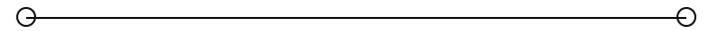


**OFFERING MEMORANDUM**

# 56,604 SF Office or Flex Redevelopment

**3429 REGAL DR**

Alcoa, TN 37701



**PRESENTED BY:**

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## DISCLAIMER

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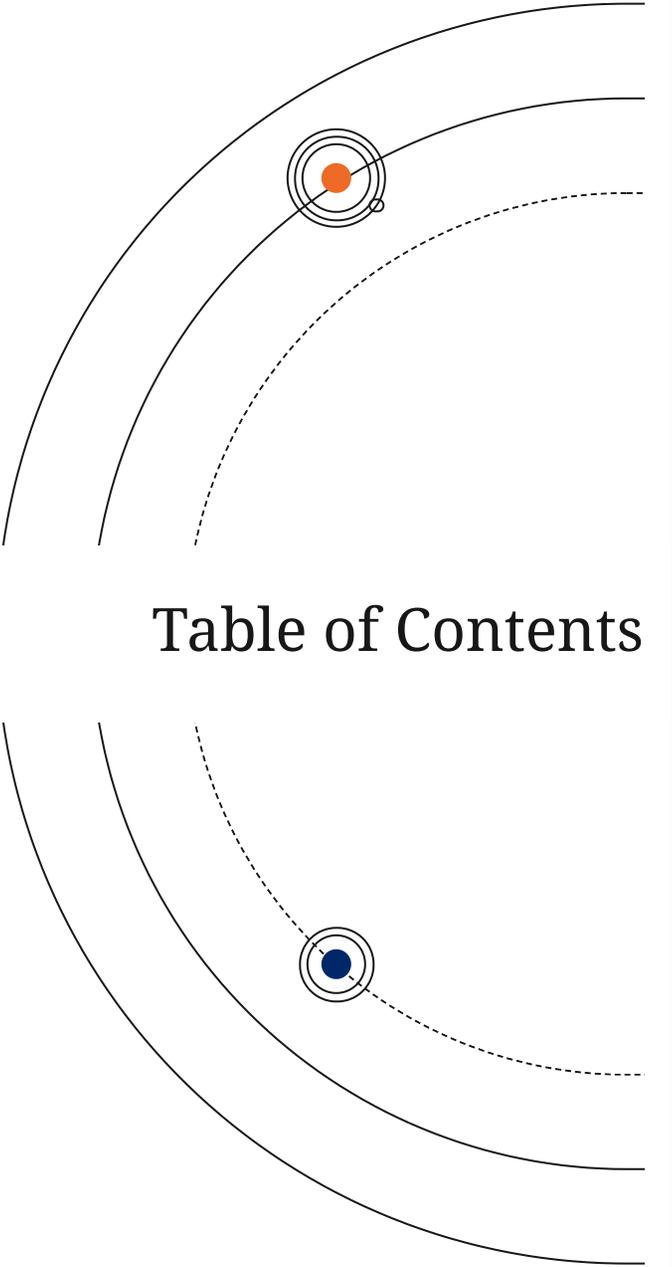
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

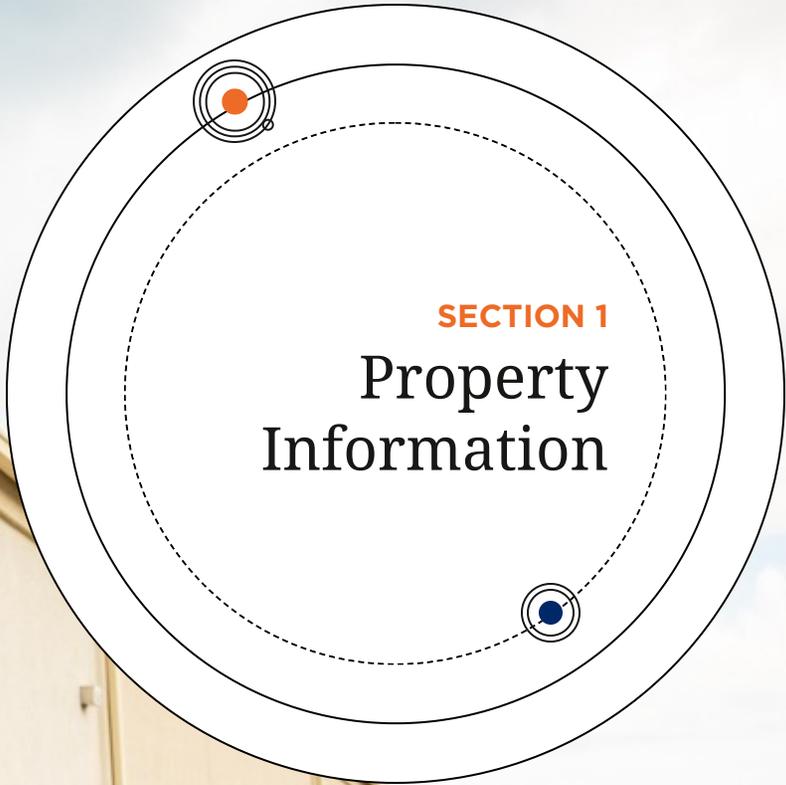
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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**TEAMHealth**  
ALCOA BILLING CENTER



**SECTION 1**  
**Property  
Information**

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,000,000
<b>BUILDING SIZE:</b>	56,604 SF
<b>LOT SIZE:</b>	5.96 Acres
<b>YEAR BUILT:</b>	1997
<b>APN:</b>	005017 08001 001

### PROPERTY OVERVIEW

56,604 SF Office or Flex redevelopment property for sale at 3429 Regal Drive in Alcoa, TN. This spacious property offers 35,000 SF on the main level and 21,000 SF on the lower level. Perfectly situated within 1 mile of McGhee Tyson Airport, the location provides easy access to Knoxville and Maryville. The office includes 22 private offices, an executive conference room, two training rooms, two break rooms, a fitness center, and an 8'x20' rollup door. This property also features an elevator, a backup generator and 205 parking spots. Potential opportunity for a Flex/Light Industrial redevelopment.

### LOCATION OVERVIEW

Ideally situated in the heart of Alcoa, this location offers convenient access to McGhee Tyson Airport less than half a mile away. The property also sits strategically between downtown and west Knoxville as well as Maryville.

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	56,604 SF Office/Flex Near TYS
<b>STREET ADDRESS</b>	3429 Regal Dr
<b>CITY, STATE, ZIP</b>	Alcoa, TN 37701
<b>COUNTY</b>	Blount
<b>MARKET</b>	Alcoa
<b>SUB-MARKET</b>	Northpark
<b>CROSS-STREETS</b>	Regal Drive and Northpark Blvd

## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>OCCUPANCY %</b>	0.0%
<b>CEILING HEIGHT</b>	14 ft
<b>MINIMUM CEILING HEIGHT</b>	12 ft
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1997
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 56,604 SF Office
- Flex/Light Industrial Redevelopment Potential
- Less than 1 Mile to McGhee Tyson Airport
- Easy access to Knoxville and Maryville
- 25 Minutes to Smokey Mountains
- 22 private offices
- Executive conference room
- Two training rooms
- Two Breakrooms
- Fitness center
- Rollup garage door (8' wide, 20' tall)
- 205 parking spots
- Sprinkled
- Data/Server Room

**ADDITIONAL PHOTOS**



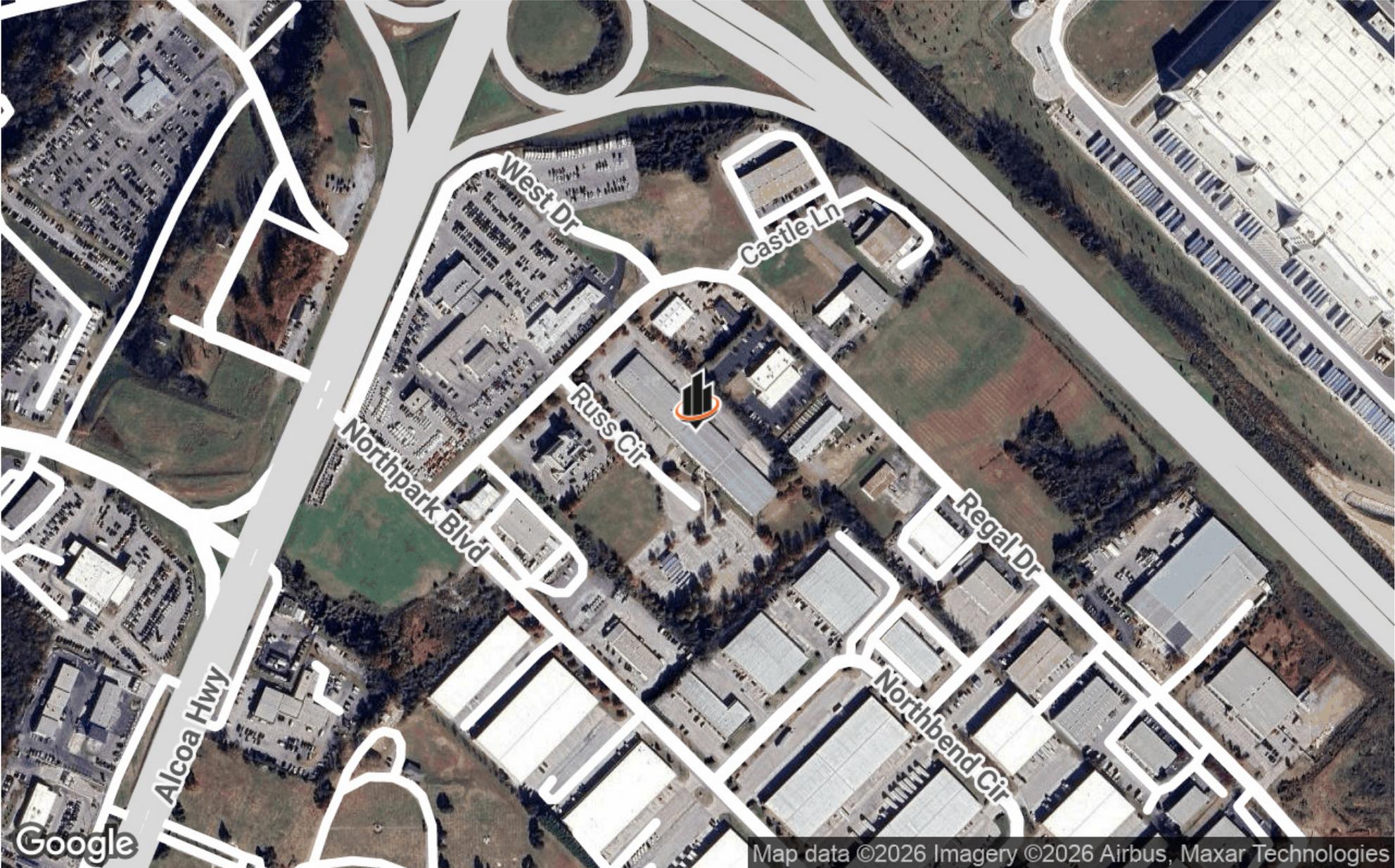
**ADDITIONAL PHOTOS**



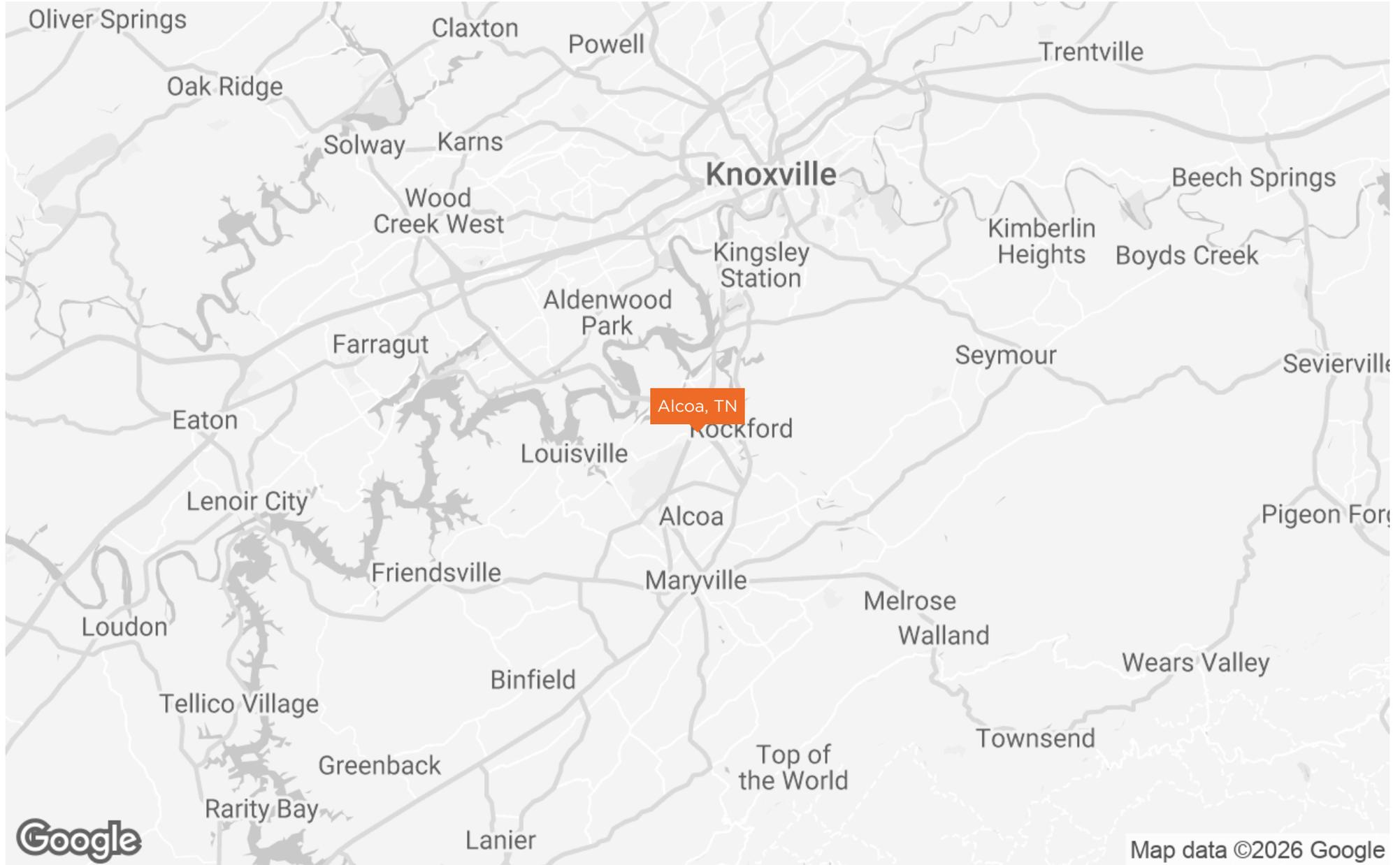
**TEAMHealth**  
ALCOA BILLING CENTER

**SECTION 2**  
**Location  
Information**

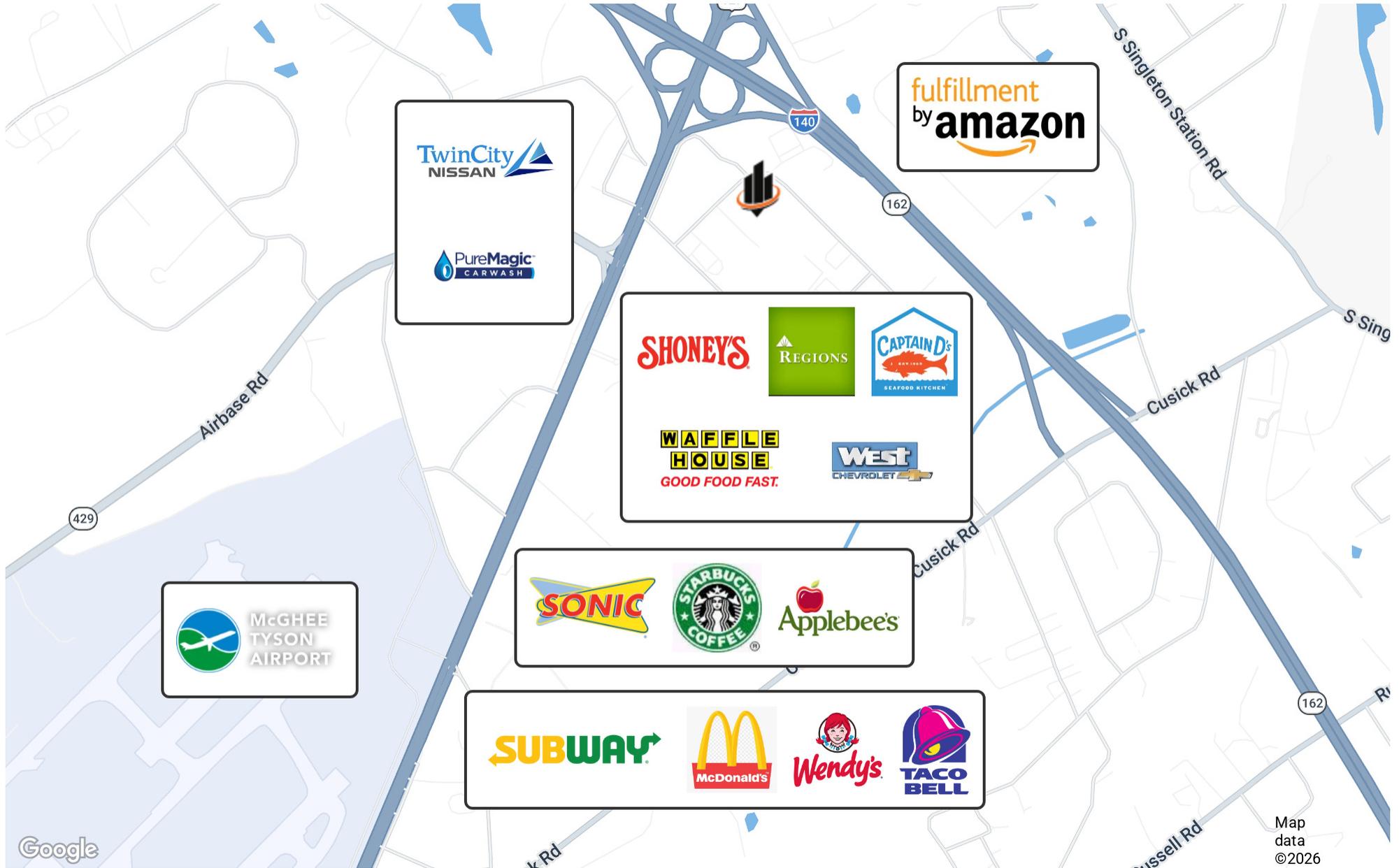
LOCATION MAP



# REGIONAL MAP



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

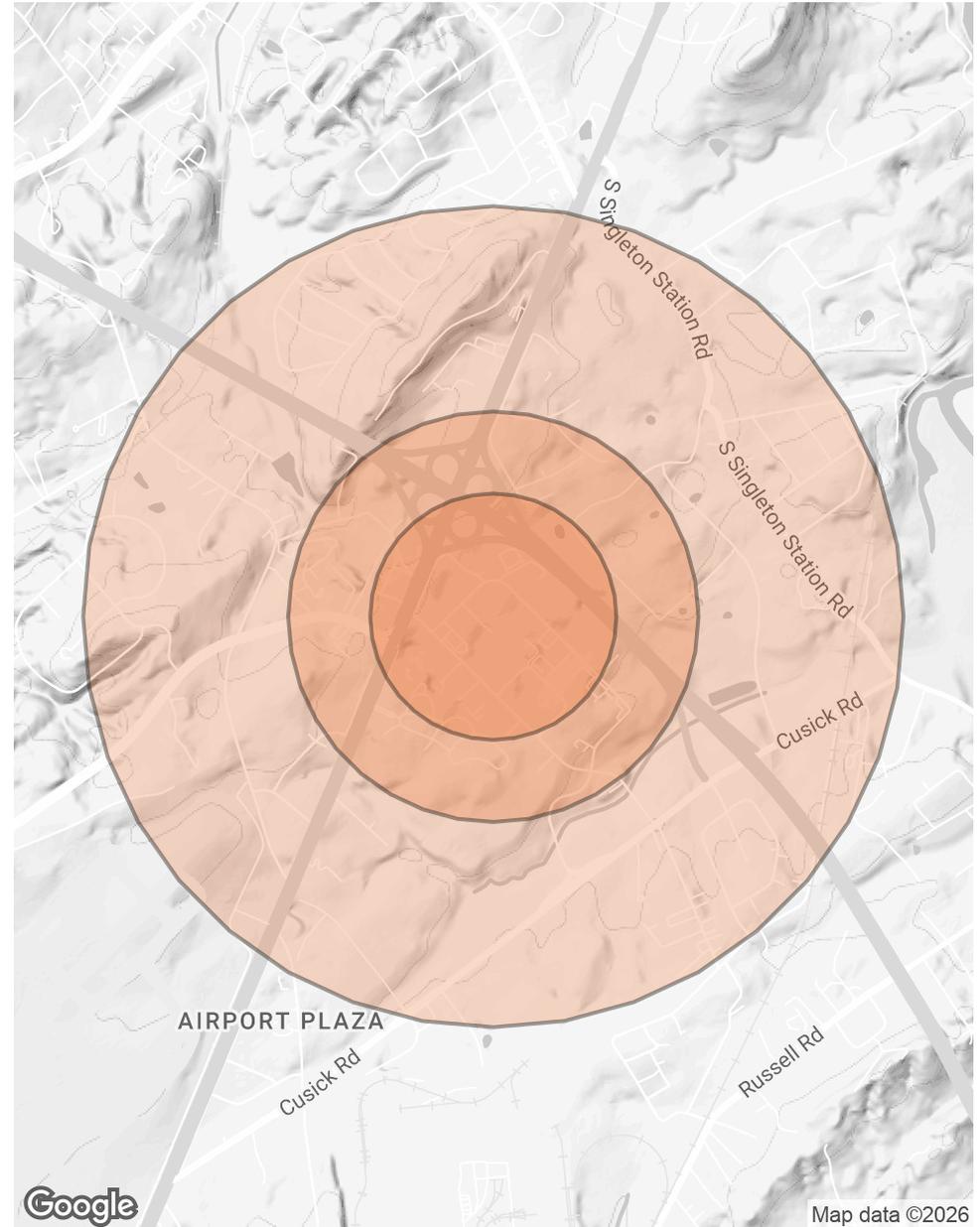
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	25	129	1,589
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	42	42	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	10	52	676
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$89,639	\$91,268	\$76,657
AVERAGE HOUSE VALUE	\$300,106	\$303,683	\$260,551

Demographics data derived from AlphaMap



**TEAMHealth**  
ALCOA BILLING CENTER

**SECTION 3**  
**Market**  
**Information**

# KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





## EMPLOYMENT & ECONOMY

### KNOXVILLE MAJOR EMPLOYERS

### EMPLOYEES

Covenant Health	11,357
Knox County Schools	9,558
The University of Tennessee - Knoxville	8,959
Y-12 National Security Complex	7,800
Wal-Mart Stores, Inc.	6,863
Oak Ridge National Laboratory	5,772
University of Tennessee Medical Center	5,387
Clayton homes, Inc	5,047
DENSO Manufacturing Tennessee, Inc	5,000
Dollywood	4,500

*Eteda.org*

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

# MARYVILLE ECONOMY



Maryville, Tennessee, boasts a diverse and resilient economy that contributes significantly to the region's prosperity. The city's economic landscape is characterized by a mix of industries, including manufacturing, healthcare, and tourism. With a strategic location near the Great Smoky Mountains National Park, Maryville attracts visitors seeking outdoor adventures, leading to a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies contributing to the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the well-being of the community. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, reflecting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries present in the area, including manufacturing, healthcare, and technology. The city's strategic location, coupled with a business-friendly environment, has attracted new businesses and contributed to job creation. Major employers new to the area include Amazon and Smith & Wesson Facilities. This, in turn, has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.

2023 Population: **34K**      2023 Households: **12K**

Median Age:

**40**

2023 Household  
Income:

**\$71,500**

**Top 10**

**Best Places to Live in 2020**

**HomeSnacks.com**

# EMPLOYMENT & ECONOMY

## Blount County, Tennessee

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In October 2023, Amazon opened a new \$200 million facility in Blount County, TN. The job creation impact in the community was huge as thousands of jobs were created to open and operate this new facility.



Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023. This created over 600 jobs and the company had plans to open an additional building housing a museum and retail space in 2024.

# UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

## ACADEMIES

- » **11** Colleges
- » **900+** Programs of study
- » **360+** Undergraduate programs of study
- » **547+** Graduate programs of study
- » **300** Study abroad programs

**33,805**  
Students

**9,000+**  
Faculty & Staff





PRESENTED BY:



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