

AVISON  
YOUNG

State  
Route



12 ACRES



## INDUSTRIAL PARK

EXIT 60 - 1-75 - SWEETWATER, TENNESSEE

*12 Acre Regional Development Opportunity*



## **EXECUTIVE SUMMARY**

## **LOCATION OVERVIEW**

Demographics  
Subject Location  
Tennessee Advantage  
Chattanooga Overview  
Knoxville Overview

## **REGIONAL INDUSTRY**

Regional Industry Map



*Executive Summary*

**THE INVESTMENT OPPORTUNITY**

Avison Young is pleased to present this retail opportunity to purchase 12 acres adjacent to 75 Regional Commerce Park (“the Property”) located at Exit 60 on I-75 in Sweetwater, Tennessee. When complete, the park will have more than 800,000 sf of industrial space.

Positioned at a half-way point between Knoxville, TN and Chattanooga, TN, the Property offers a great opportunity for industries seeking convenience to numerous markets within East and Middle Tennessee.



**AT A GLANCE**

- ▶ 12 acres split between McMinn & Monroe counties
- ▶ Midway point between Knoxville & Chattanooga
- ▶ Surrounding metro area dense with industry
- ▶ Great area for industry with workforce and nearby industries from various regional cities





*Executive Summary*

SITE RENDERINGS



RENDERINGS  
COURTESY OF

**MBI**  
michael brady inc.  
Architecture Engineering Interiors



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### MCMINN COUNTY

McMinn County, Tennessee encompasses 430.13 square miles. Incorporated areas within McMinn County include the City of Athens, Town of Calhoun, Town of Englewood, City of Etowah, and the City of Niota. The City of Athens is the largest incorporated area and a Micropolitan Statistical Area. The Athens Micropolitan Area is part of the larger Chattanooga – Cleveland – Athens Combined Statistical Area. The 2010 Census of Population shows the population in McMinn County is 52,341, a 6.8 percent (6.8%) increase from the 2000 Census of Population.

### MONROE COUNTY

Companies using advanced technology in a county that retains its small town charm create both an excellent location for a business and a great quality of life.

Located off I-75 and with easy access to I-40, Monroe County offers eight industrial parks, a skilled workforce with many trade specialties, a low cost of living, competitive workers compensation rates and low unionization.

Monroe County is also home to Hiwassee College, a four-year liberal arts college with four degree programs and eight associate degree programs.

Companies such as Commercial Vehicle Group, Brunswick Boat Group, SeaRay, MasterCraft, Carlex Glass Company and JTEKT Automotive Tennessee are succeeding in this positive business environment.

## COUNTY DEMOGRAPHICS

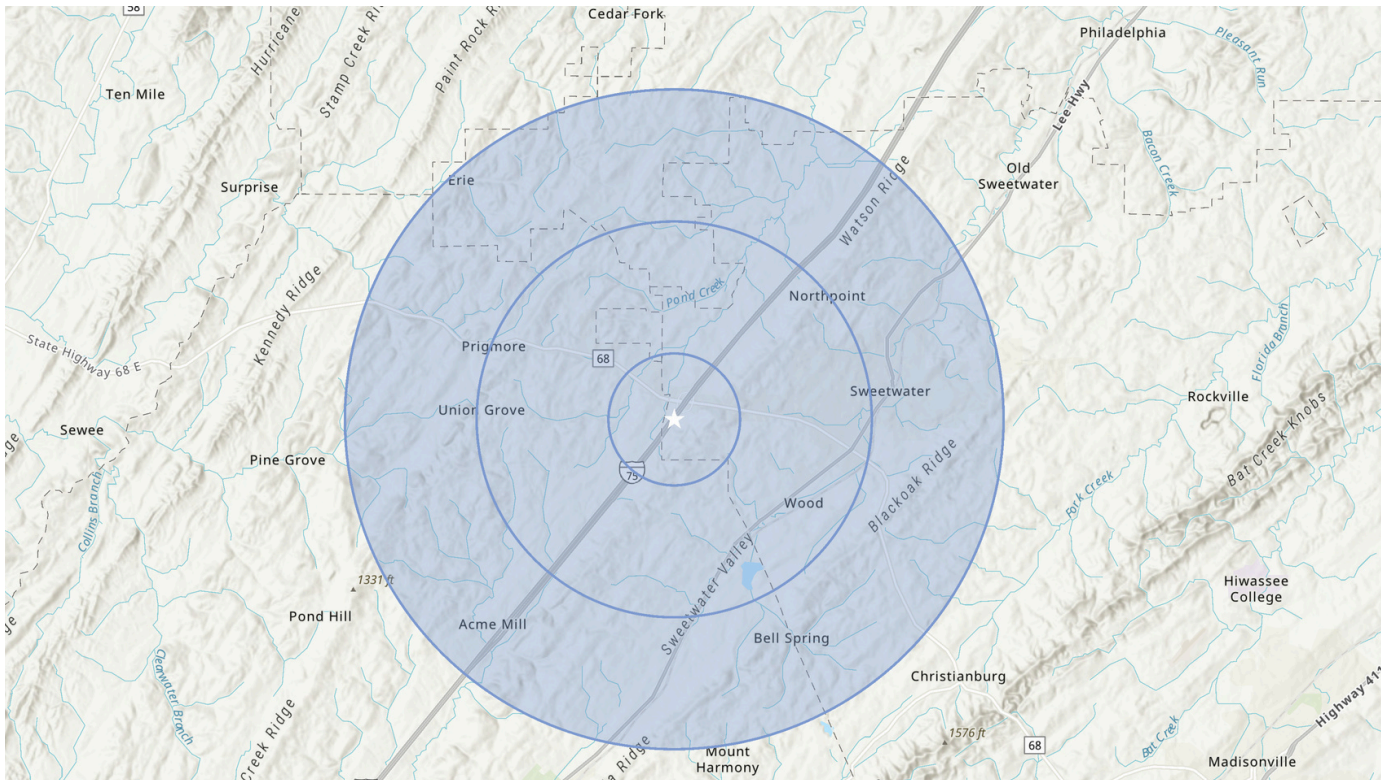
	2024 Population	Current Population Estimate	2015-2025 Population Growth		2024 Population	Current Population Estimate	2015-2025 Population Growth
<b>McMinn County</b>	<b>56,754</b>	<b>57,754</b>	<b>4.3%</b>	<b>Monroe County</b>	<b>49,154</b>	<b>49,737</b>	<b>6.3%</b>
City of Athens	15,050	15,718	4.44%	City of Madisonville	5,395	5,458	0.88%
City of Etowah	3,742	4,116	10.0%	City of Sweetwater	6,676	6,722	1.17%
Town of Englewood	1,590	1,879	18.2%	City of Tellico Plains	781	785	1.54%
City of Niota	821	897	9.26%	City of Vonore	1,684	1,710	0.51%
Town of Calhoun	562	580	3.20%				
Riceville CDP	776	714	-7.99%				

# DEMOGRAPHICS

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
Total Population	299	4,931	8,454
Average Age	43.9	43.0	43.7
Average Age (Male)	42.8	42.2	43.0
Average Age (Female)	45.8	44.1	44.5

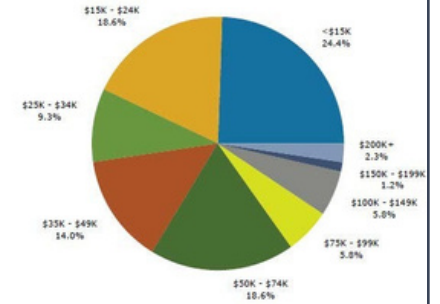
  

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
total Household	139	2,067	3,358
# of Persons per HH	2.05	2.36	2.50
Average HH Income	\$65,338	\$75,768	\$74,722
Household Expenditure	\$58,826.57	\$67,761.82	\$66,667.87

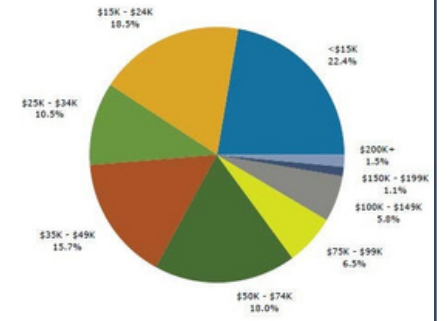




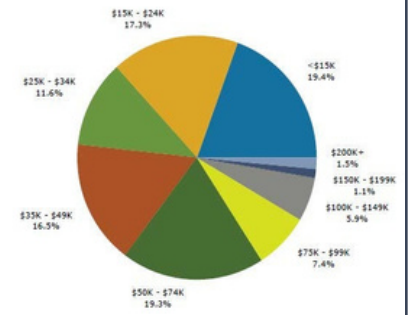
1 mile trends



3 mile trends



5 mile trends

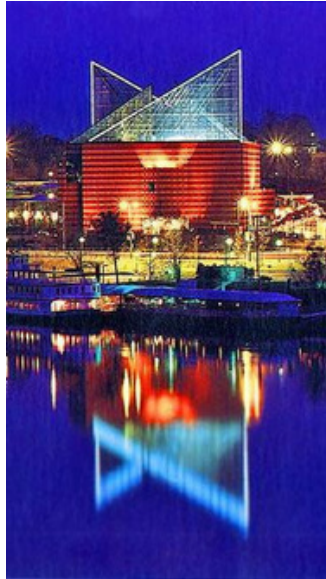




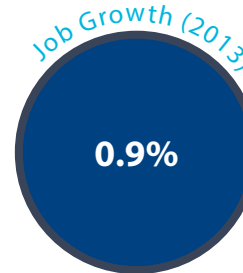
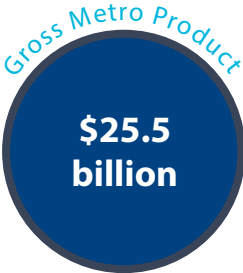


Chattanooga, the birthplace of the tow truck, is home to the International Towing and Recovery Hall of Fame and Museum, the Hunter Museum of American Art and the Tennessee Valley Railroad Museum, which has the largest operating historic railroad in the South. Other sites within the city include the Chattanooga Zoo at Warner Park, the National Park Service’s Point Park and the Battle for Chattanooga Museum.

Chattanooga is the fourth-largest city in the state of Tennessee, with a population of 167,674 as of the 2010 census, and an estimated population of 171,279 in 2012. Chattanooga lies approximately 120 miles to the north- west of Atlanta, Georgia, 120 miles to the southwest of Knoxville, Tennessee, about 135 miles to the southeast of Nashville, Tennessee, about 120 miles to the northeast of Huntsville, Alabama, and about 148 miles to the north- east of Birmingham, Alabama.



**BY THE NUMBERS**



**ACCOLADES**

- “Best Town Ever”—2011 *Outside Magazine*
- Top 25 “Cities to Visit Worldwide”—2012 *New York Times*
- Top 10 “Eco-friendly Convention Centers” in the nation—*Successful Meetings Magazine*
- Named “Gig City” for what analysts say was the first and fastest — and now one of the least expensive — high-speed Internet services in the United States
- 98.5% high satisfaction for meeting planners hosting events—Meeting Planners Survey
- Called “Scenic City USA” and a “regional gem”—*CNN Travel*
- Winner of the Planners’ Choice Awards—*Meeting News Magazine*

# CHATTANOOGA MAJOR EMPLOYERS

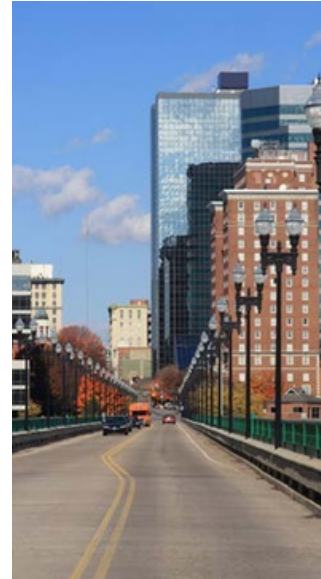
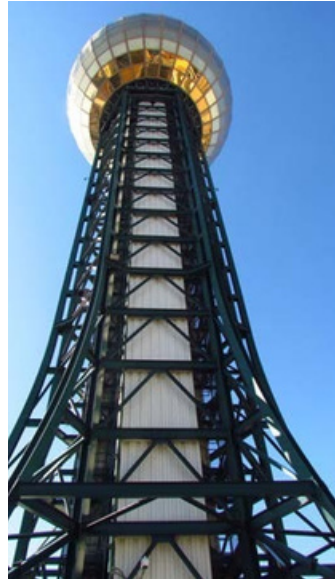
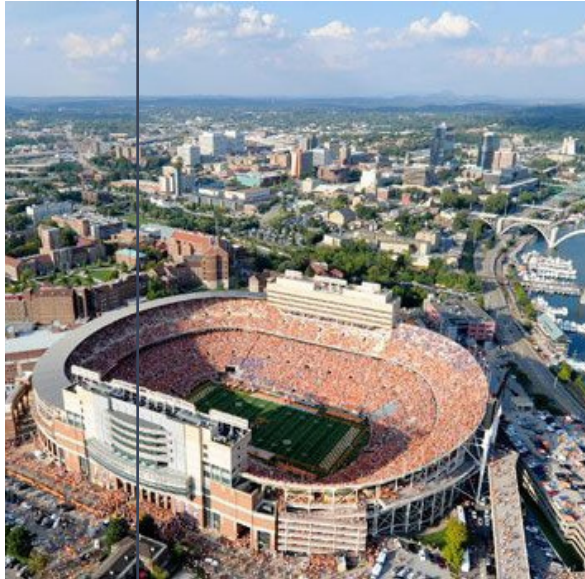
Company	Product/Service	FT Employees	PT Employees
Hamilton County Dept. of Education	Elementary & Secondary Schools	4,480	1,421
BlueCross BlueShield of Tennessee	Health Care Financing	4,238	50
Tennessee Valley Authority	Utility - Electric Service	4,126	1
Erlanger Health System	Hospital	3,468	372
Memorial Health Care System	Health Care	2,832	451
Unum	Insurance	2,800	-
McKee Foods Corporation	Manufacturer—Cakes & Cookies	2,750	-
City of Chattanooga	Government	2,685	408
Volkswagen Chattanooga	Manufacturer-Automobiles	2,107	-
Amazon.com dedc LLC	Distribution Center	1,966	13
Hamilton County Government	Government	1,780	171
Roper Corporation	Manufacturer-Cooking Products	1,500	-
CIGNA HealthCare	Health Services	1,350	25
Astec Industries, Inc.	Manufacturer-Asphalt & Construction Equipment	1,308	-
Pilgrim's Pride Corporation	Poultry Slaughtering & Processing	1,300	9
The University of TN at Chattanooga	University	1,205	32
Parkridge Medical Center, Inc.	Healthcare - Hospital	1,164	86
U.S. Xpress Enterprises, Inc.	Transportation Services	1,005	28
Covergys Corporation	Out-Sourced Customer Service	800	-
Kenco Group	Supply Chain Solutions	744	-
Orange Grove Center, Inc.	Private,non-profit	710	129
Chattem Inc.	Manufacturer-Health & Beauty Products	697	9
Chattanooga State Community College	Two-Year State College	671	61
Hutcheson Medical Center	Hospital	638	281
BI-LO, LLC	Grocery Stores	608	1,330
Koch Foods, LLC	Poultry Producer, Processor	598	-
Walden Security	Contract Security Services	556	125
EPB	Electric Power & Telecommunications	542	2
Chattanooga Coca-Cola Bottling Co.	Manufacturer-Soft Drinks (Bottles & Cans)	483	-





Location Summary

## KNOXVILLE, TENNESSEE



Knoxville is recognized as one of the best cities in the U.S. for business and careers according to this year's rankings by *Forbes* magazine. The city placed fifth overall among 200 competitors, earning high marks in job growth, cost of living, income growth, and other community indicators. *Expansion Management* magazine's list of hottest cities for business expansions and relocations ranked Knoxville ninth in the nation. Knoxville's favorable business climate has fostered an economy driven by health and education services, retail trade, government and manufacturing.

Tennessee's Top 5 ranking in *Site Selection* magazine's "Best Business Climate" list is evident by the latest growth. The county's low unemployment rate, which consistently outperforms the national average, and the city's livability rankings make Knoxville a huge commercial contender in an improving real estate market. Knoxville has been ranked 6th by *Forbes* magazine among "Best Cities for Jobs" and 2nd by the Brookings Institute for "Green Job Growth." East Tennessee has also been branded "Innovation Valley" due to the business-friendly values, location and technological resources.

### BY THE NUMBERS

#### ACCOLADES

- No. 5 "Most Affordable City"—2014 *Forbes* Magazine
- No. 5 "Best Place for Business & Careers"—2014 *Forbes* Magazine
- No. 2 "Happiest City to Work"—2013 *Forbes* Magazine
- No. 6 "Best Mid-Size City for Jobs"—2013 *Forbes* Magazine
- No. 9 "Hottest City for Business Relocation & Expansion"—2013 *Expansion Management* Magazine
- No. 32 "Metro with Most Advanced Manufacturing Jobs"—2015 Brookings Institute
- No. 99 "Top World Metro for Economic Growth"—2015 Brookings Institute



# KNOXVILLE MAJOR EMPLOYERS

Company	Product/Service	Total Employees
U.S. Dept. of Energy Y-12 National Nuclear Security Complex	Government - National Security	11,877
Covenant Health	Health Services	9,122
Knox County Schools	Government - Public School System	7,066
University of Tennessee	Government - Four-year University	6,550
Walmart Stores, Inc.	Retail Trade	5,776
McGhee Tyson Air National Guard Base	Military	4,897
University Health System	Health Services	4,897
K-VA-T Food Stores	Retail Trade	3,857
DENSO Manufacturing	Manufacturing	3,400
Tennova Healthcare	Health Services	3,124
Knox County Government	Government—County Government	2,991
State of Tennessee	Government	2,808
Clayton Homes, Inc. 21 Mortgage Corp. Clayton Bank & Trust	Manufacturing Services - Banking	2,631
The Kroger Co.	Retail Trader	2,555
Dollywood Co.	Services—Theme/Water Parks	2,521
Blount Memorial Hospital	Health Services	2,441
Sevier County Schools	Government - Public School System	2,423
East TN Children’s Hospital	Health Services	1,992
Yum! Brands RSC	Services—Fast-food Restaurants	1,806
Blount County Schools	Government - Public School System	1,800
Tennessee Valley Authority	Government—Regional Power Authority	1,538
CVS Caremark Corp.	Retail Trade	1,524
Pilot Flying J	Retail Trade & Transportation	1,451
United Parcel Service (UPS)	Retail Trade	1,450
Smith & Wesson	Firearms manufacturer	1,416
Team Health, Inc.	Health Services	1,442
City of Knoxville	Government - Municipal	1,437
Summit Medical Group	Health Services	1,360
ALCOA, Inc.	Manufacturing	1,207





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# AREA INDUSTRY

## PROXIMITY TO SUBJECT

### within 20 minutes

Yamaha Jet Boat Manufacturing  
*Vonore, TN*

MasterCraft Boat Company  
*Vonore, TN*

Sea Ray Boat Company  
*Vonore, TN*

JTEKT Automotive  
*Vonore, TN*

Havco Wood Products  
*Vonore, TN*

### within 30 minutes

Heil International Trailers  
*Athens, TN*

Mayfield Dairy Farms  
*Athens, TN*

MIG  
*Athens, TN*

Waupaca Foundry  
*Etowah, TN*

### within 1 hour

Volkswagen Group  
*Chattanooga, TN*

Y-12 National Security Complex  
*Oak Ridge, TN*

DENSO Manufacturing  
*Maryville, TN*

Tennessee Valley Authority  
*Knoxville & Chattanooga, TN*

Amazon.com Distribution Center  
*Knoxville & Chattanooga, TN*

Bush Brothers & Company  
*Dandridge & Knoxville, TN*

Smith & Wesson  
*Blount County, TN*

Alcoa, Inc.  
*Maryville, TN*

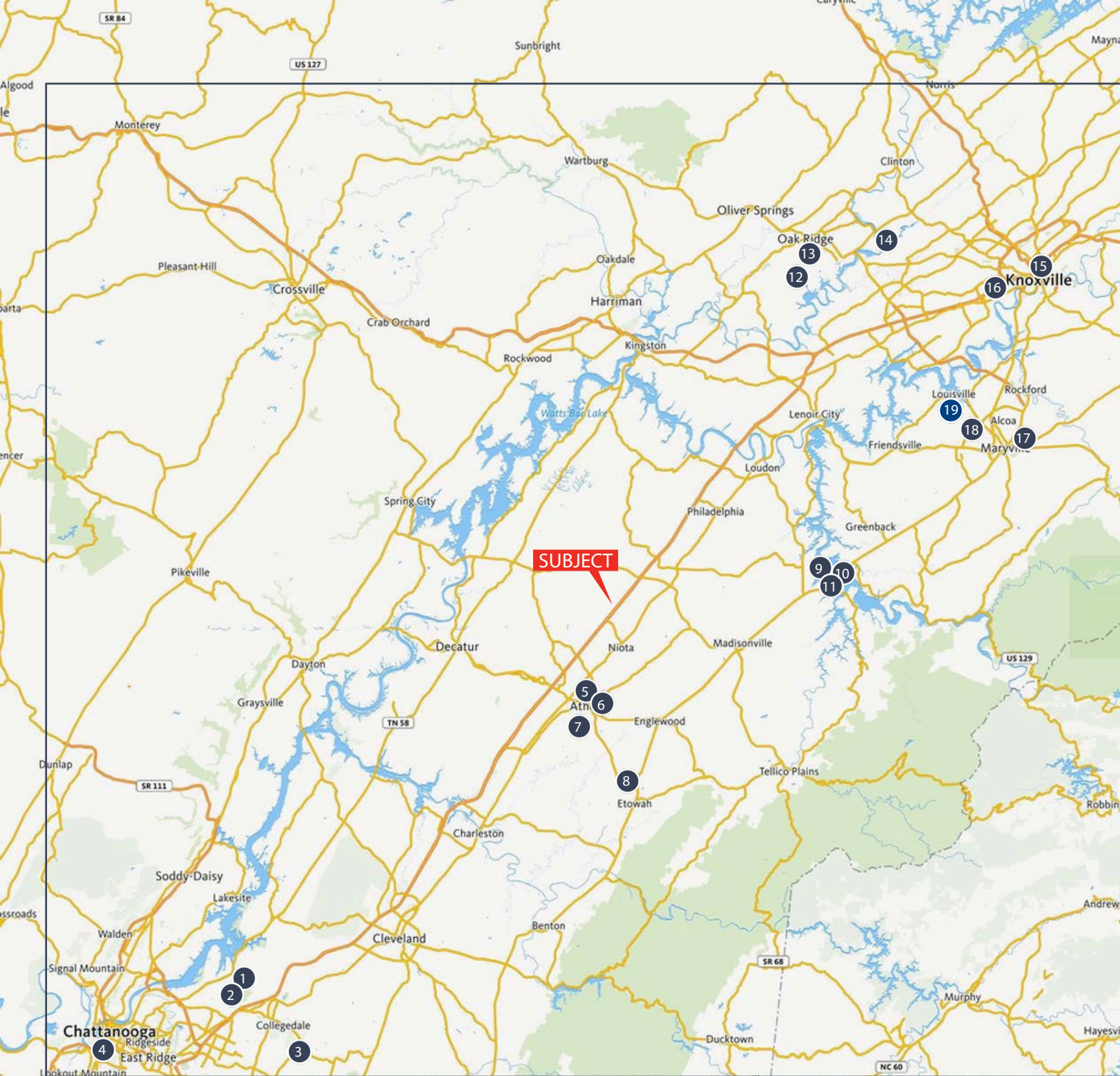
Science Applications International Corp.  
*Oak Ridge, TN*

DeRoyal Industries, Inc.  
*Knoxville, TN*

Oak Ridge National Laboratory  
*Oak Ridge, TN*

McKee Foods Corporation  
*Chattanooga, TN*





## MAJOR INDUSTRY NEAR 75 REGIONAL COMMERCE PARK

- 1 Volkswagen Group of America
- 2 Amazon.com Fulfillment
- 3 McKee Foods Corporation
- 4 Tennessee Valley Authority
- 5 Heil International
- 6 MIG
- 7 Mayfield Dairy Farms
- 8 Waupaca Factory
- 9 Mastercraft
- 10 SeaRay
- 11 Yamaha
- 12 Oak Ridge National Lab
- 13 Y-12 National Security Complex
- 14 DeRoyal Industries
- 15 TVA Headquarters
- 16 Bush Brothers Headquarters
- 17 Clayton Homes Headquarters
- 18 DENSO Manufacturing
- 19 Smith & Wessom

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