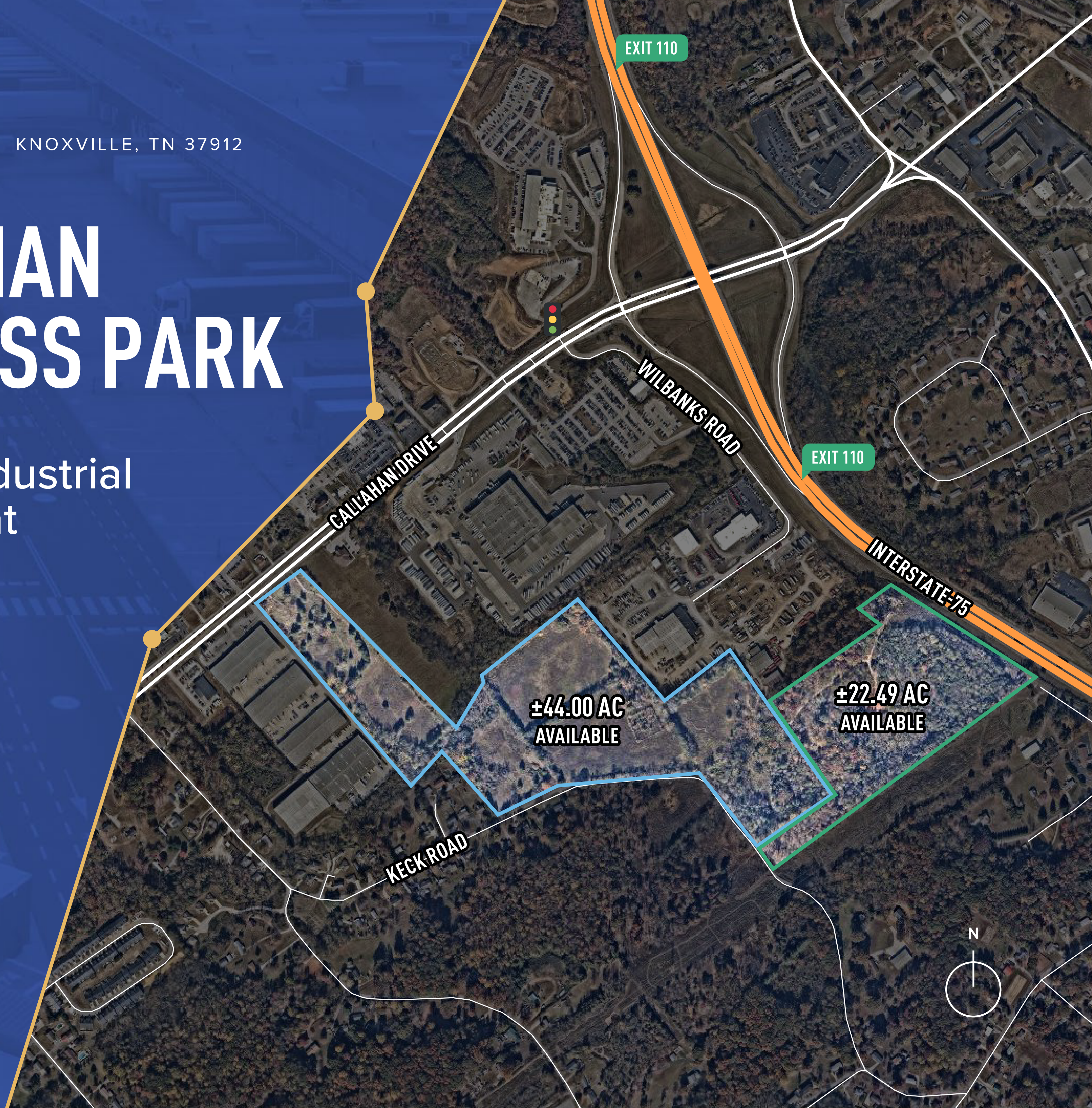
726 CALLAHAN DRIVE | KNOXVILLE, TN 37912

CALLAHAN BUSINESS PARK

Interstate Industrial Development Opportunity



CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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EXCLUSIVE ADVISORS

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EXECUTIVE SUMMARY

CBRE, INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE CALLAHAN BUSINESS PARK (THE 'PROPERTY"), THE LARGEST AND MOST WELL-LOCATED INDUSTRIAL PARK AVAILABLE IN KNOX COUNTY.

The Offering

This is a prime, interstate industrial development site consisting of ±66.49 acres in the North/Broadway submarket of Knoxville, offering the best access to the interstate and labor market in the Knoxville area. The Property is located on I-75 at the Callahan Road exit. The Property is 7 exits north of downtown Knoxville and 2 exits north of the I-640, providing multiple opportunities to travel in Knox County and the Knoxville MSA quickly.

Strategic Location

The Property is within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville. The Property is offered for sale without an asking price, and the owner will sell all or individual lots.

INVESTMENT
HIGHLIGHTS

TRAFFIC COUNTS

INTERSTATE-75 AADT

91,419

CALLAHAN DRIVE AADT

23,094

Approximately

7.3 MILES/11 MINS

to Downtown Knoxville, TN

Price:

SUBJECT TO OFFERS

Please call brokers for additional information, or to set up a tour

ACCESS TO LABOR

64,937

EMPLOYEES

IN A 5-MILE RADIUS

IMMEDIATE INTERSTATE ACCESS

0.3 MILE TO I-75 AND CALLAHAN DRIVE INTERCHANGE (EXIT 110)

- Interstate Visibility
- No railroad crossings or school zones between the Property and interstate

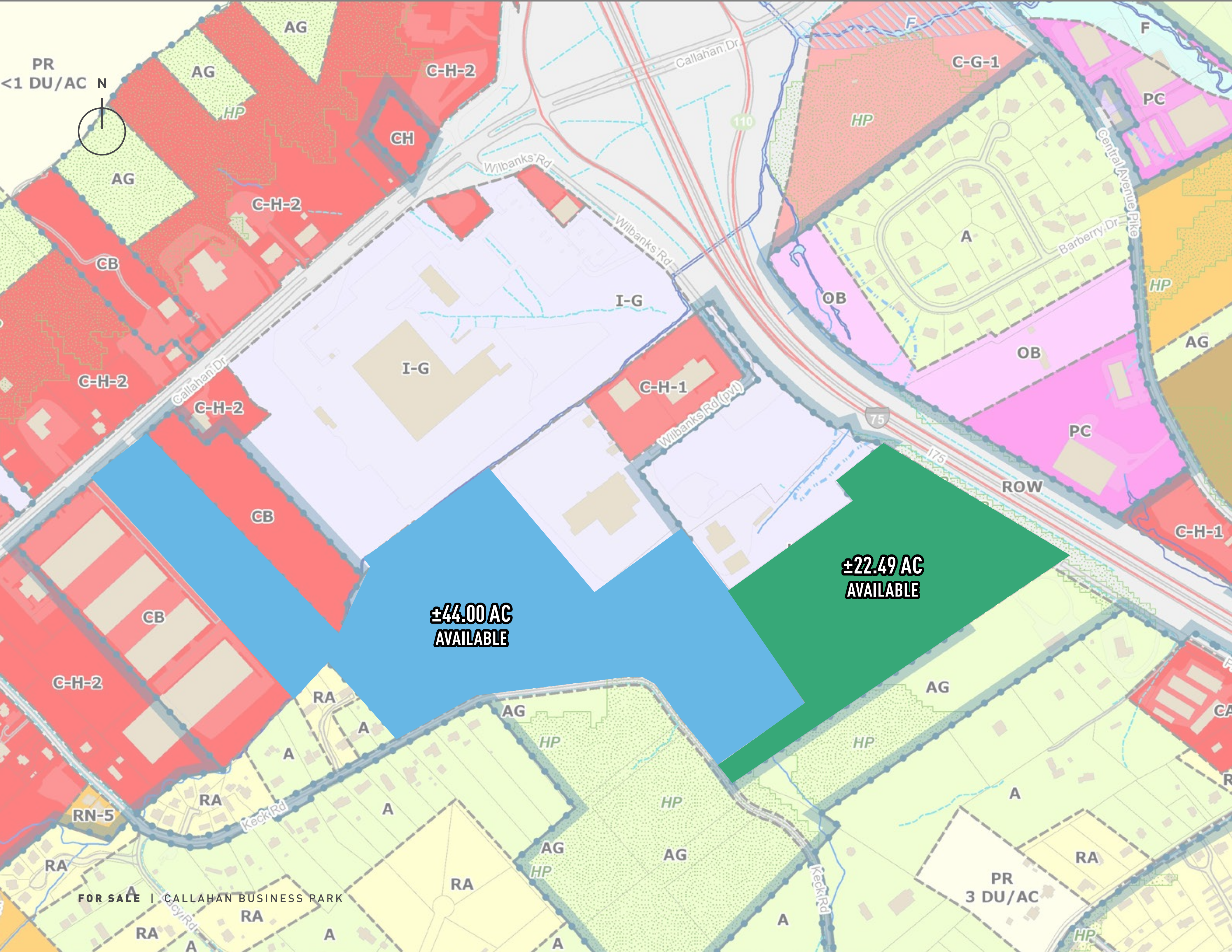
PROXIMITY TO

RESTAURANTS, HOTELS AND SHOPPING

PROPERTY
DESCRIPTION

Property Overview

Address:	726 Callahan Drive, Knoxville, TN 37912
Market/Submarket:	NE Tennessee
Total Area:	±66.49 AC


±44.00 AC
AVAILABLE
±22.49 AC
AVAILABLE
N
PR
<1 DU/AC
AG
C-H-2
CH
HP
CB
I-G
C-H-1
C-G-1
PC
A
OB
ROW
RA
RN-5
PR
3 DU/AC
F
Callahan Dr
Wilbanks Rd
Wilbanks Rd (pvt)
Barberry Dr
Central Avenue Pike
Keck Rd
I75
75
110

KGIS
ZONING

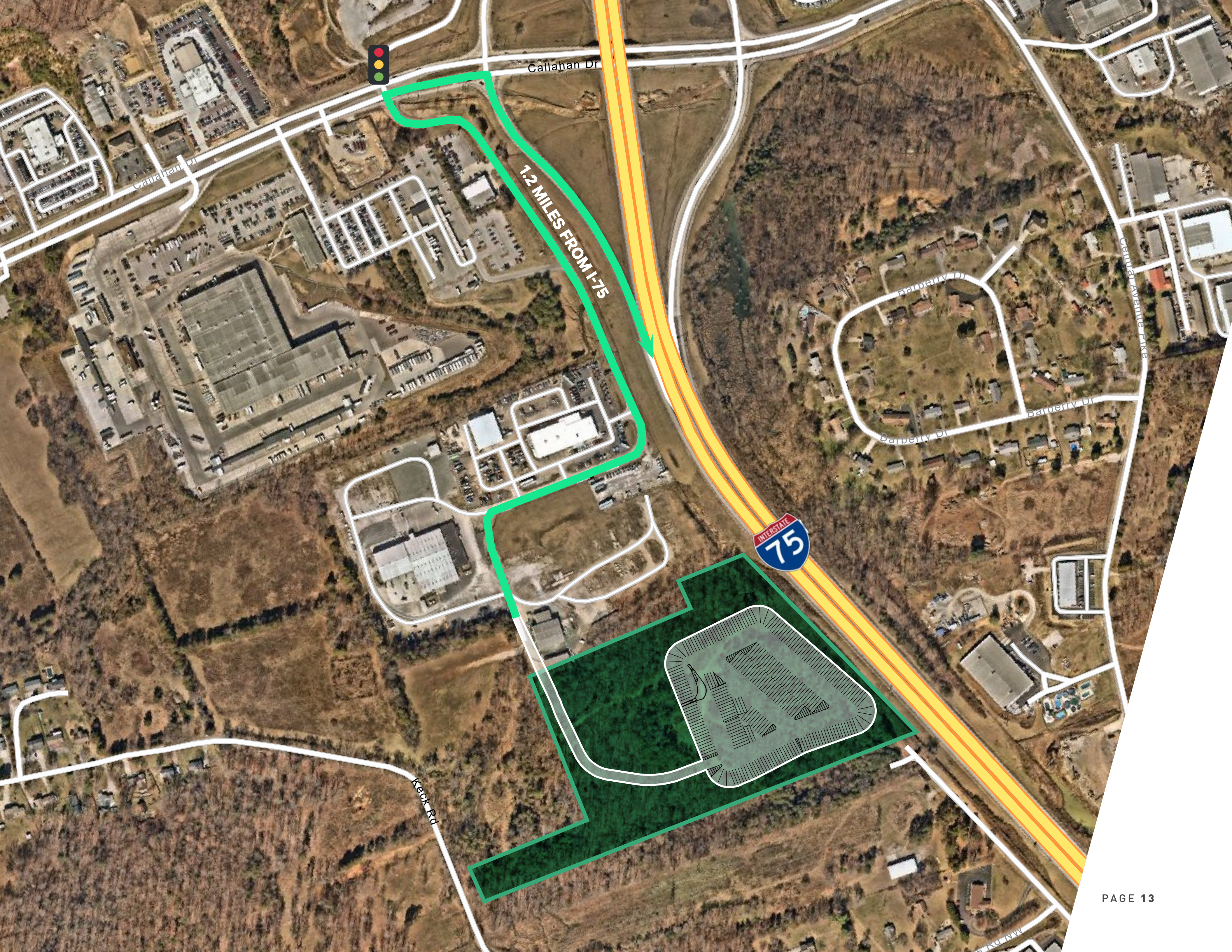
Lot	Blue	Green
Gross Acreage:	±44.00 AC Available	±22.49 AC Available
Estimated Usable:	TBD	TBD
Zoning:	I-G (General Industrial) LI (Light Industrial)	C-H-1 (Highway Commercial) LI (Light Industrial)
Access Road(s):	Callahan Drive Keck Road	Keck Road Primus Road

TRAILER PARKING CONCEPT

SURVEY, PHASE 1 ESA,
& geotechnical report on file

Well suited for
7.9 ACRE SITE

144, 12' X 75' PARKING SPACES
with parking aisles that accommodate full-size 18 wheel truck & trailers

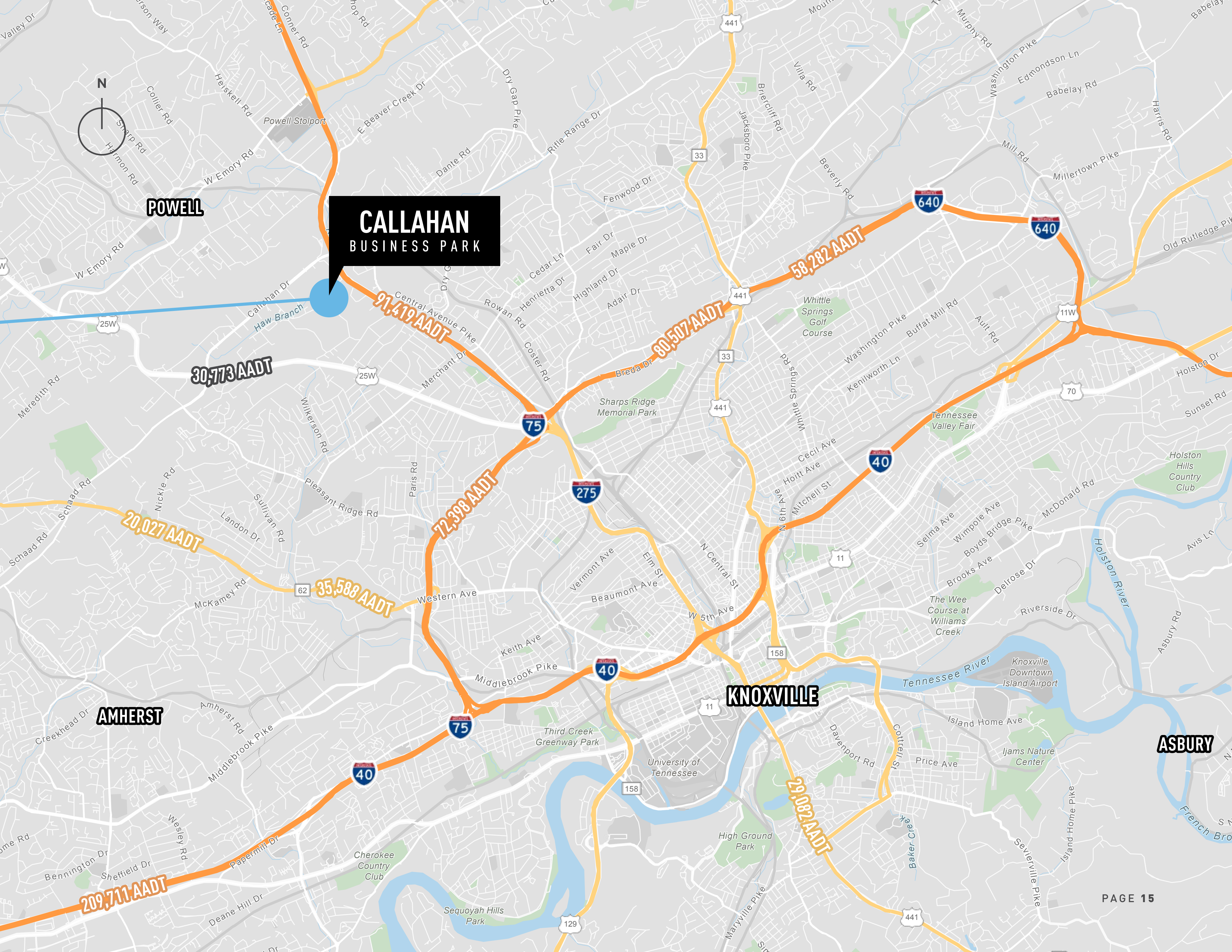


Callahan Dr
Callahan Dr
1.2 MILES FROM I-75
Barberry Dr
Barberry Dr
Barberry Dr
Central Avenue Pike
Keck Rd
INTERSTATE
75

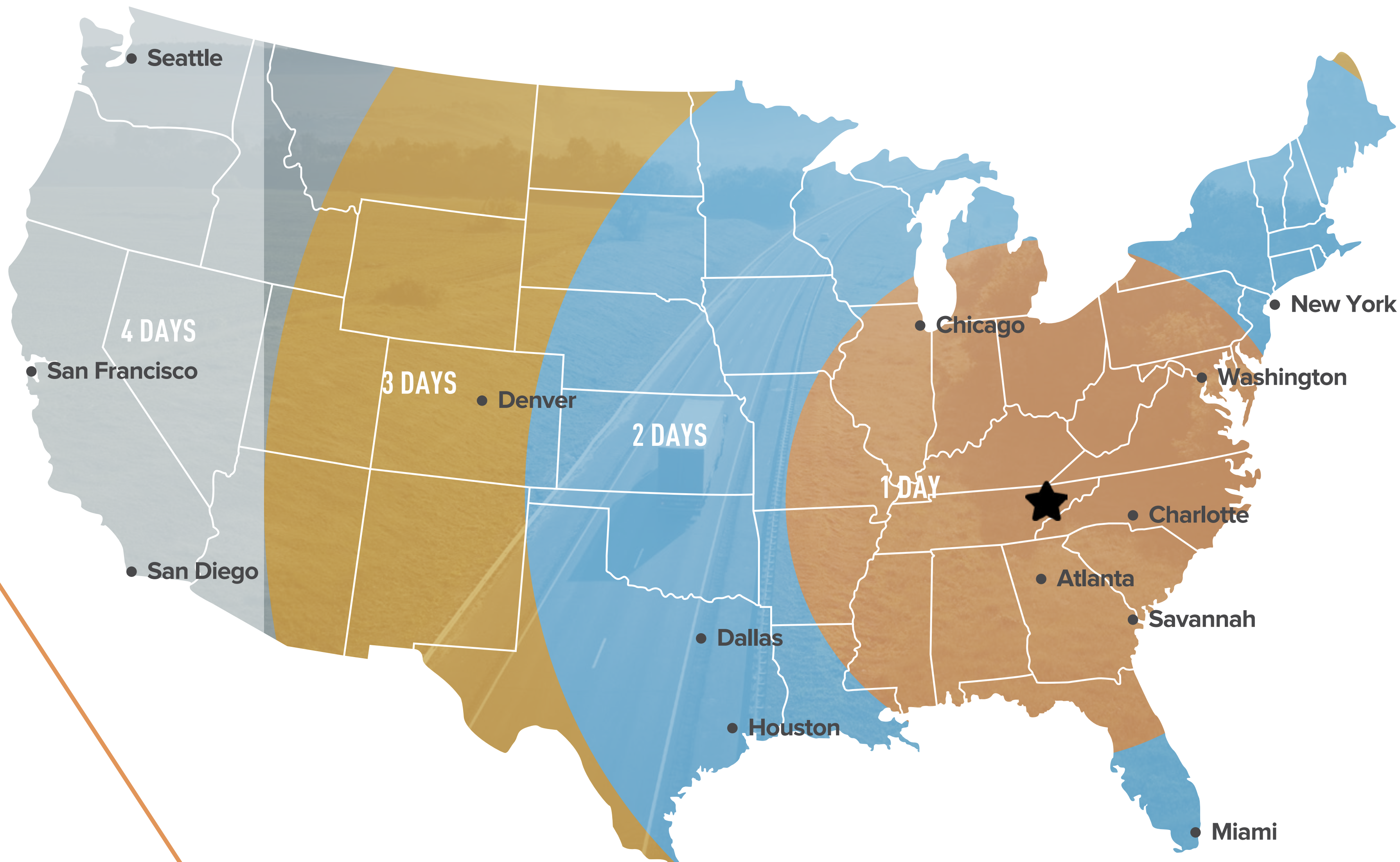
LOCATION OVERVIEW

Key Location Benefit

This is a prime, interstate industrial development site consisting of ±66.49 acres acres in the North/Broadway submarket of Knoxville, offering the best access to the interstate and labor market in the Knoxville area. The Property is located on I-75 at the Callahan Road exit.
The Property is 7 exits north of downtown Knoxville and 2 exits north of the I-640, providing multiple opportunities to travel in Knox County and the Knoxville MSA quickly. The Property is within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville.


N
CALLAHAN
BUSINESS PARK
POWELL
KNOXVILLE
AMHERST
ASBURY
91,419 AADT
30,773 AADT
80,507 AADT
58,282 AADT
72,398 AADT
20,027 AADT
35,588 AADT
209,711 AADT
29,082 AADT
Sharps Ridge Memorial Park
Whittle Springs Golf Course
Tennessee Valley Fair
Holston Hills Country Club
The Wee Course at Williams Creek
Knoxville Downtown Island Airport
Tennessee River
Holston River
Third Creek Greenway Park
University of Tennessee
Ijams Nature Center
High Ground Park
Cherokee Country Club
Sequoyah Hills Park

TRUCK
DRIVE TIME


Seattle
San Francisco
San Diego
4 DAYS
3 DAYS
Denver
2 DAYS
Dallas
Houston
1 DAY
Chicago
New York
Washington
Charlotte
Atlanta
Savannah
Miami

LOCATION AMENITIES

DEMOGRAPHIC SNAPSHOT

Population	3 MILES	5 MILES	10 MILES
2025 Population - Current Year Estimate	52,382	127,077	396,611
2025 Median Age	39.1	38.1	37.8
2025 High School Diploma and higher	91.2%	91.1%	93%
2025 Employed Civilian Population 16+	97.2%	96.5%	96.5%

Households	3 MILES	5 MILES	10 MILES
2025 Households - Current Year Estimate	22,942	54,153	168,116
2025 Average Household Income	$85,121	$86,093	$100,171

MARKET OVERVIEW

Q2 2026 – Industrial

Knoxville's industrial market is anchored by its strategic location at the intersection of I-75, I-40, and I-81, which places it within a single day's drive of three-quarters of the U.S. population. This logistical advantage and low business costs have attracted major manufacturing and national companies, including Denso Manufacturing, Alcoa, 3M, and Newell. Currently, the market is one of the tightest in the nation with a 2.0% vacancy rate, far below the national average of approximately 7.5%. Although the market experienced a significant dip in absorption during the first half of 2025, demand has since rebounded, particularly in the logistics sector, bringing the 12-month net absorption to 227,000 square feet.

Leasing activity has moderated from the record highs seen between 2021 and 2023, though significant deals continue to close, such as Tjoapack's 15-year lease for 165,000 square feet and the United States Postal Service subleasing 127,000 square feet. This relative slowdown in demand and limited available inventory has resulted in a 2.7% increase in market asking rents over the past year, a rate lower than the historical 5% average and the 10% peaks of recent years. However, construction activity is on the rise again after a period of decline, with over 690,000 square feet currently under construction, including a major 280,000-square-foot distribution center in Mascot expected to be completed in 2027.

WHY KNOXVILLE?

DEMOGRAPHICS

957,376
Population

3.5%
Projected Population Growth 2024 – 2029

$385,000
4% Median Home Sale Price Increase Year Over-Year

13.6%
Below The National, Cost-Of-Living Average

12.5%
Population Growth Since 2010

$98,024
2024 Average Household Income

36%
2024 Household Incomes Above $100K

34.2%
Bachelor's Degrees and Higher

Source: Knoxville Chamber of Commerce, RedFin

Largest Employers by # of Employees		
1	U.S. Department of Energy	16,975
2	Covenant Health	11,963
3	University of Tennessee	11,197
4	Knox County Schools	10,118
5	Walmart Stores, Inc.	6,614
6	University Health System	5,387
7	Clayton Homes, Inc.	5,047
8	DENSO	5,000
9	Roark Capital Group	4,608
10	Dollywood	4,500

Source: Knoxville Chamber of Commerce, Knox News

Less than one day's drive from 60% of the U.S. Population

ECONOMY

$52.9B
GDP 2021

2%
GDP Growth Y-O-Y

31%
GDP Growth Since 2015

Source: Oxford Economics

UNIVERSITY OF TENNESSEE KNOXVILLE

Robust Regional Talent Pipeline

Over half of UTK undergrads graduate with a business or STEM-related degree, adding new talent in technical fields to the local and regional workforce.

#1
Public University in Tennessee

#1
Graduate Supply Chain Management/ Logistics program
GARTNER

$1.7B
Annual Impact on the Tennessee Economy

8,300
Degreed Professionals Graduate in 2024

Source: The University of Tennessee Knoxville

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