



US-64 & I-24 Interchange

PELHAM, TN 37366

PRESENTED BY:

KYLE ROBESON

C: 843.412.5391

kyle.robesson@svn.com

TN #361043

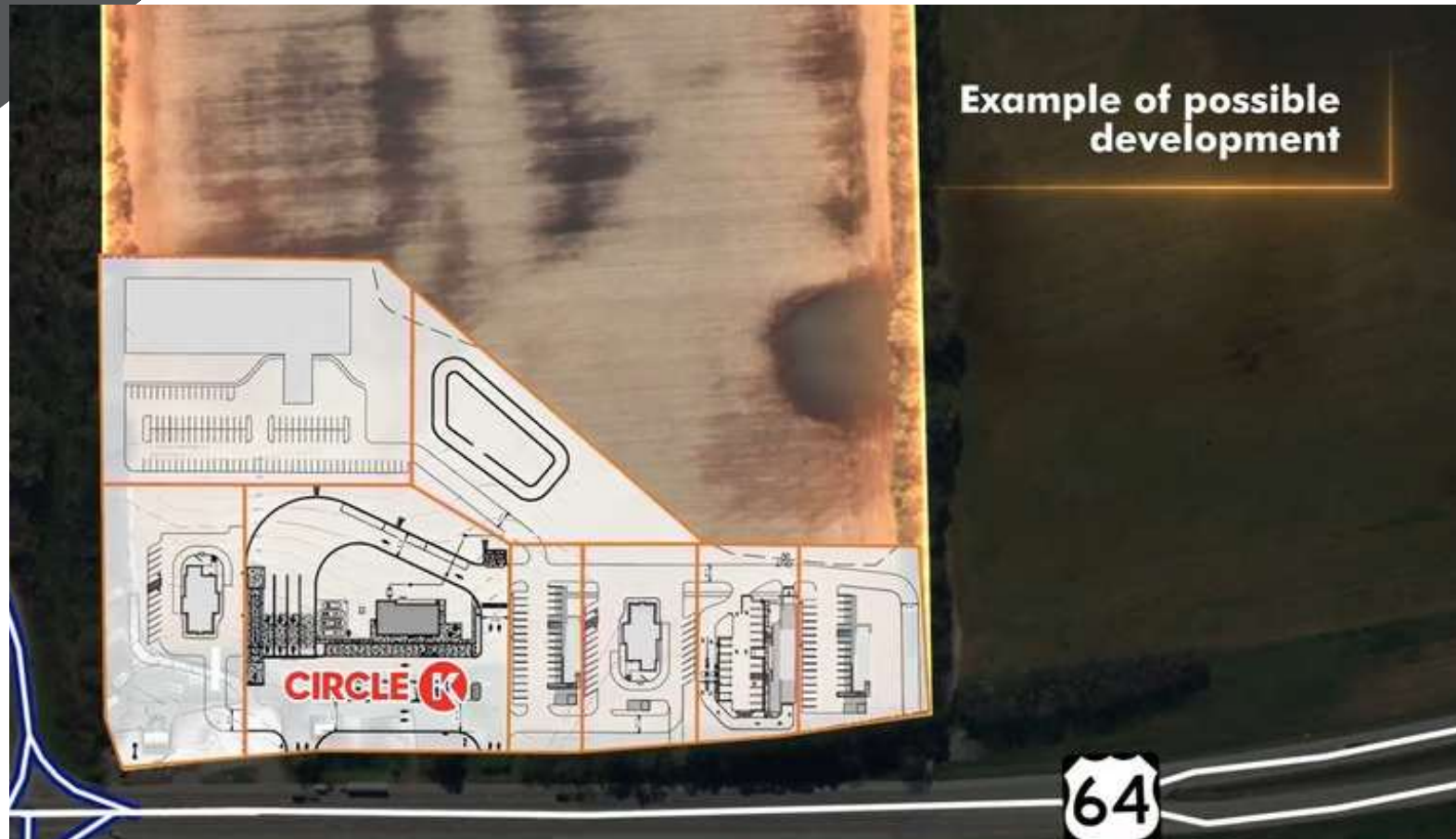
Property Summary

SVN Accel CRE is excited to offer 25+ acres of premium developable land located in the southwest quadrant at the US-64 & I-24 interchange. Strategically located directly off of I-24, the main transportation artery connecting Chattanooga to Nashville. This interchange is a natural stopping point for travelers, truckers, and commuters.

Ideal uses include convenience retail, quick service restaurants, hospitality and all trucking services. Unlike exits closer to Murfreesboro or Manchester, the Pelham exit is less developed and thus, offers less direct competition. Only minutes away is The Caverns (a major underground music venue in Pelham). It draws thousands of visitors annually. This area also has outdoor recreation appeal (South Cumberland State Park, Fiery Gizzard trailheads and Grundy Forest).

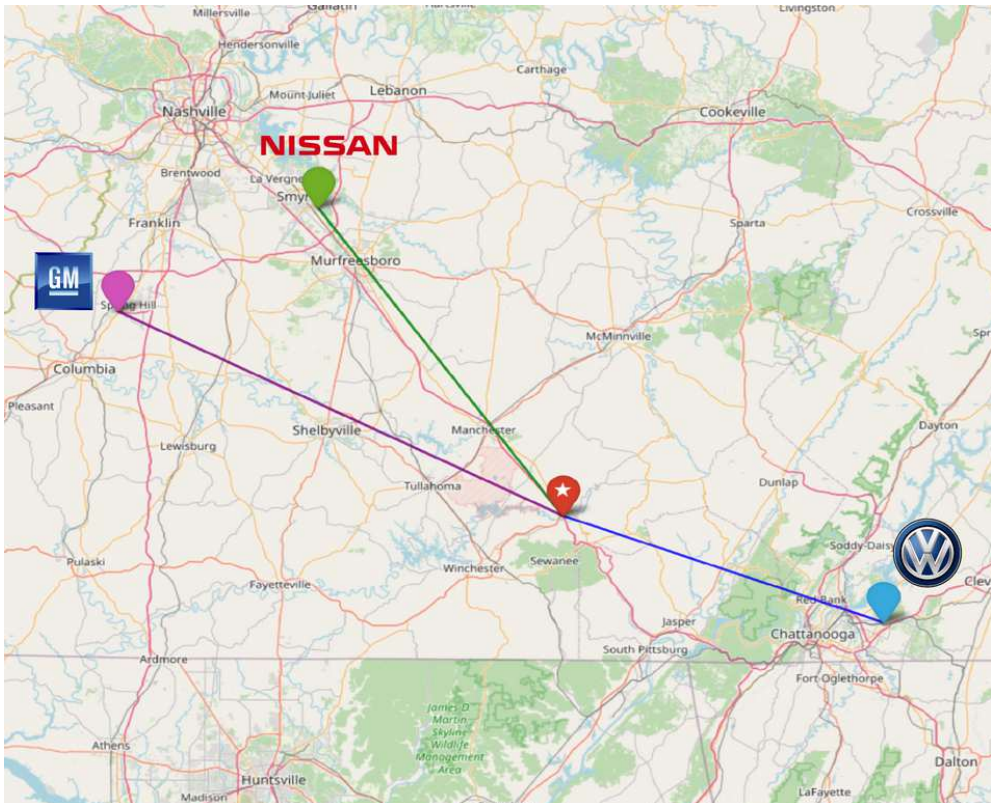


Development Opportunities



Quick Service Restaurants (QSR) ~ Hotel ~ Car/Truck Wash ~ Liquor Store ~ Coffee Shop ~ Bank ~ Automotive/Truck Service ~ Overnight Parking/Trailer Storage

WHY I-24 MATTERS TO THE AUTO INDUSTRY



1. Geographic position

- I-24 runs northwest-southeast from Nashville through Murfreesboro, Chattanooga, and into Georgia, linking two bigger interstates:
 - I-65 (Nashville) → connects to the Midwest auto supply chain (Indiana, Kentucky, Ohio).
 - I-75 (Chattanooga/Georgia) → connects to Atlanta, Detroit corridor, and Florida markets.
 - I-40 (Nashville) → runs east-west across the South, connecting suppliers from Memphis to Knoxville.
→ So I-24 is a connector corridor between major auto hubs.

2. Proximity to OEM plants

Along or near I-24 are several major automotive facilities:

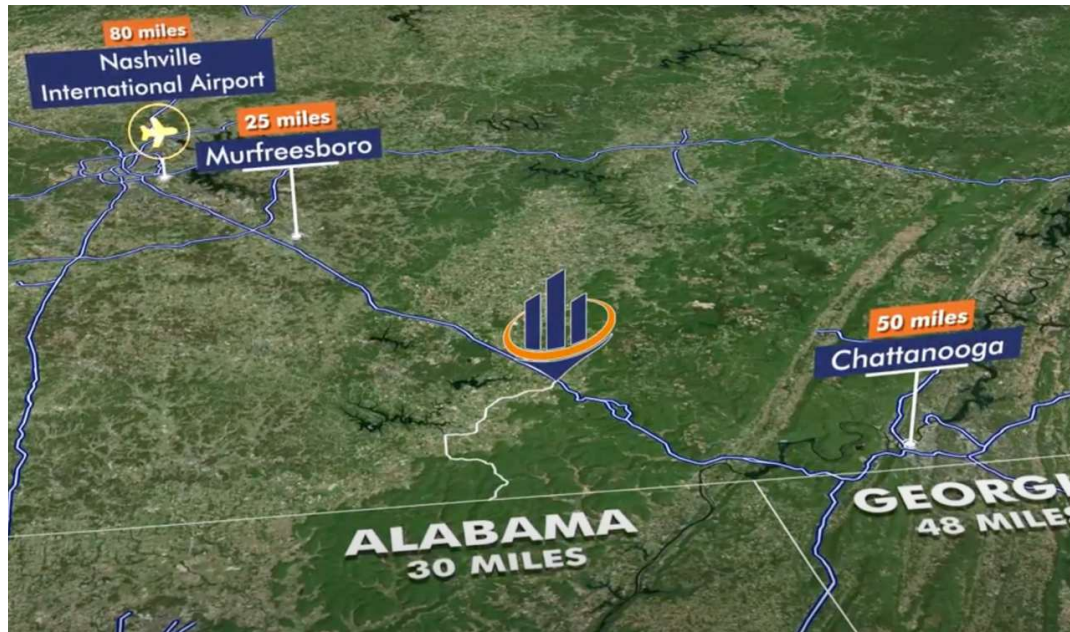
- Nissan Smyrna (just off I-24, one of the largest auto plants in North America).
- Volkswagen Chattanooga (I-24 to I-75 south).
- GM Spring Hill (a short hop via I-840 off I-24/I-65).
- Dozens of tier-1 and tier-2 suppliers clustered along the I-24 corridor in Murfreesboro, Manchester, and Tullahoma areas.

3. Supplier network

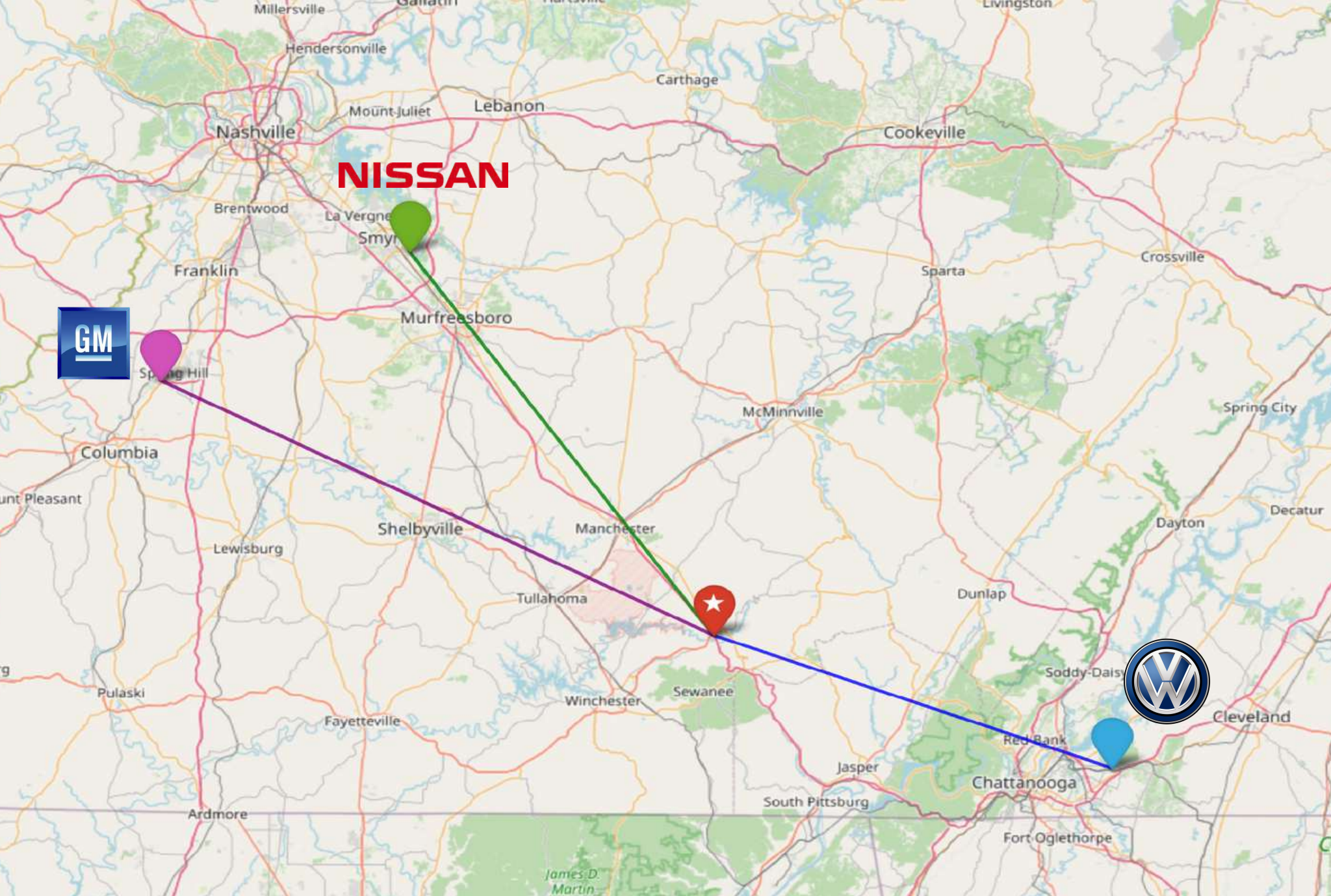
- The “Southern Automotive Corridor” includes Tennessee, Alabama, Georgia, Kentucky, Mississippi, and South Carolina.
- I-24 is a feeder route that moves parts and finished vehicles between plants and suppliers. For example, trucks regularly run between Smyrna (Nissan) and Chattanooga (Volkswagen) using I-24.

4. Freight volume

- TDOT and FHWA classify I-24 as a “primary freight corridor” because of its role in regional goods movement.
- High truck percentages are common — especially between Nashville ↔ Murfreesboro ↔ Chattanooga.



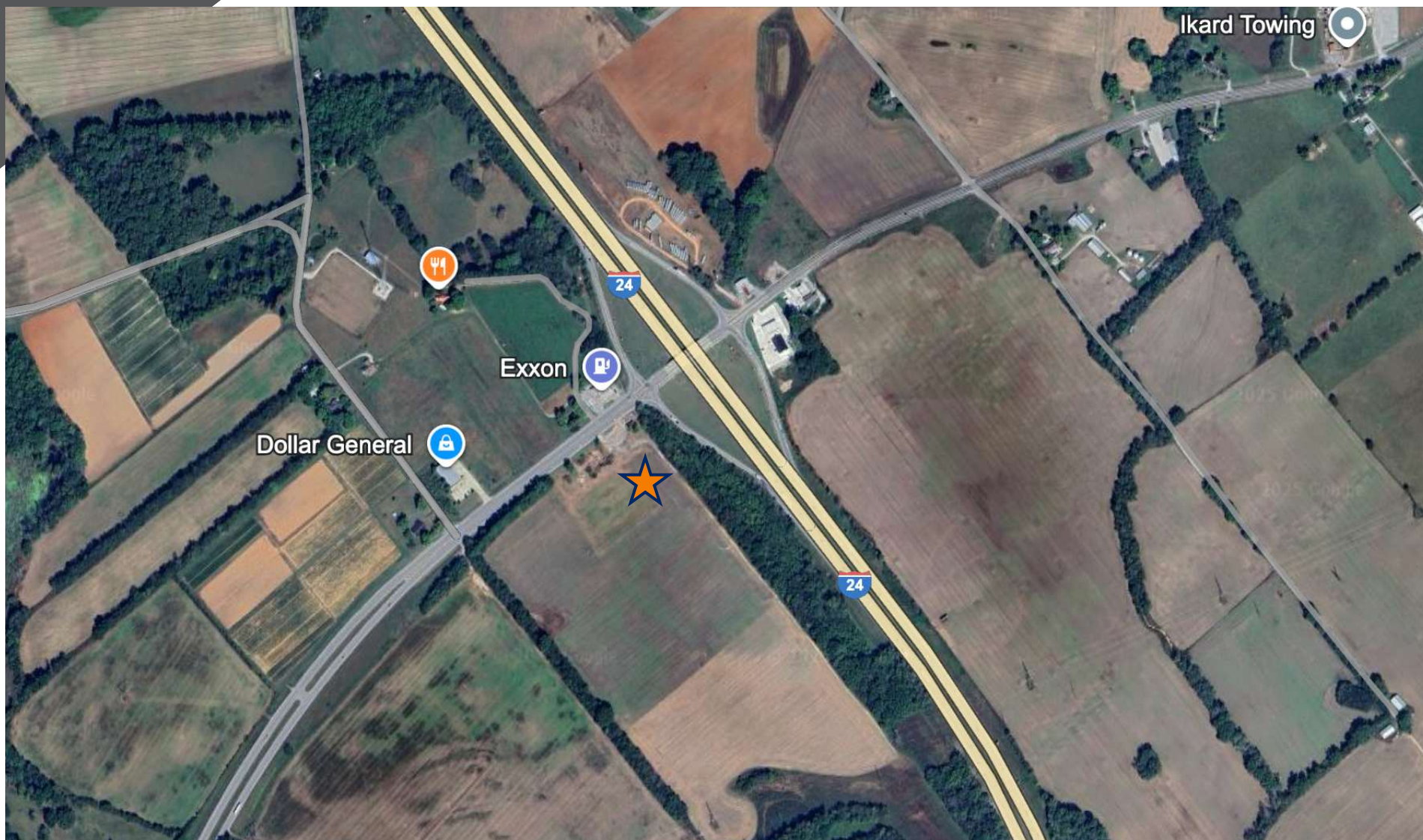
I-24 is strategically important for the automotive industry because it runs directly through Nissan Smyrna and connects to Volkswagen Chattanooga, while tying into the broader Southern Automotive Corridor. If you're looking at logistics, warehousing, or supplier services, being off I-24 (like in Pelham) definitely puts you in the automotive supply chain's orbit.



PROPERTY PHOTOS



Location Map

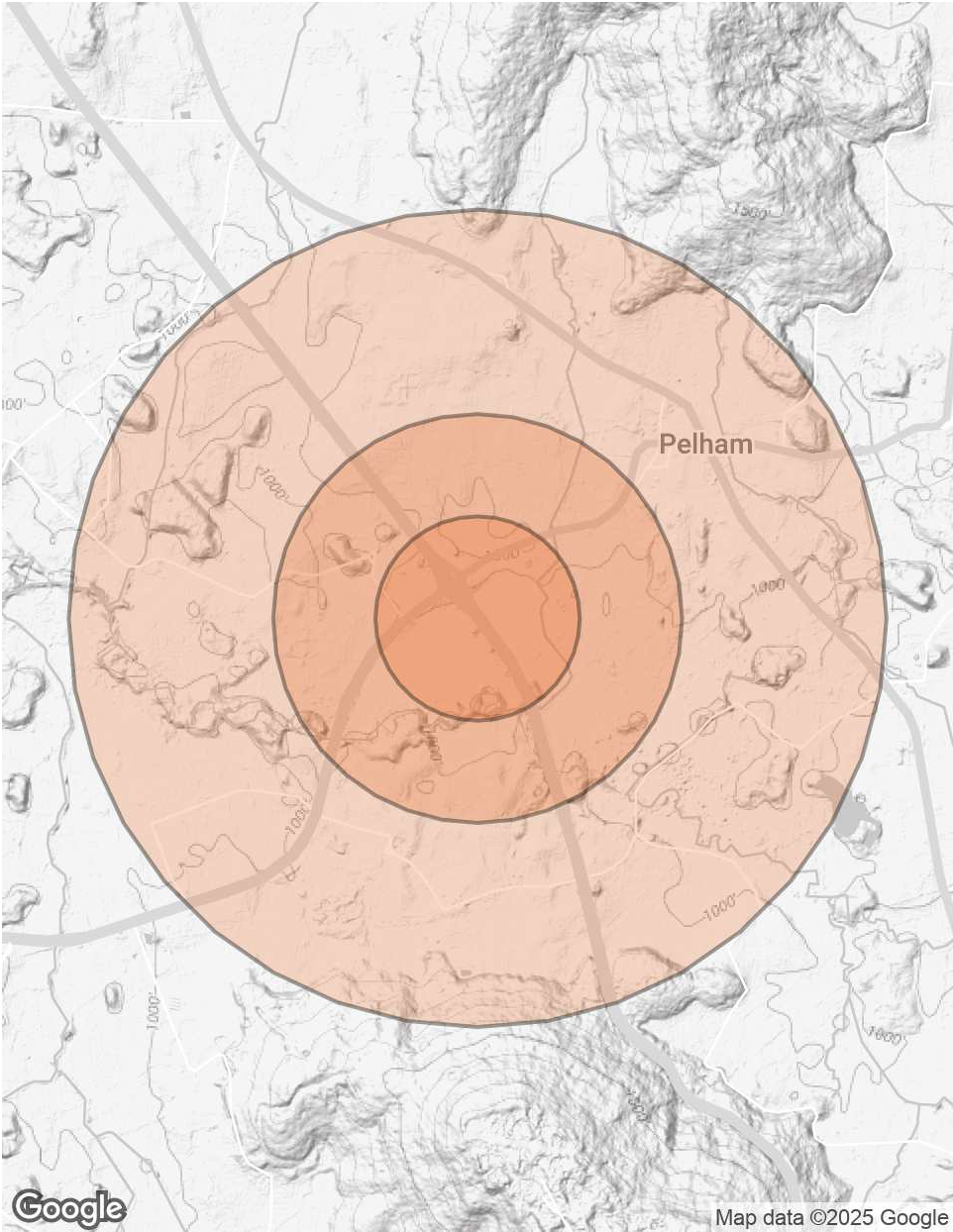


DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.5 MILES | 1 MILE | 2 MILES |
|----------------------|-----------|--------|---------|
| TOTAL POPULATION | 7 | 71 | 492 |
| AVERAGE AGE | 45 | 44 | 44 |
| AVERAGE AGE (MALE) | 44 | 43 | 43 |
| AVERAGE AGE (FEMALE) | 45 | 45 | 45 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 2 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3 | 28 | 195 |
| # OF PERSONS PER HH | 2.3 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$84,674 | \$81,451 | \$80,171 |
| AVERAGE HOUSE VALUE | \$227,163 | \$234,843 | \$245,842 |

Demographics data derived from AlphaMap





KYLE ROBESON

Advisor

kyle.robeson@svn.com

Direct: **615.671.4544** | Cell: **843.412.5391**

TN #361043

PROFESSIONAL BACKGROUND

My real estate experience started in my early twenties when I became an outside sales manager for a building supply company in Illinois. Having learned as much as I could about the construction industry, I then took that knowledge to the field of appraising. I was a Certified Real Estate Appraiser for 12 years and owned and operated my own appraising firm in Charleston, SC. Additionally, I am a real estate investor, owning both a flipping company and long-term holding company. After relocating to Nashville, TN in 2021, I decided to become a commercial real estate agent so I could follow my passion of working with fellow entrepreneurs. I really enjoy helping entrepreneurs find solutions to their commercial real estate needs. I bring my 20 years of real estate experience into every transaction, making me uniquely qualified to be an advisor/advocate for my clients. I am honored to serve my clients with their commercial real estate needs, while building long-lasting relationships.

MEMBERSHIPS

National Association of Realtors
Greater Nashville Association of Realtors
CCIM
CCIM of Middle Tennessee
ICSC
IBBA

SVN | Accel Commercial Real Estate

7003 Chadwick Dr Suite 111
Brentwood, TN 37027



Collective Strength, Accelerated Growth

7003 CHADWICK DR
SUITE 111
BRENTWOOD, TN 37027



[HTTPS://ACCELCRE.COM](https://www.accelcre.com)