square foot open-span metal warehouse that is 100% leased and generating \$8,500 per month (\$102,000 annually) in rental income.

The property combines immediate income with significant future development upside, as approximately 8–10 acres of additional land remain outside of the current lease, allowing a buyer to retain the existing tenant while developing or land-banking the balance of the site.

Positioned along Highway 25-70, a major east-west arterial and a primary feeder to Interstate 40, this site benefits from exceptional exposure to the millions of annual travelers visiting the Great Smoky Mountains National Park via Exit 407, located just 8 miles west. Ongoing commercial momentum along this I-40 corridor—anchored by Buc-ee's, expanding tourism infrastructure, and active planning for future sewer service—places this property at the forefront of Jefferson County's next growth interchange.

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10Commercial
PROPERTIES

PROPERTY OVERVIEW

- **Address:** 725 Highway 25-70 W, Dandridge, TN
- **Parcel ID:** 067 042.05
- **County:** Jefferson County, Tennessee
- **Total Land Area:** 16.56± acres
- **Zoning:** C-2 Commercial (Jefferson County)
- **Frontage:** Extensive frontage along Highway 25-70 with immediate access to I-40 Exit 415
- **Topography:** Gently rolling; substantial acreage cleared and graded with excellent interstate visibility

IMPROVEMENTS

Primary Warehouse

- **Size:** 9,450 SF
- **Construction:** Metal, open-span
- **Year Built:** 2012
- **Condition:** Good
- **Features:**
 - Large roll-up doors
 - Loading dock
 - High clear heights suitable for industrial, contractor, or service use
 - Large paved drive and turnaround area accommodating semi-trucks and heavy equipment

Additional Structures

- **Pole Barn:** Approx. 1,800 SF (ancillary storage)
- **Canopy / Yard Improvements:** Supporting outdoor storage and vehicle operations

UTILITIES

- **Water:** Public
- **Electric:** On-site
- **Sewer:** Currently septic
- **Future Sewer Outlook:**
 - Jefferson County and local municipalities have publicly discussed planned sewer expansion to Exit 415, significantly enhancing future development potential for hospitality, retail, and higher-density commercial uses.

LEASE & INCOME SUMMARY

- **Tenant:** Established industrial / contractor-oriented business
- **Lease Type:** Net lease structure
- **Current Rent:** \$8,500 per month
- **Annual Income:** \$102,000
- **Lease Coverage:**
 - Lease applies only to the warehouse and designated yard/parking area
 - Remaining acreage is not encumbered, preserving development flexibility

This structure allows a buyer to maintain uninterrupted income while independently pursuing pad development, land subdivision, or future commercial expansion on the excess land.

LOCATION & MARKET CONTEXT

- **Interstate Access:** Immediate proximity to I-40 Exit 415
- **Regional Driver:**
 - Exit 407 (Buc-ee's / Sevierville) — approx. 8 miles west
 - One of the most heavily trafficked gateways to the Great Smoky Mountains National Park, which welcomes millions of visitors annually
- **Traffic Exposure:**
 - Highway 25-70 and I-40 serve both tourism traffic and regional freight movement
- **Growth Trajectory:**
 - Strong eastward expansion pressure from Sevier County
 - Increasing commercial land absorption along the I-40 corridor

HIGHEST & BEST USE

- Interim income-producing industrial property
- Contractor or service hub with excess land
- Future hotel, retail, or mixed-use development (subject to sewer availability)
- Long-term land hold at a growing interstate interchange

INVESTMENT THESIS

This asset presents a rare opportunity to acquire a cash-flowing interstate property with surplus development land in a corridor experiencing sustained tourism-driven and commercial growth. Buyers benefit from:

- Immediate income stability
- Flexibility to phase development
- Upside tied to infrastructure expansion
- Scarcity of comparable interstate-fronting tracts of this size

PRICING & OFFERING TERMS

- **Offered Individually:** Yes
- **Pricing:** \$1.75m
- **Sale Structure:** Fee simple interest

CONFIDENTIALITY & DISCLAIMER

All information contained herein is deemed reliable but not guaranteed and should be independently verified by prospective purchasers. This offering is subject to prior sale, errors, omissions, or withdrawal without notice.

For additional information, site plans, or to schedule a private tour, please contact:

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