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Ventures

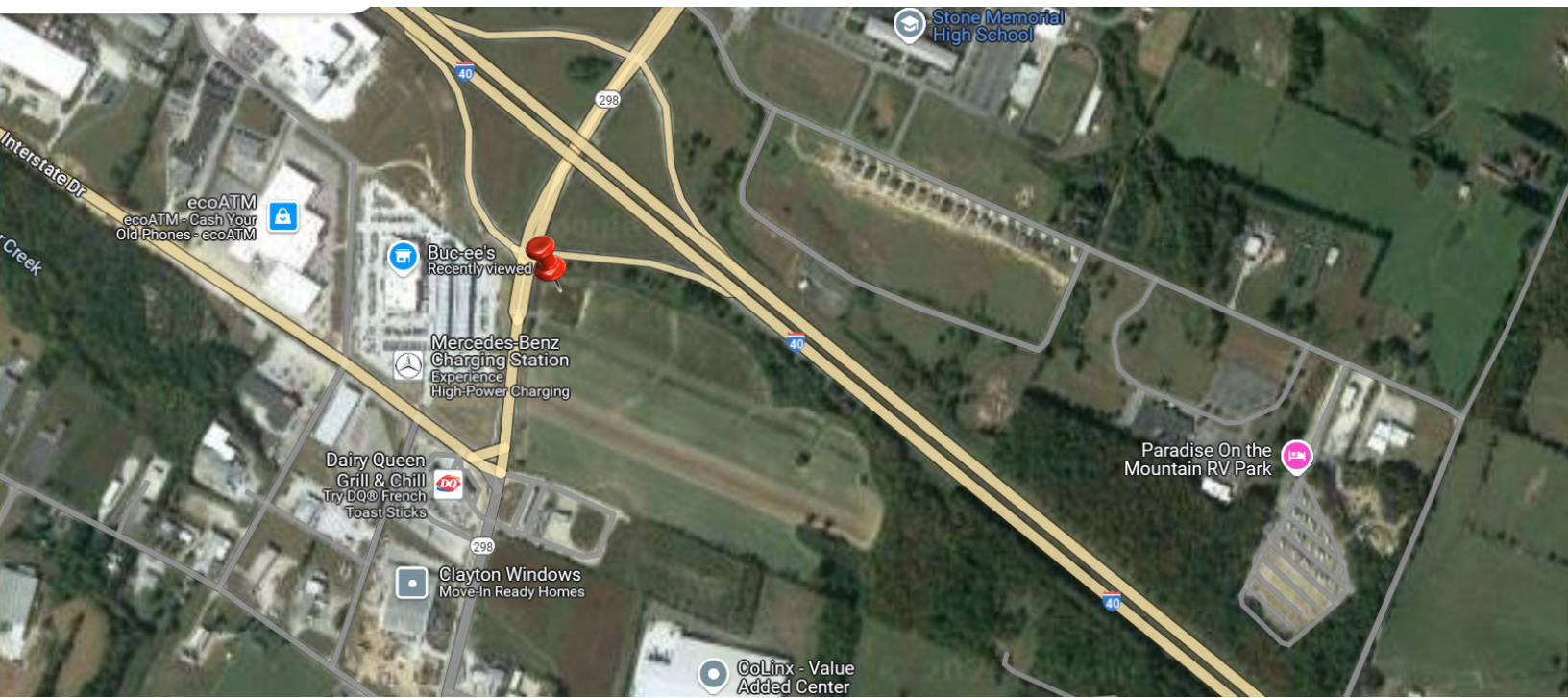


*A Single-Source Solution
for Property Development and Leasing*





GENESIS ROAD Acreage Available



CROSSVILLE, TN 38533

PROPERTY INFORMATION

Street Address	Genesis Road
City	Crossville, Tennessee
Type of space	Development Property
County	Cumberland
Site/Building Name	Genesis Road Property
Minimum Available	1 Acre
Maximum Available	25 Acres
Divisible	Yes
For Sale	Yes
For Lease	Yes
Parcel 92, map 87	Yes
Acres	31 Acres

INFRASTRUCTURE INFORMATION

Zoning	N/A
Enterprise Zone/LAMBRA	N/A
Foreign Trade Zone	N/A
Brownfield	N/A
Industrial Park	Yes
Flood Plain	No
Phase I Environmental Report Available	Yes

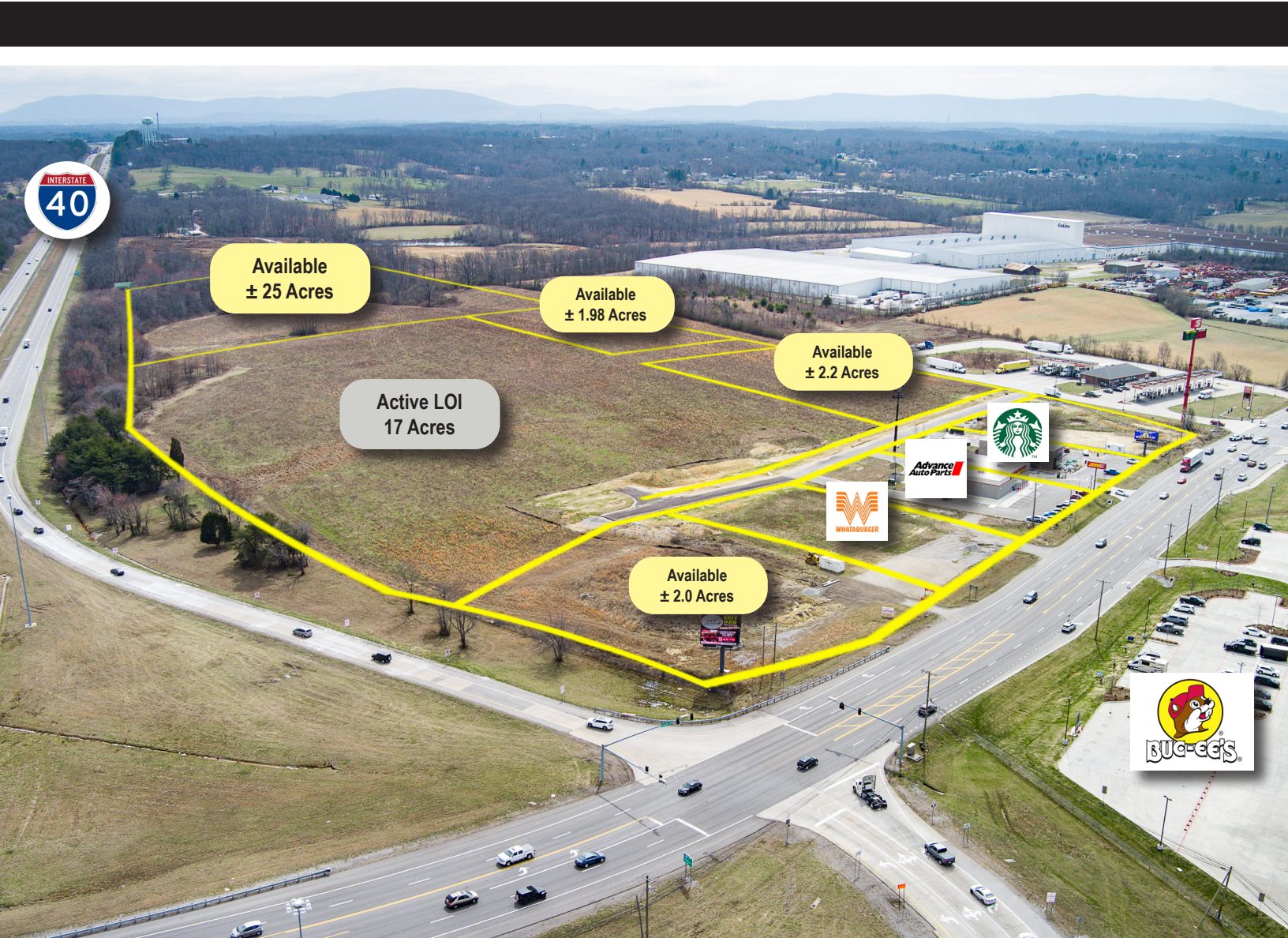
Soil Boring Report Available	N/A
Distance to Major Interstate	.01 miles
Distance to Major Highway	.01 miles
Distance to Major Commercial Airport	6 miles to Crossville Airport 110 Miles to Nashville Airport
Rail Access	N/A

UTILITIES

Electric Service	Available
Electric Service Provider	Volunteer Electric Service
Phase	3 Phase
Natural Gas Service	Middle Tennessee Natural Gas
Natural Gas Service Provider	Crossville Utility District
Natural Gas Line Size	(6 inches)
Sewer Service	Yes
Sewer Service Provider	City of Crossville
Sewer Line Size	TBD
Water Service	Yes
Water Service Provider	City of Crossville
Water Line Size	6 inch & 12 inch



GENESIS ROAD Available Acreage



PROPERTY HIGHLIGHTS

LOT SIZE:	1 Acre (+/-)	MARKET:	None
PRICE/SF:	\$20-\$15 (depending on location)	CLASS:	None
PARCEL#:	087 092.00 PO	CROSS STREET:	Interstate Drive
ZONING:	None		

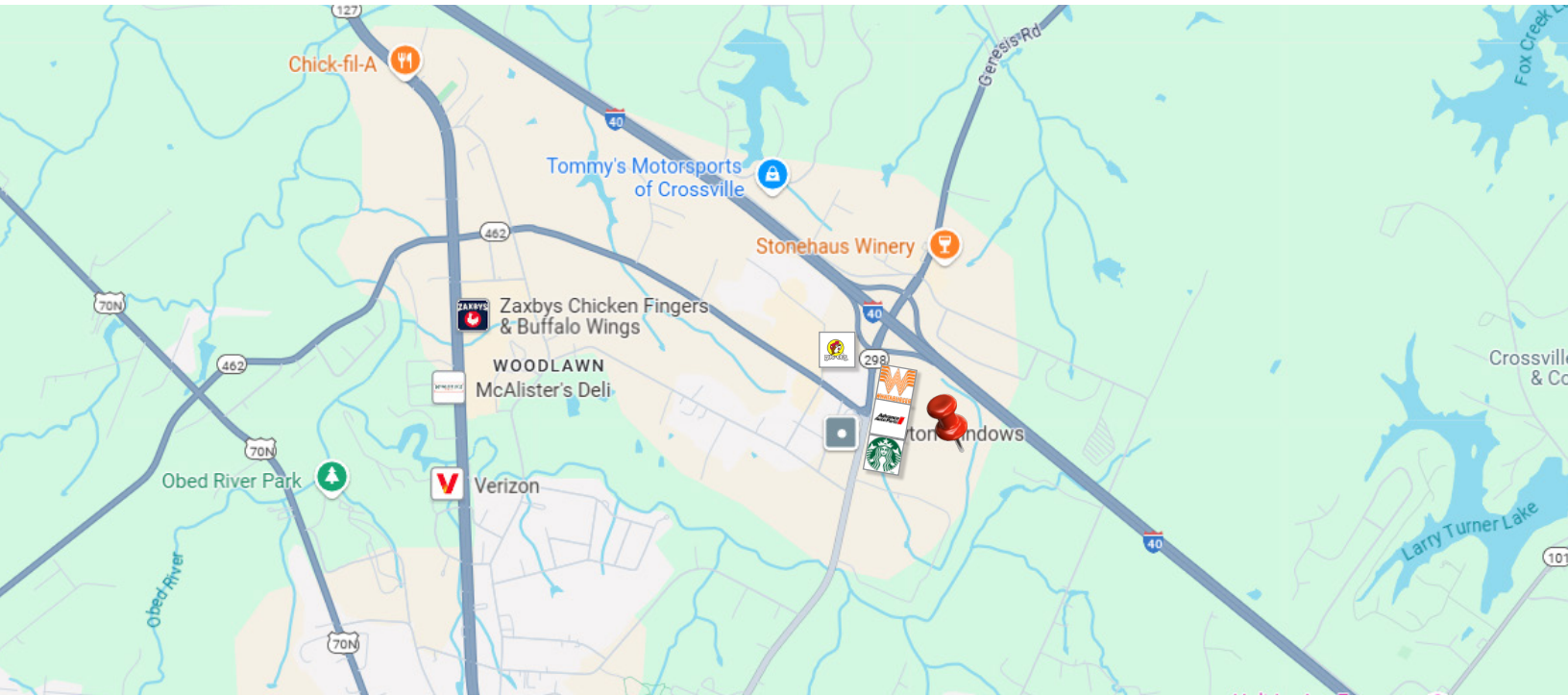


GENESIS ROAD Aerial View





GENESIS ROAD Traffic Count



GENESIS ROAD, CROSSVILLE, TN 38555

COLLECTION STREET	TRAFFIC VOL	YEAR
INTERSTATE 40 ONE MILE WEST OF SITE	41,420	2024
INTERSTATE 40 ONE-HALF MILE EAST OF SITE	47,123	2024
INTERSTATE DRIVE (TN-462)	6,216	2024

HIGH VISIBILITY FROM I-40, EASY ACCESS AND ACROSS STREET FROM BUC-EE'S.



GENESIS ROAD About Crossville



Crossville, TN

The City of Crossville and Cumberland County continue to foster and welcome business and industrial growth and expansion. Crossville's location, resources and affordable real estate make it a viable and attractive to businesses looking to relocate or establish new operations. Proactive business policies, along with its excellent transportation network and proactive workforce development efforts in the area fuel ongoing development. Cumberland County is ideally situated on the beautiful Cumberland Plateau within a day's drive of 70% of the U.S. population. Interstate 40 is easily accessible with three interchanges. The cities of Nashville (113 miles), Knoxville (70 miles) and Chattanooga (80 miles) Tennessee, are all within a one-to-two-hour drive, making this area a natural hub with outstanding logistical advantages. In addition to the domestic and international commercial air service accessible in our neighboring cities, Crossville Memorial Airport is conveniently located in Crossville and has a runway of 5,418 feet which allows corporate jet access.

Workforce: While logistical and cost concerns weigh heavily in business and industry location decisions, access to available, skilled workforce is often the most crucial component. As a micropolitan center in the Upper Cumberland Region of Tennessee, Cumberland County draws workers from neighboring counties with an approximate regional labor shed of 140,000. With five regional higher education institutions and customized technical workforce training developed and implemented in a concerted effort with business and industry, Cumberland County educators and employers work together to address current and future workforce needs.

Affordability: Low business and property taxes attractive to employers add to the fertile environment for business growth. The low cost of living, 18% below the national average, make Cumberland County affordable for employers and employees alike.