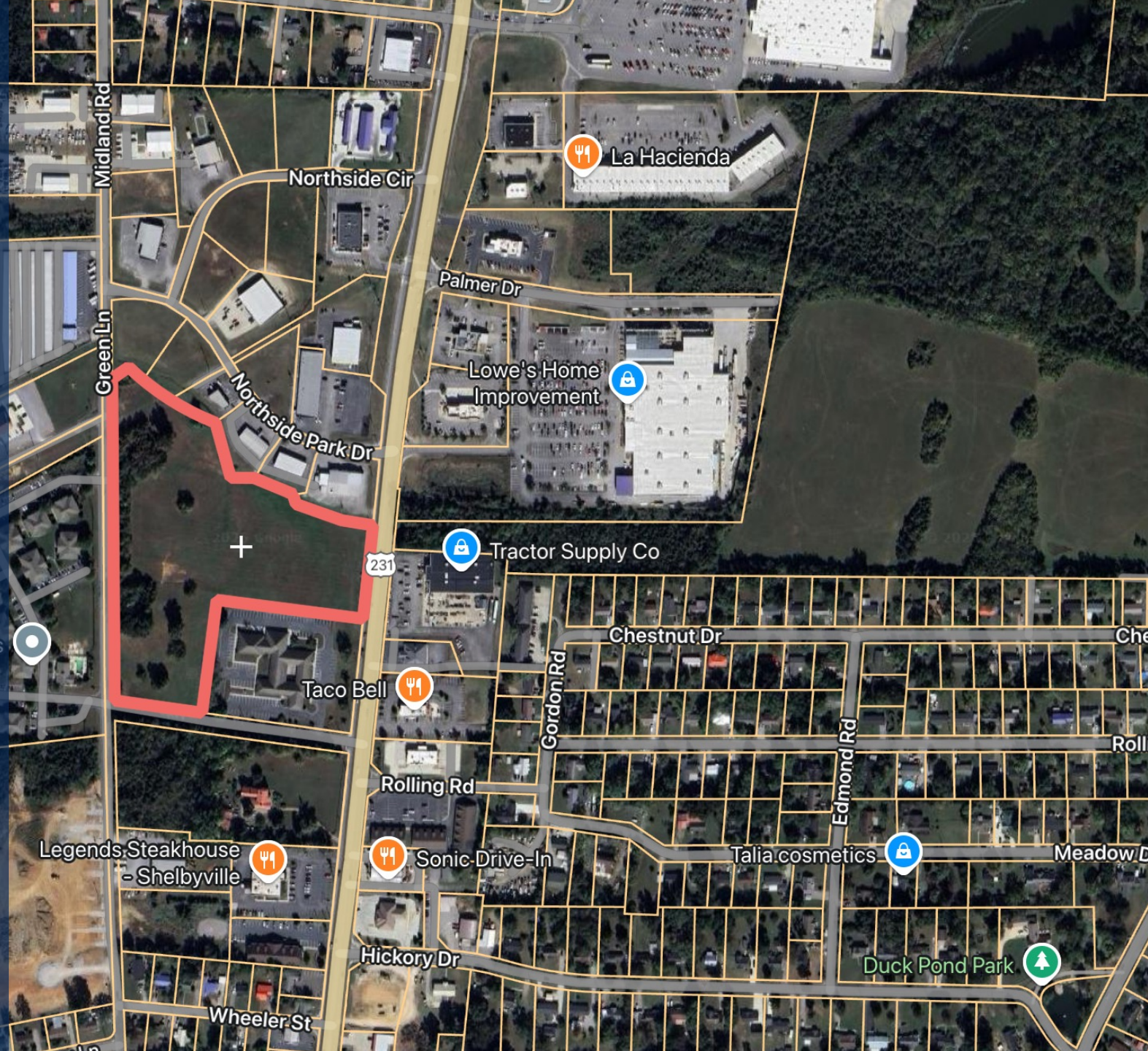


Nashville-Davidson-
Murfreesboro-Franklin MSA
SHELBYVILLE, TN

OFFERING MEMORANDUM

10.15 +/- ac.
35.508461, -86.458335





BROKER DISCLOSURE AND CONFIDENTIALITY

Your receipt of this Offering Memorandum ("OM") constitutes your acknowledgement that it is to be held in the strictest confidence and to be used to determining whether you desire to express interest in the acquisition of the Property described here in. In order to share this information with others, you must first obtain written authorization from Bill Poole Realty, LLC ("BPR"). Additionally, you shall not use any part of this in any manner detrimental to the Owners of the Property or BPR.

This OM contains information which is not purported to be all-inclusive or contain all the information one would need to evaluate the Property. The OM information has been obtained from sources deemed to be reliable but has not been verified for accuracy or completeness for any purpose and is not, in any way, warranted by the Owners of the Property or BPR.

All references to property dimensions, square-footage calculations and acreage or any other measurements are approximations. All information is presented "as-is" without representation or warranty. You are advised to obtain advise from independent sources to verify Property title, dimensions, calculations, conditions, and completeness of all information contained herein. Any reliance on the content of this OM is solely at your own risk.

The Owners expressly reserves the right, to reject any or all expressions of interest or offers to purchase the Property

KEY POINTS

RFCU DEVELOPMENT- SHELBYVILLE, TN

- RFCU Development is in the fast-growing community of Shelbyville, Bedford County, TN, part of Nashville-Davidson-Murfreesboro-Franklin MSA.
- The Nashville-Davidson--Murfreesboro--Franklin MSA is the most populated metro area in Tennessee.
- The property is located on North Main Street (Hwy 231).
- This development is in the commercial path of progress with +/- 287' feet of frontage along North Main Street (Hwy 231).
- Numerous national brands are in the area and additional projects are underway.
- Easy access to Hwy 231 makes the property easily accessible to the local market, commuters, and travelers.
- The property is well positioned for commercial redevelopment with a full access along the 287' +/- feet of road frontage on Hwy 231.

PROPERTY HIGHLIGHTS

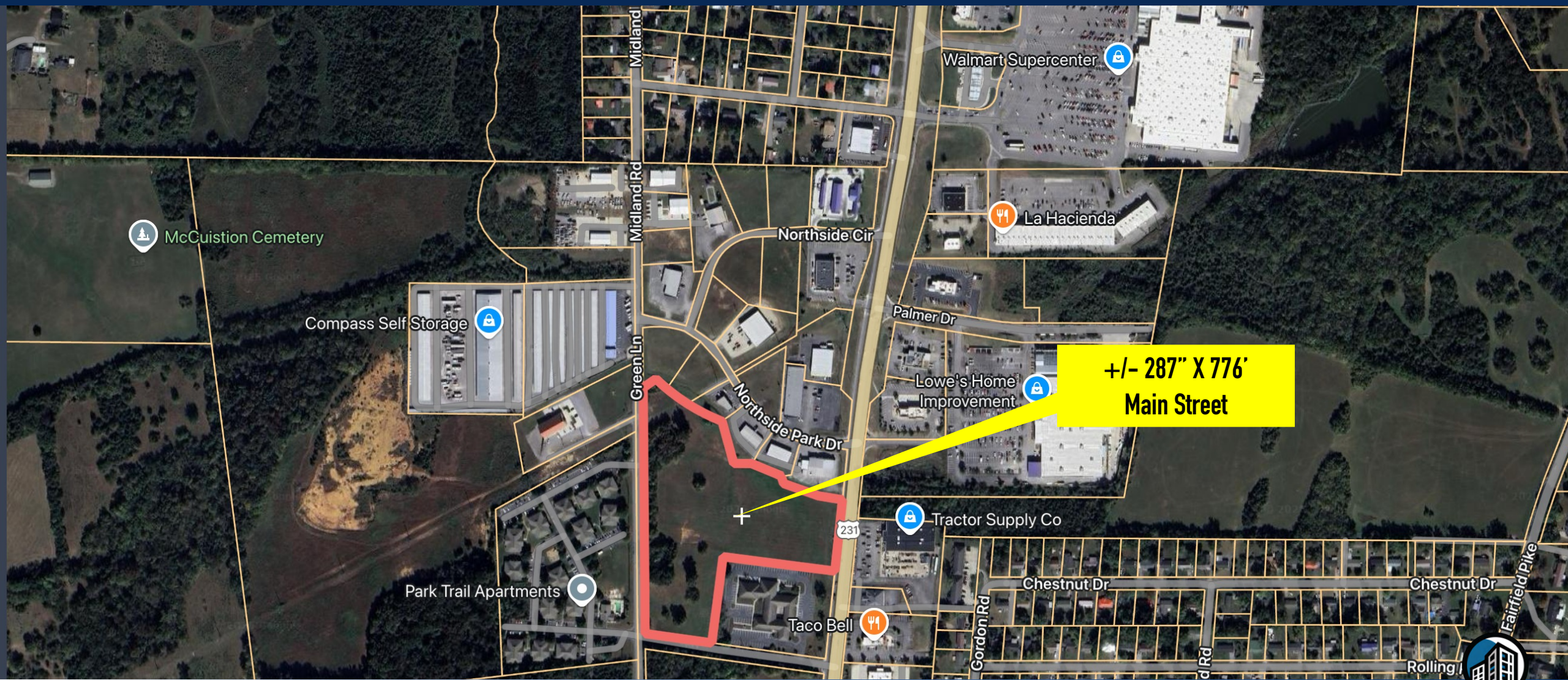
- Flat topography
- Full access
- 26,074 VPD
- 287' +/- feet North Main Street (Hwy 231) frontage
- Zoned C2
- Multiple Major national brands in the area
- Grocery/Retail opportunity

TRAVEL DISTANCE: MILES

- Shelbyville City Park 0.3 miles
- Shelbyville Depot 0.6 miles miles
- Shelbyville Public Library 0.7 miles
- Shelbyville City Park 0.8 miles
- Shelbyville Courthouse 0.9 miles
- Shelbyville Public Library 1.1 miles
- Shelbyville City Park 1.2 miles
- Shelbyville Recreation Center 1.3 miles
- Shelbyville Public Library
- Shelbyville City Hall 1.2 miles

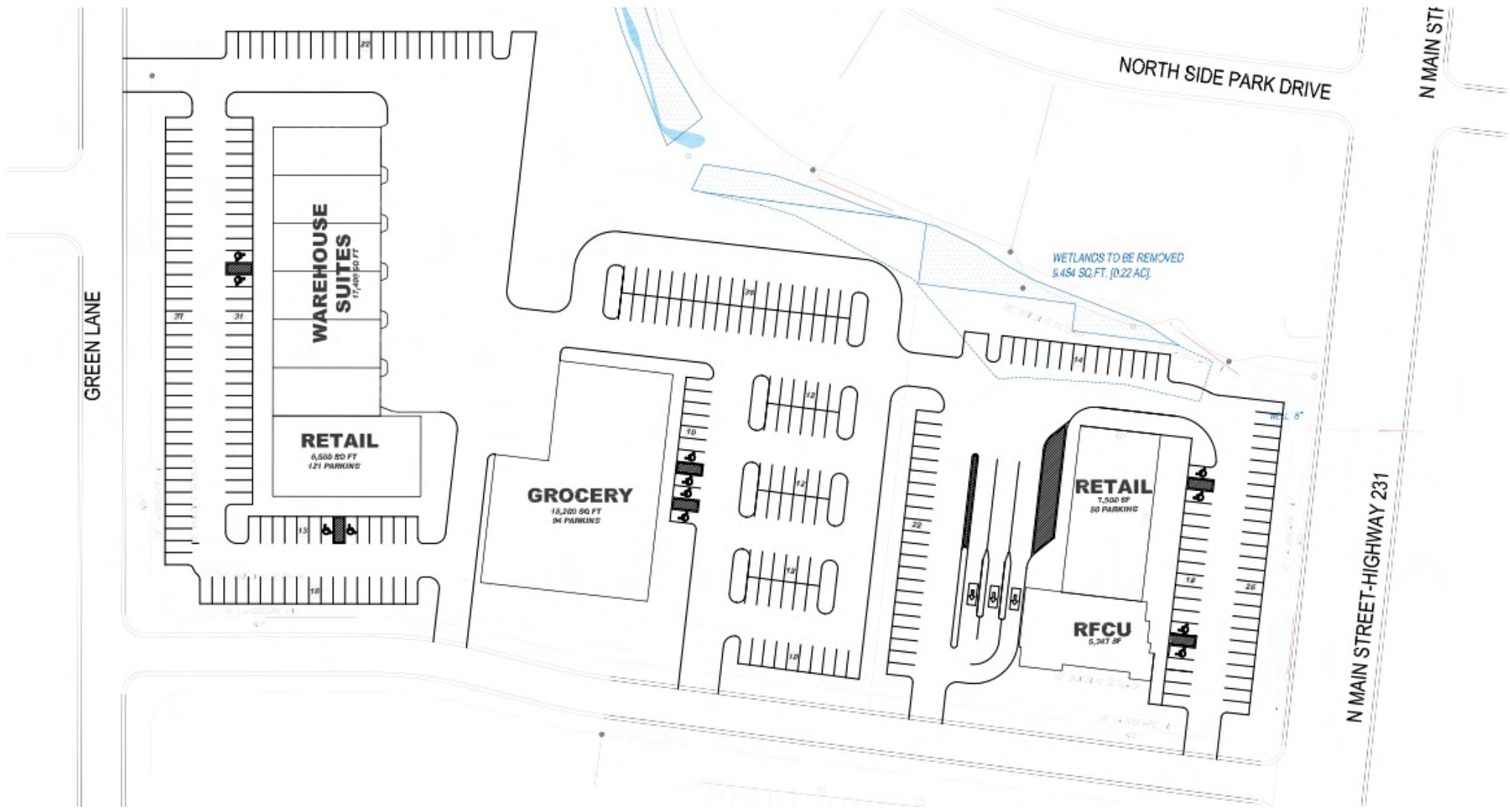
SITE DIMENSIONS

RFCU DEVELOPMENT- SHELBYVILLE, TN



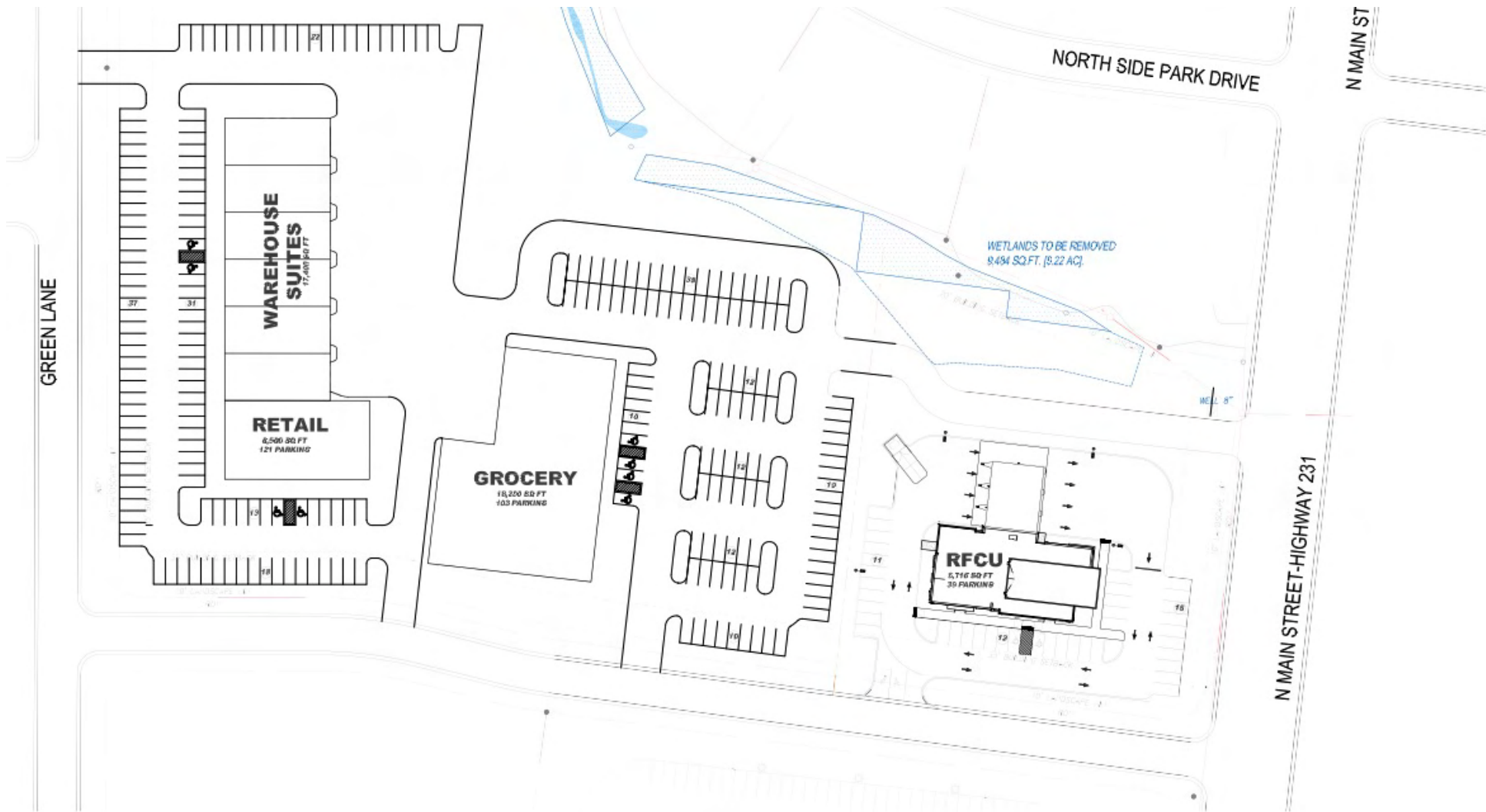
PROPOSED SITE PLANS

RFCU DEVELOPMENT- SHELBYVILLE, TN



PROPOSED SITE PLANS

RFCU DEVELOPMENT- SHELBYVILLE, TN






















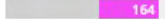
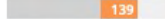
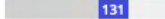









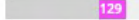
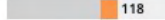
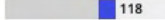








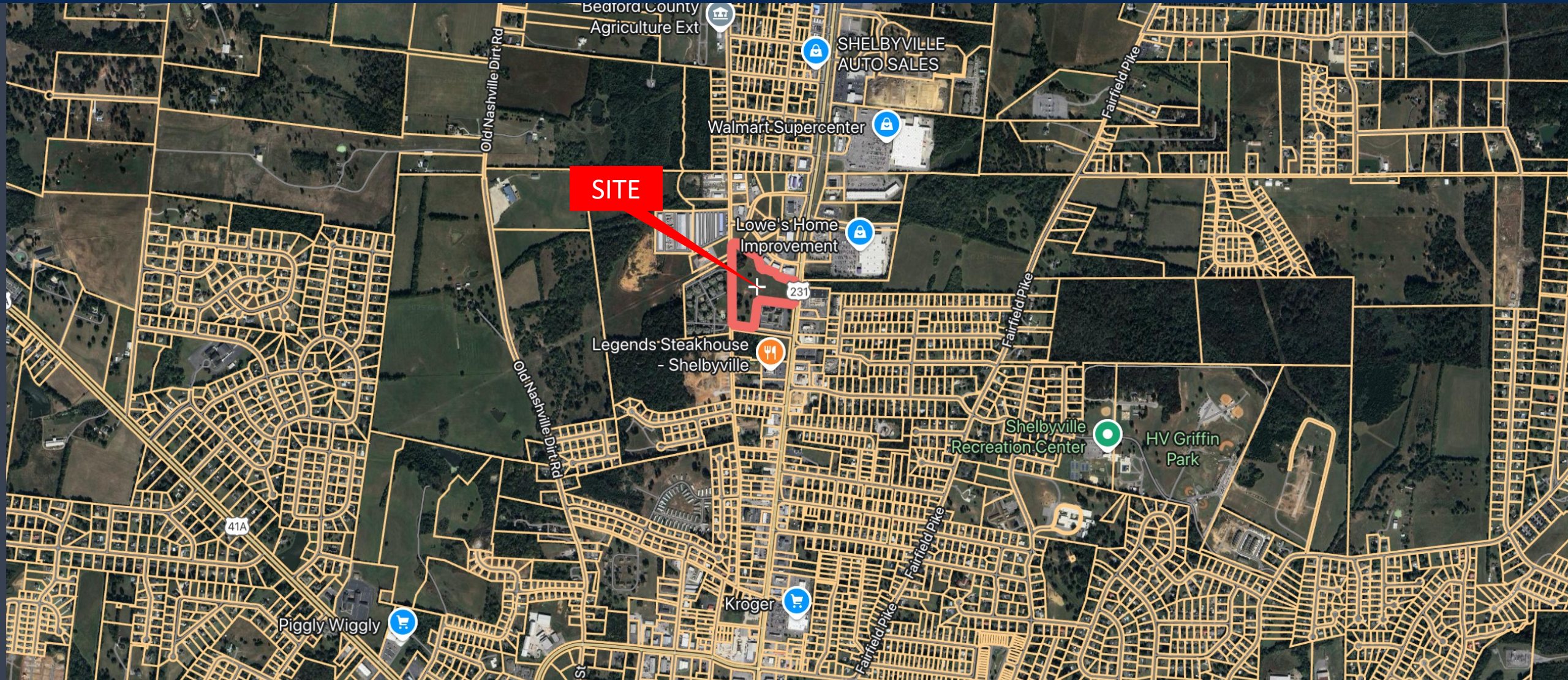
RFCU DEVELOPMENT- SHELBYVILLE, TN



DEMOGRAPHICS

RFCU DEVELOPMENT- SHELBYVILLE, TN

Search Group or Attribute	3 Mile	5 Mile	7 Mile
Overview			
Population	26,488	31,714	37,577
Households	9,499	11,461	13,574
Persons per Household	2.72 	2.71 	2.7 
Household Median Income	\$56,720.16 	\$58,369.1 	\$59,828.92 
Household Median Disposable Income	\$51,409.83 	\$52,795.85 	\$54,083.87 
Household Median Discretionary Income	\$34,623.91 	\$36,068.27 	\$38,041.91 
Average Income Per Person	\$25,384.02 	\$27,071.32 	\$28,096.07 
Median Rent	\$985.43 	\$981.74 	\$990.67 
Median House Value	\$301,430.35 	\$313,708.88 	\$320,938.27 
Households in Poverty	1,969 (20.7%) 	2,019 (17.6%) 	2,248 (16.6%) 
Household Median Wealth	\$54,005.02 	\$59,382.68 	\$63,786.75 
Average Age	37.13 	37.79 	38.34 
Median Age	33.98 	35.72 	36.41 
Households with Children	3,284 (34.6%) 	3,622 (31.6%) 	4,299 (31.7%) 
High School Graduate or Higher	13,450 (79.8%) 	16,623 (81.2%) 	20,447 (83.2%) 
Bachelor's Degree or Higher	2,115 (12.5%) 	2,856 (14%) 	3,721 (15.1%) 
Pop density (per sq mi)	646	478	269
Area (based on blockgroups)	41	66	140



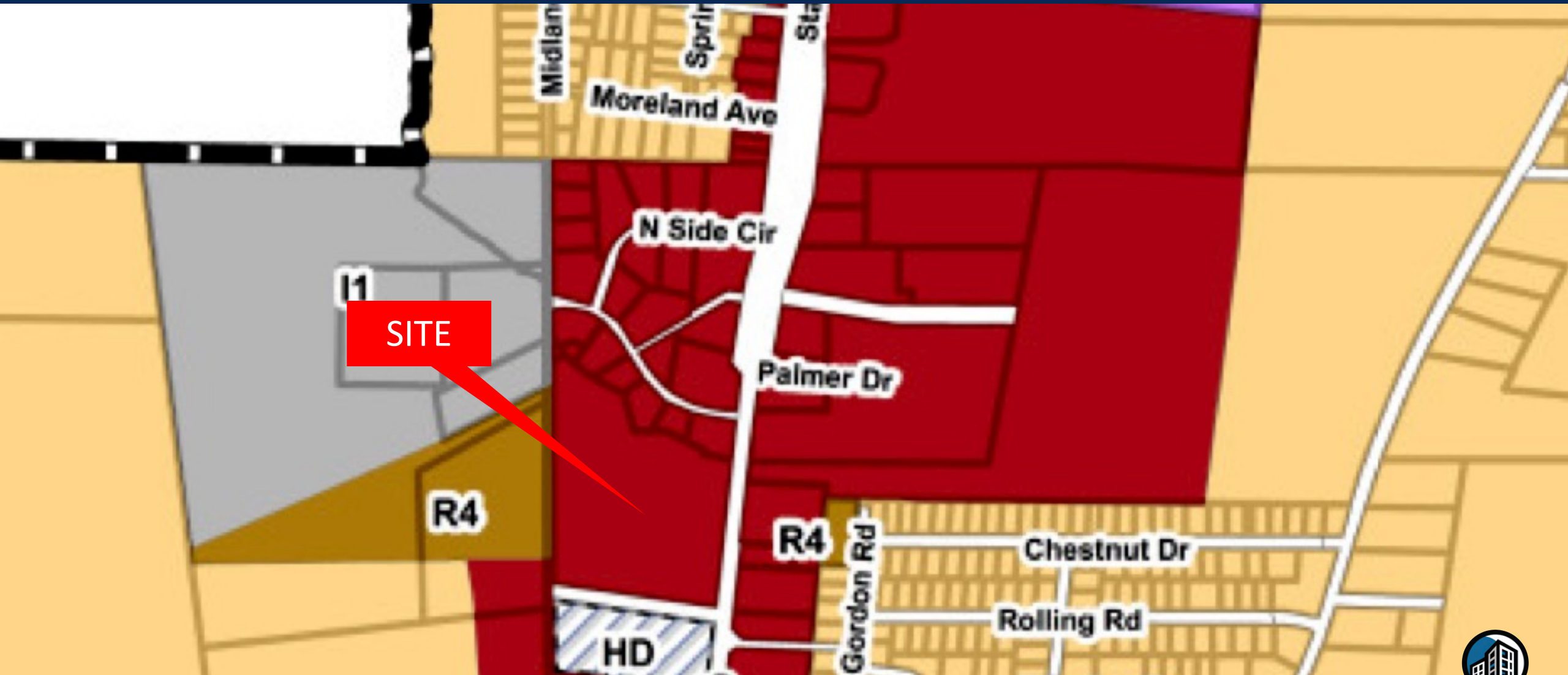
TRAFFIC VPD

RFCU DEVELOPMENT- SHELBYVILLE, TN



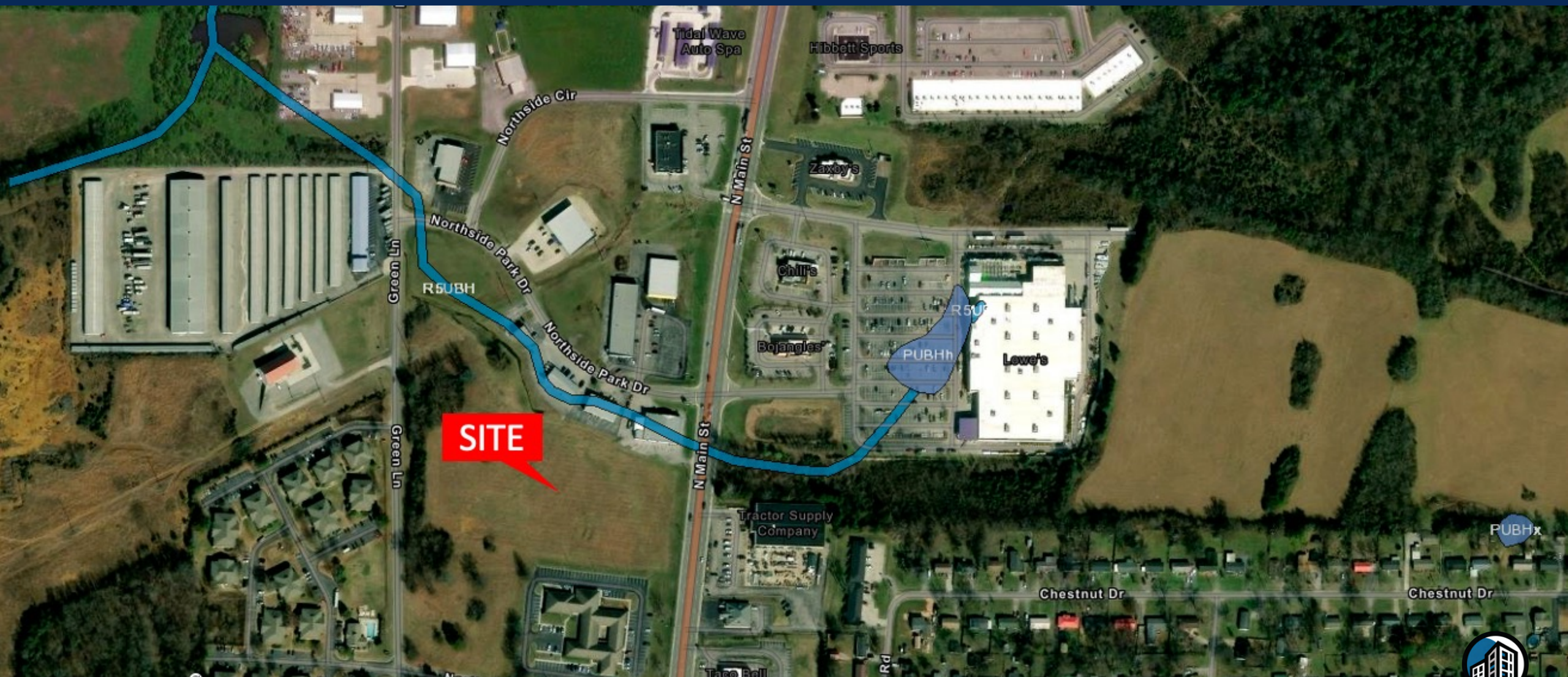
ZONING C2, (I1, R4 ADJACENT)

RFCU DEVELOPMENT- SHELBYVILLE, TN



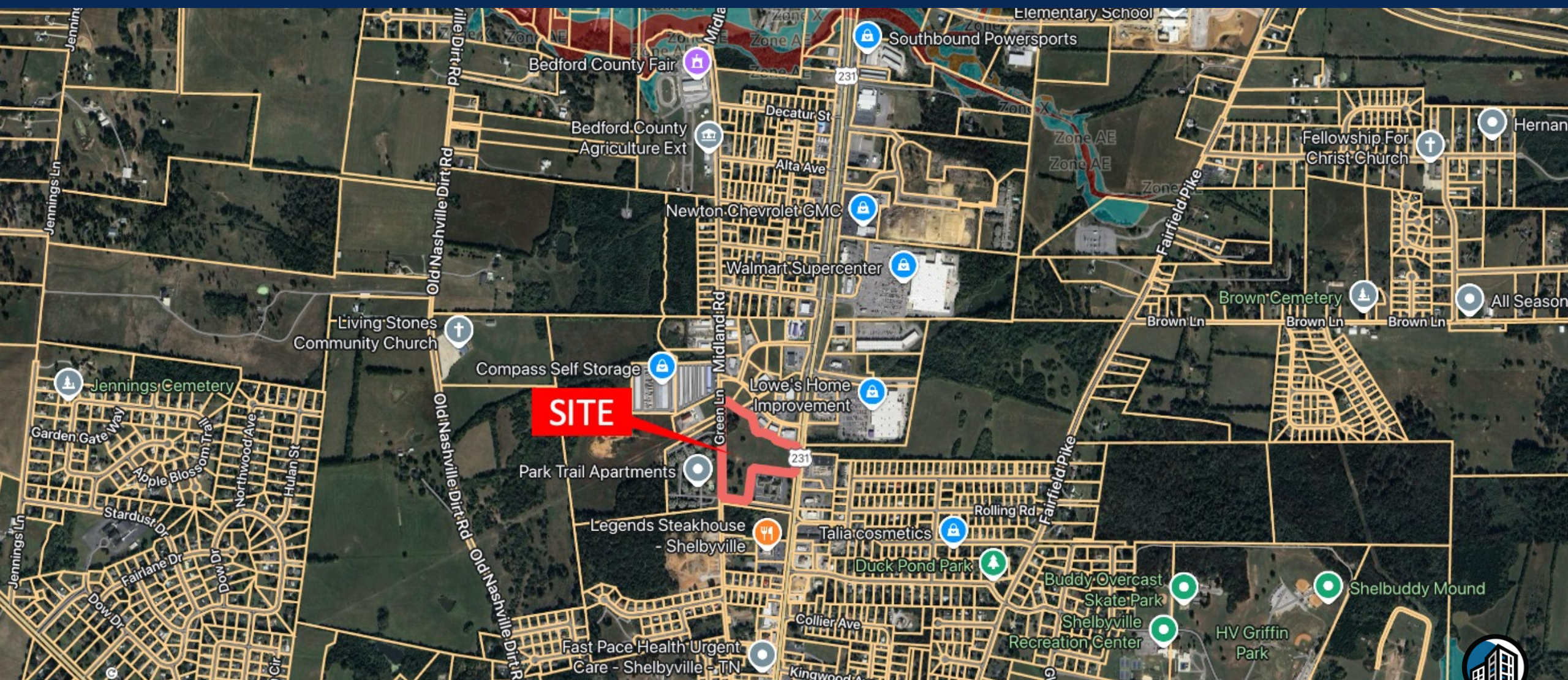
WETLANDS

RFCU DEVELOPMENT- SHELBYVILLE, TN



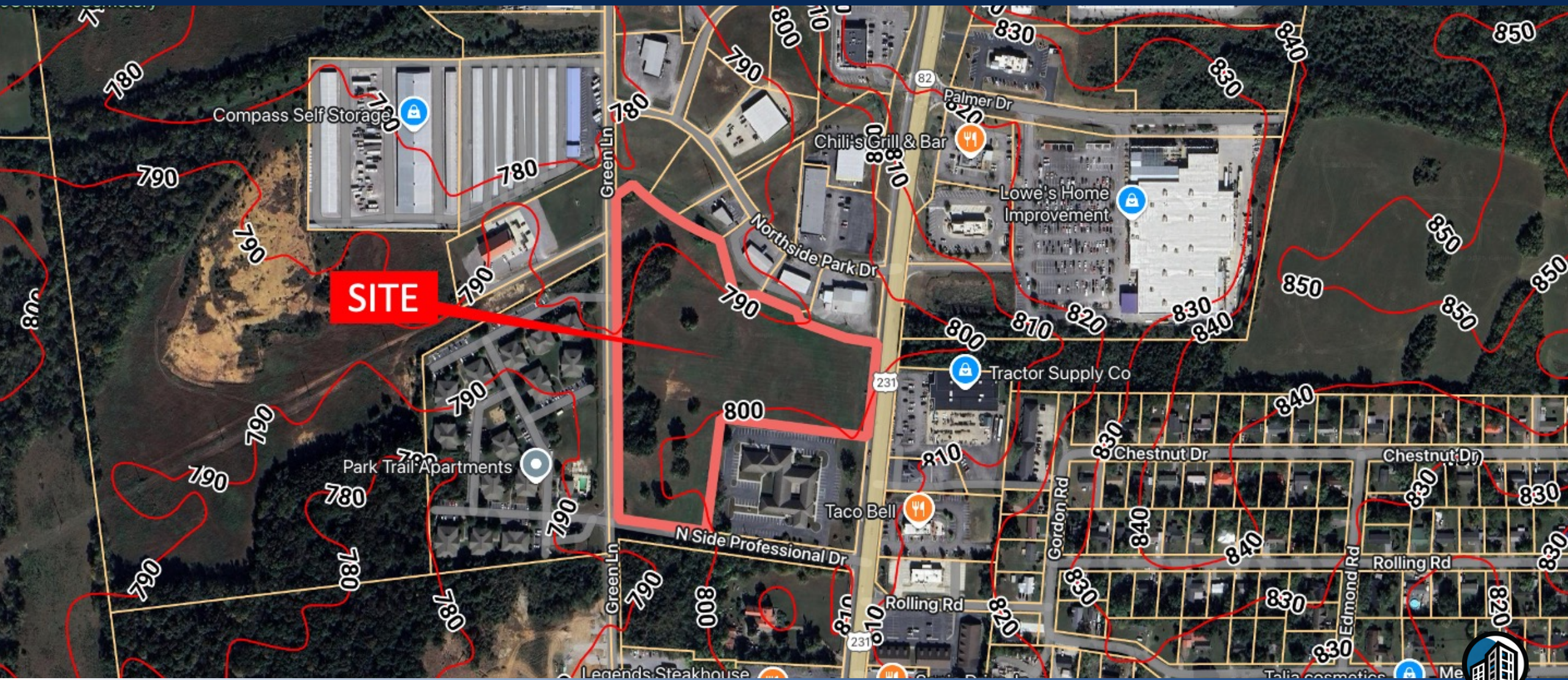
FLOODWAY

RFCU DEVELOPMENT- SHELBYVILLE, TN



TOPOGRAPHY

RFCU DEVELOPMENT- SHELBYVILLE, TN



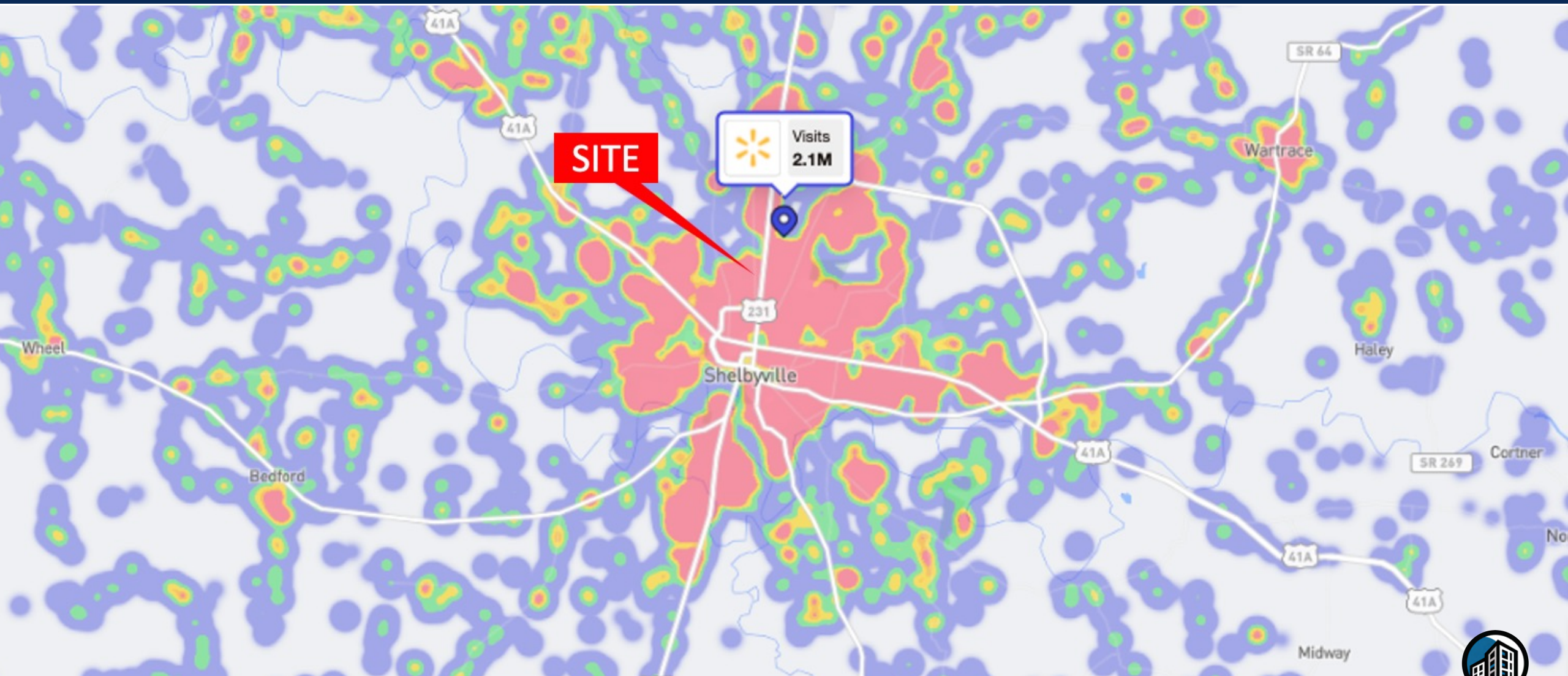
MARKET COMPETITORS

RFCU DEVELOPMENT- SHELBYVILLE, TN



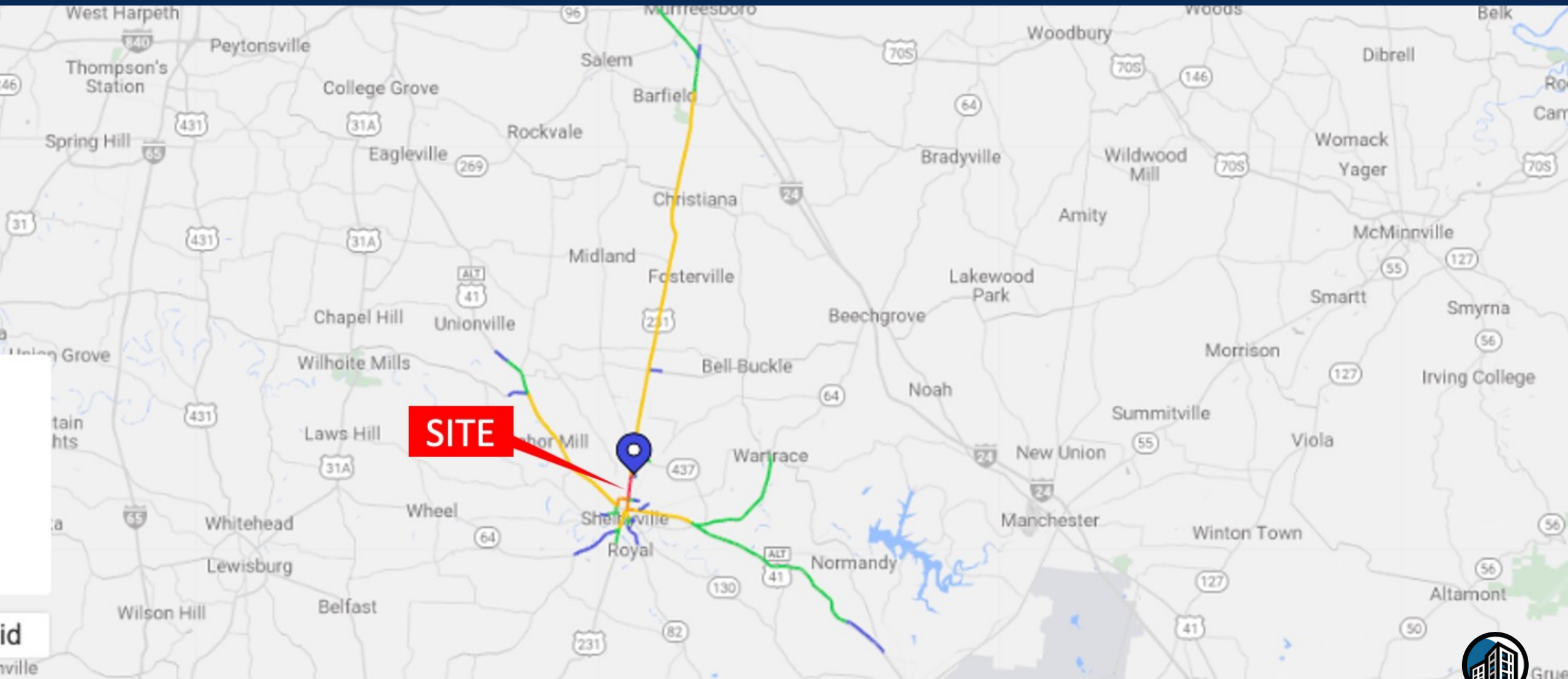
WALMART TRADE AREA

RFCU DEVELOPMENT- SHELBYVILLE, TN



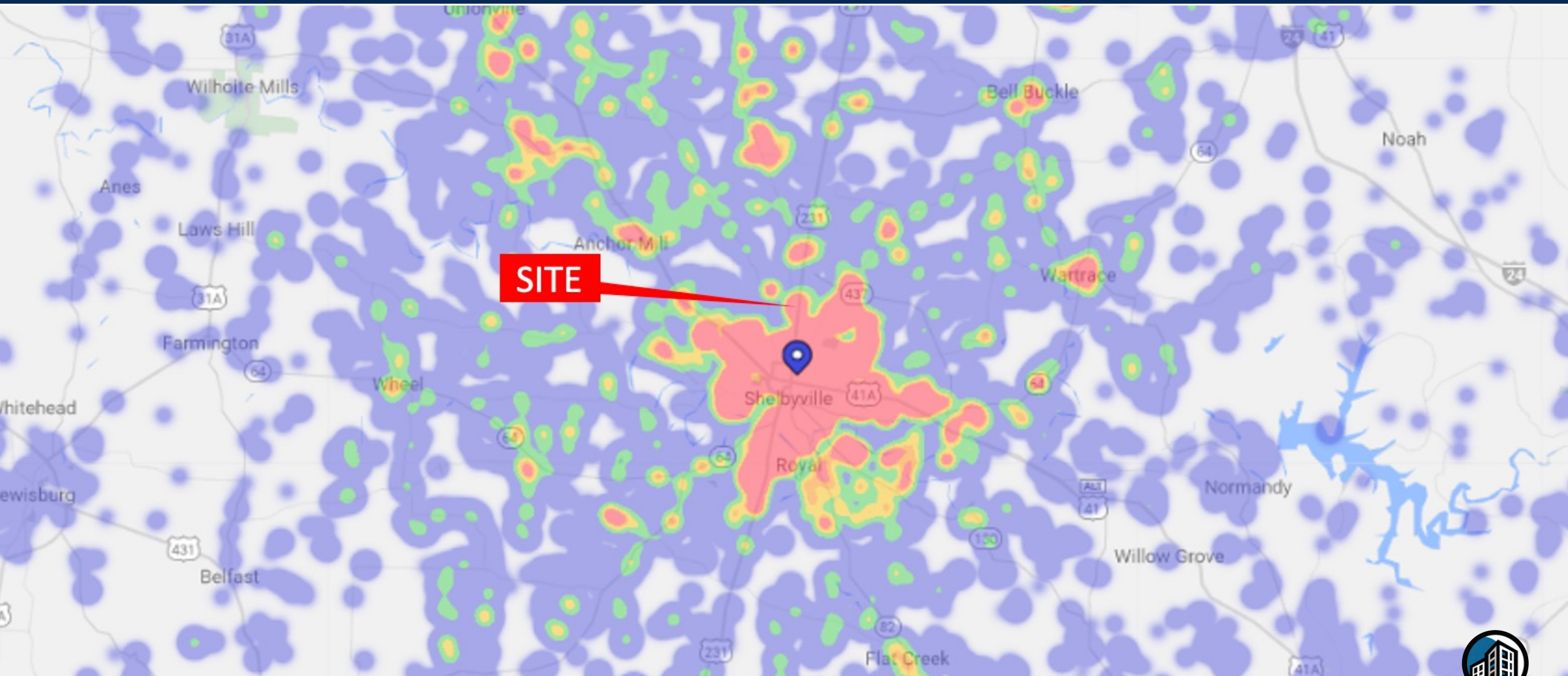
WALMART VISITOR JOURNEY

RFCU DEVELOPMENT- SHELBYVILLE, TN



KROGER TRADE AREA

RFCU DEVELOPMENT- SHELBYVILLE, TN



RFCU DEVELOPMENT- SHELBYVILLE, TN

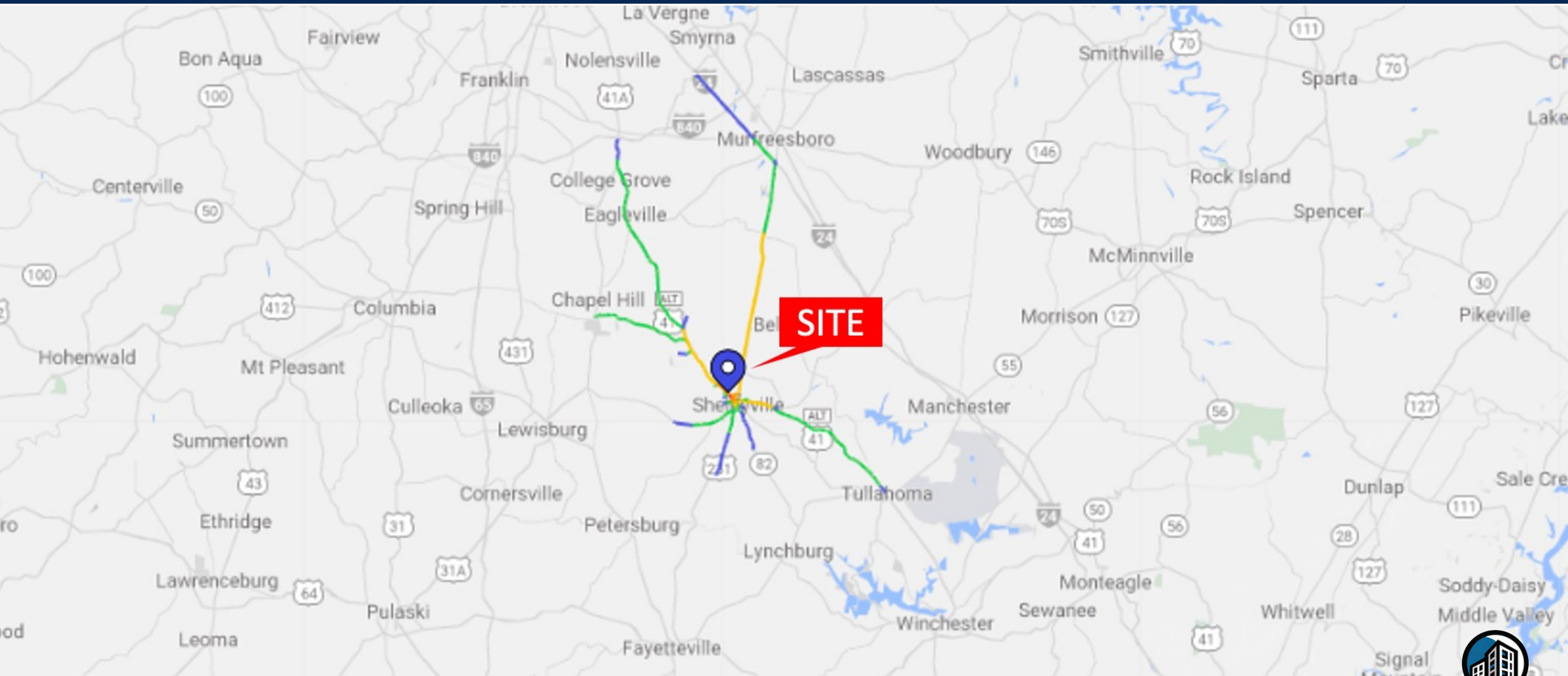


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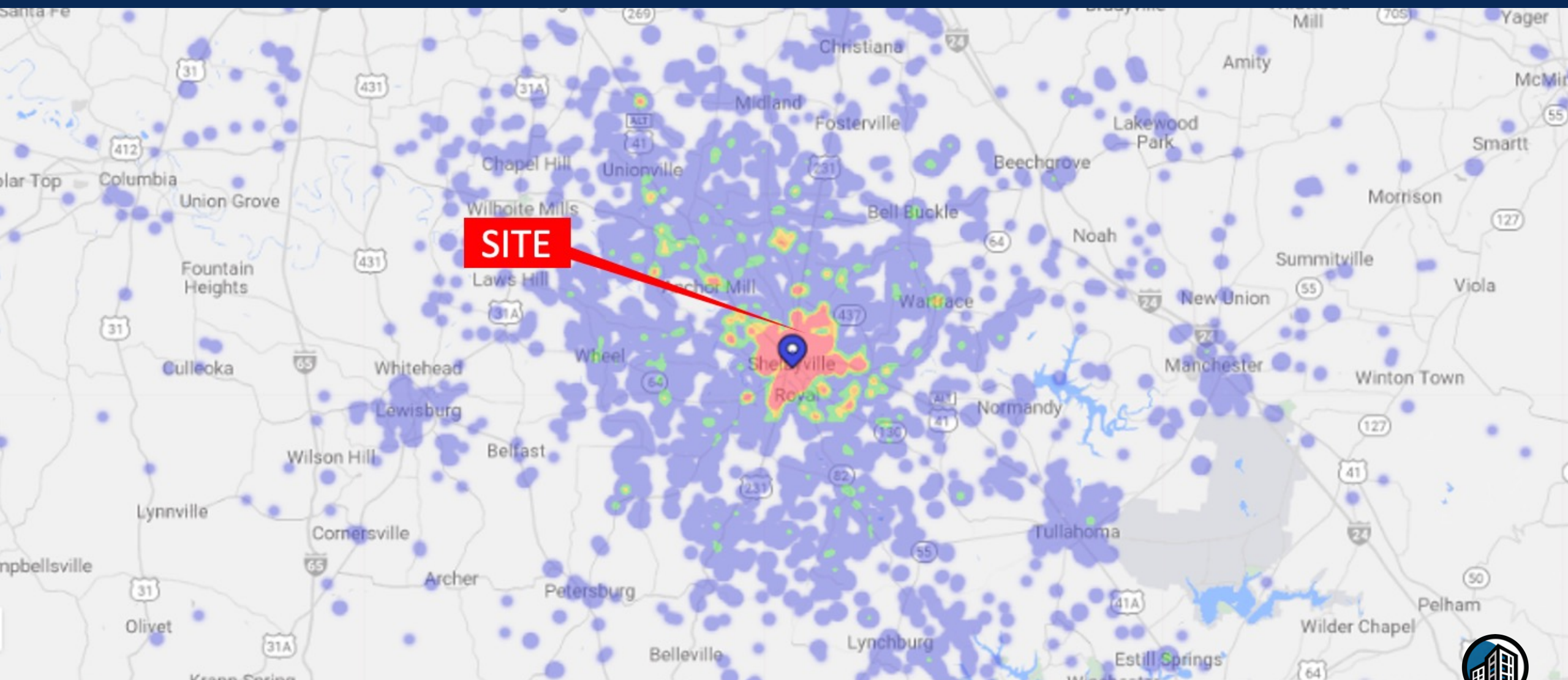
PIGGLY WIGGLY VISITOR JOURNEY

RFCU DEVELOPMENT- SHELBYVILLE, TN



DOLLAR GENERAL MARKET TRADE AREA

RFCU DEVELOPMENT- SHELBYVILLE, TN



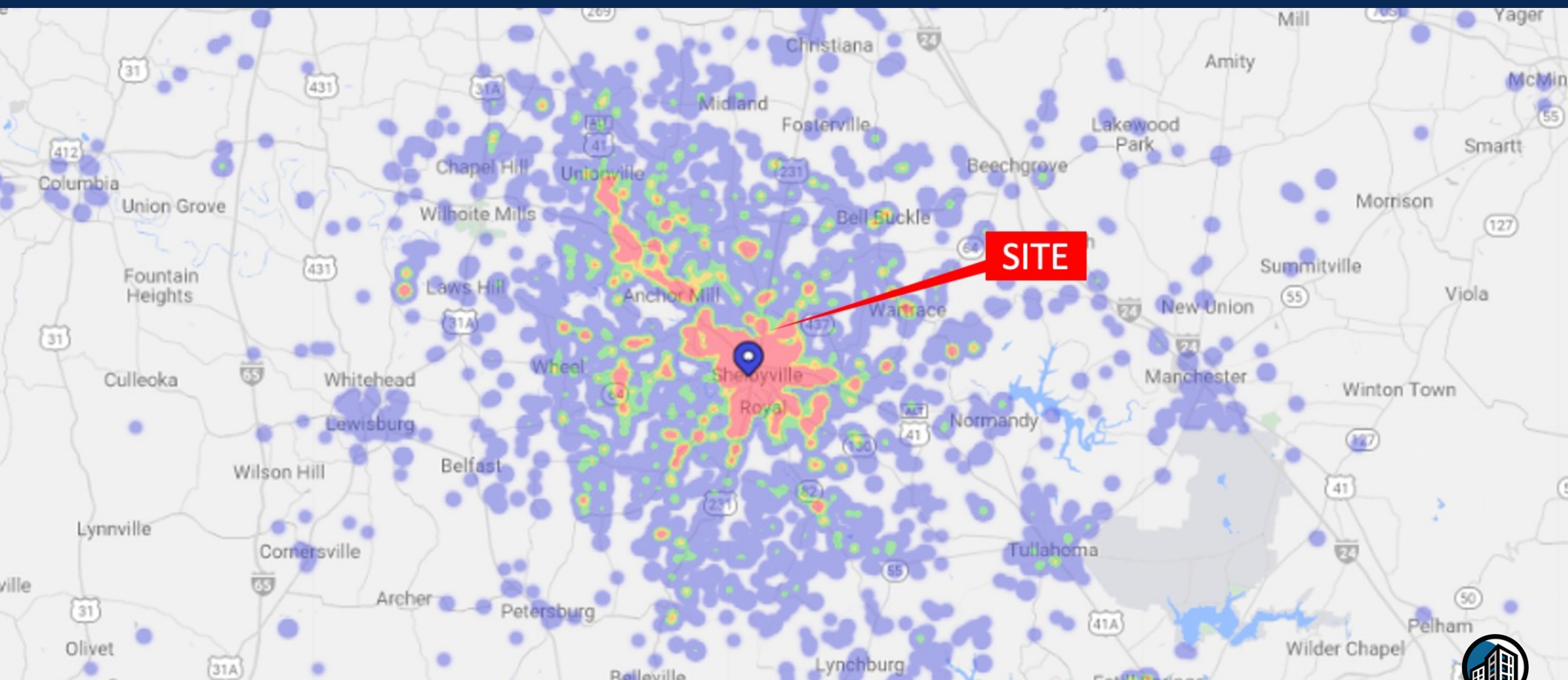
DOLLAR GENERAL MARKET VISITOR JOURNEY

RFCU DEVELOPMENT- SHELBYVILLE, TN



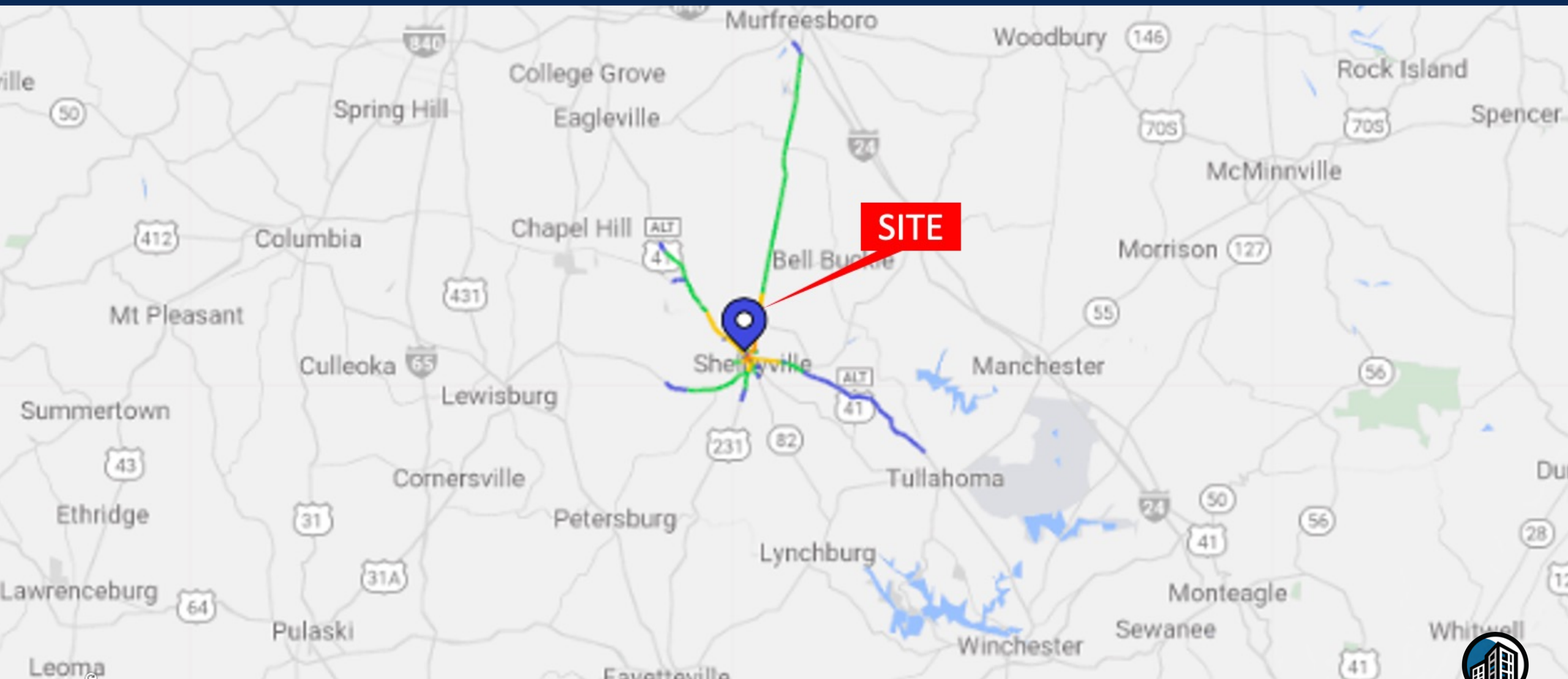
FOOD LION TRADE AREA

RFCU DEVELOPMENT- SHELBYVILLE, TN



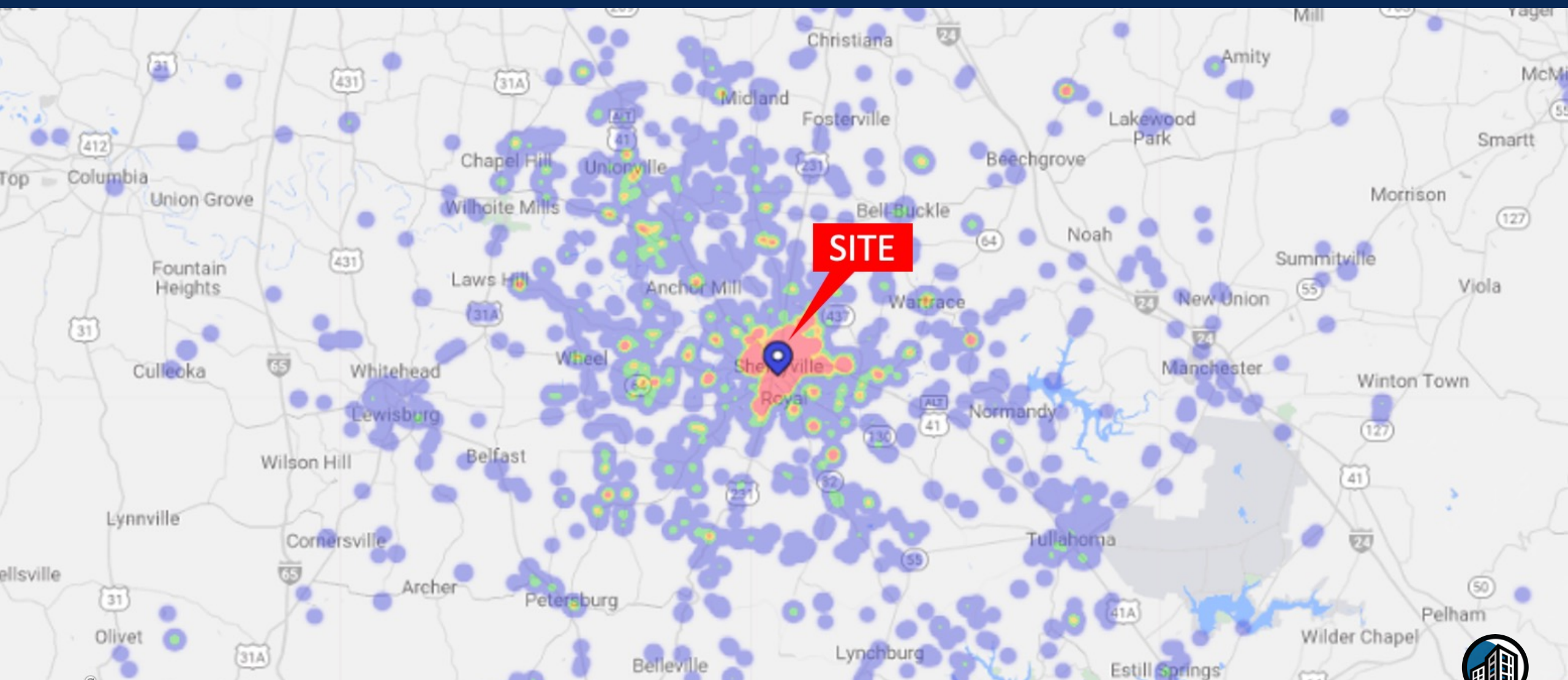
FOOD LION VISITOR JOURNEY

RFCU DEVELOPMENT- SHELBYVILLE, TN



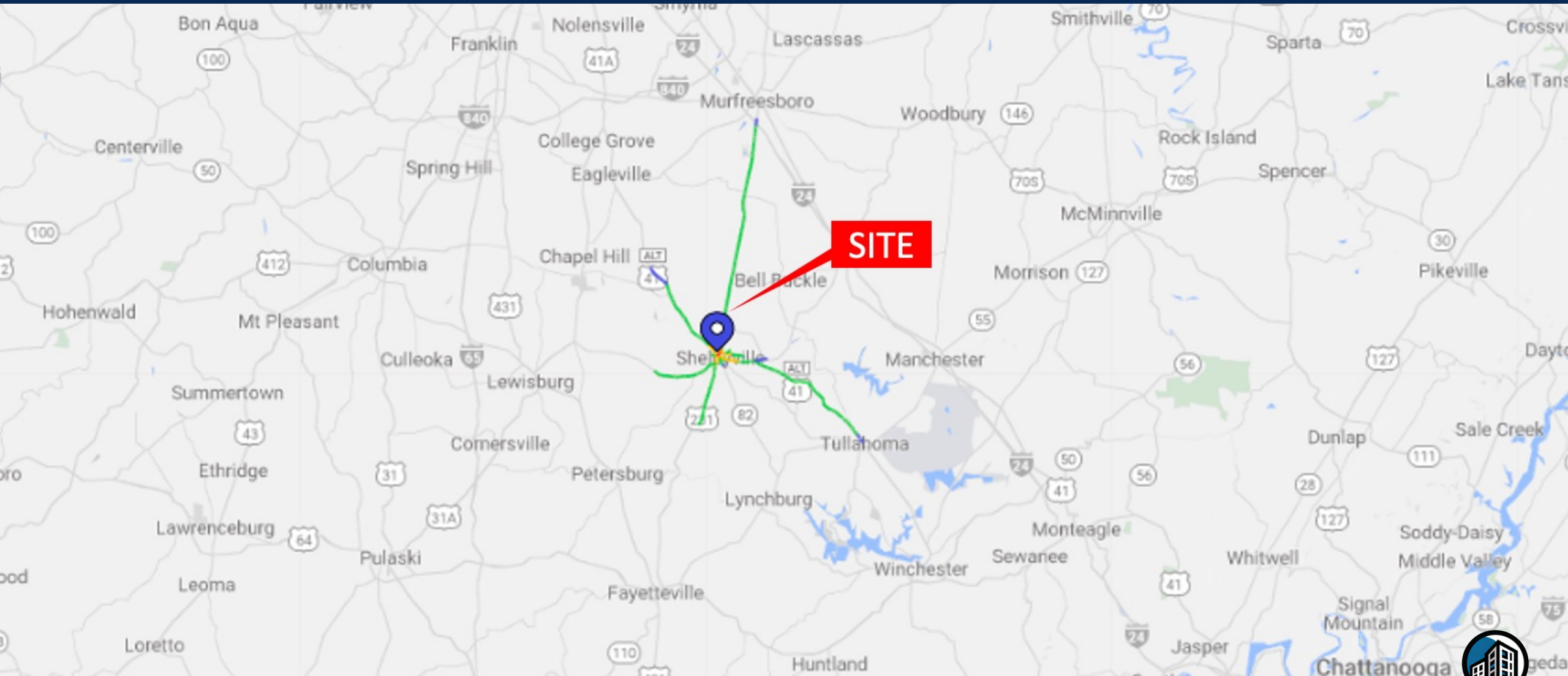
UNITED GROCERY OUTLET TRADE AREA

RFCU DEVELOPMENT- SHELBYVILLE, TN



UNITED GROCERY OUTLET VISITOR JOURNEY

RFCU DEVELOPMENT- SHELBYVILLE, TN





PRICING

CALL BROKER FOR INFO



PRICE NEGOTIABLE

KEITH HILL

C: 256-808-7170

keith@billpoolerealty.com