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OFFERING MEMORANDUM

GATEWAY TO BASEBALL

600 E Magnolia Ave. - 305 Randolph St. - 601 E Depot St.
Knoxville, TN 37917

Two Parcels:	#401 & 402	
Land: (Both Parcels)	1.544 acres	
Utilities:	All at site	
Zoning:	I-MU	
Highway Access:	I-40/Hall of Fame/Magnolia Ave.	
Total Buildings Size:	32,000 sq ft	
Age:	1920-2005	
Annual Income:	600 E Magnolia Ave.	\$36,000
	305 Randolph St.	\$48,000
	601 E Depot St.	\$24,000

Total Property Tax: \$15,000
Tax Increment Financing (TIF) District

Sales Price:	600 E Magnolia Ave.	\$2,800,000
	305 Randolph St & 601 E Depots St.	\$2,100,000

Total Sales Price: \$4,900,000

***** TIF District allows for very favorable credits toward financing of redevelopment. There are two parcels owned separately. See survey and maps. There is a large development beginning within two blocks of this property. Google – ‘Randy Boyd baseball stadium’.

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