

**AVISON
YOUNG**



75 REGIONAL COMMERCE PARK

EXIT 60 - 1-75 - SWEETWATER, TENNESSEE

177 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



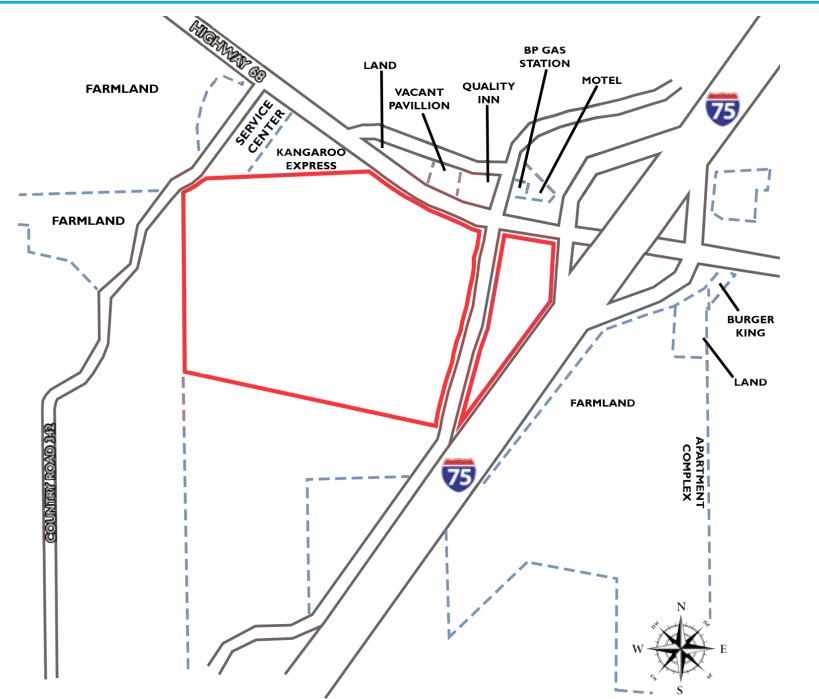
Avison Young pleased to present this opportunity to purchase 75 Regional Commerce Park ("the Property") located at Exit 60 on I-75 in Sweetwater, Tennessee.

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.

Level topography and flexible zoning make this location suitable for numerous purposes including industrial parks and general commercial. With major manufacturing and distribution facilities like Yamaha, Volkswagen Chattanooga, and Amazon.com within a one hour drive, the Property offers an excellent opportunity for expanding existing industries as well as new businesses entering the market.

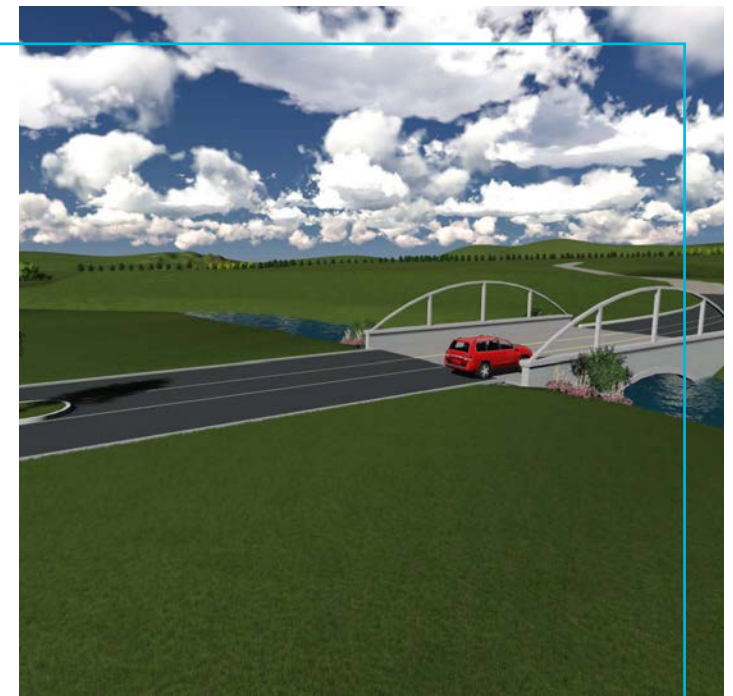
AT A GLANCE

- ▶ 177 acres split between McMinn & Monroe counties
- ▶ Level topography
- ▶ 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.

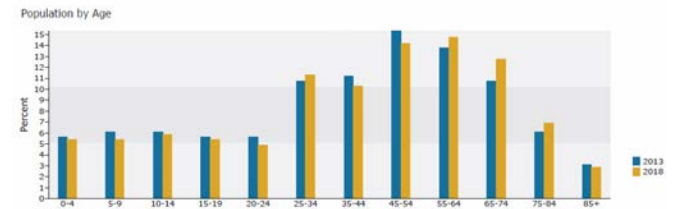
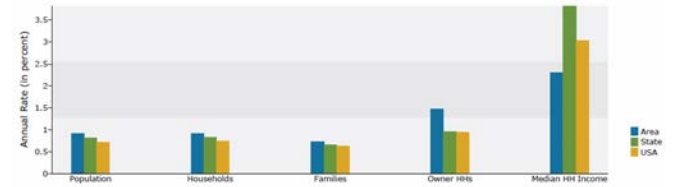
COUNTY DEMOGRAPHICS

	2010 Population	Current Population Estimate	2000-2010 Population Growth		2010 Population	Current Population Estimate	2000-2010 Population Growth
McMinn County	52,266	52,431	7.4%	Monroe County	46,302	46,506	0.7%
City of Athens	13,458	13,489	1.8%	City of Madisonville	4,577	-	-
City of Etowah	3,490	3,488	-4.7%	City of Sweetwater	5,586	-	-
Town of Englewood	1,532	1,532	3.8%	City of Tellico Plains	880	-	-
City of Niota	719	718	-7.9%	City of Vonore	1,474	-	-
Town of Calhoun	490	492	-1.2%	SE TN Region	617,007		
Riceville CDP	670	-	-				
SE TN Region	617,007						

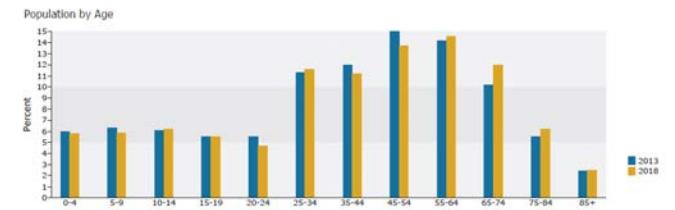
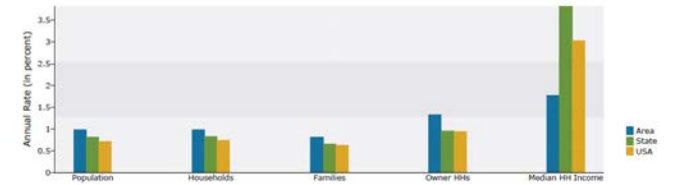
DEMOGRAPHICS

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
2000 Total Population	173	3,948	10,612
2010 Total Population	189	4,298	11,965
2013 Total Population	196	4,468	12,236
2018 Total Population	205	4,692	12,614
2013-2018 Annual Rate	0.91%	0.98%	0.61%
2013 Male Population	47.4%	48.2%	48.5%
2013 Female Population	52.6%	51.9%	51.5%
2013 Median Age	44.2	42.9	42.3
HOUSEHOLD SUMMARY			
2000 Households	72	1,611	4,217
2010 Households	82	1,763	4,750
2013 Total Households	85	1,836	4,869
2018 Total Households	89	1,929	5,027
2000-2010 Annual Rate	1.27%	0.90%	1.20%
2010-2013 Annual Rate	1.19%	1.25%	0.76%
2013-2018 Annual Rate	0.98%	0.99%	0.64%
2013 Average Household Size	2.24	2.40	2.48
HOUSING UNIT SUMMARY			
2013 Housing Units	94	2,059	5,466
Owner Occupied Housing Units	53	1,226	3,445
Renter Occupied Housing Units	33	609	1,424
Vacant Housing Units	9	223	597
2018 Housing Units	97	2,124	5,637
Owner Occupied Housing Units	57	1,309	3,599
Renter Occupied Housing Units	33	620	1,428
Vacant Housing Units	8	195	610
INCOME			
2013 Average HH Income	\$45,621	\$45,494	\$47,476
2018 Average HH Income	\$50,053	\$20,455	\$21,167
2013-2018 Annual Rate	1.87%	1.81%	2.07%

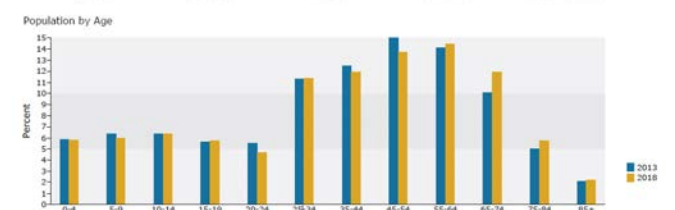
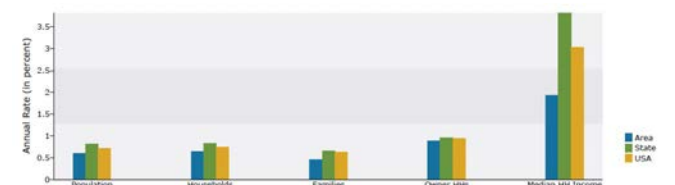
1 mile trends

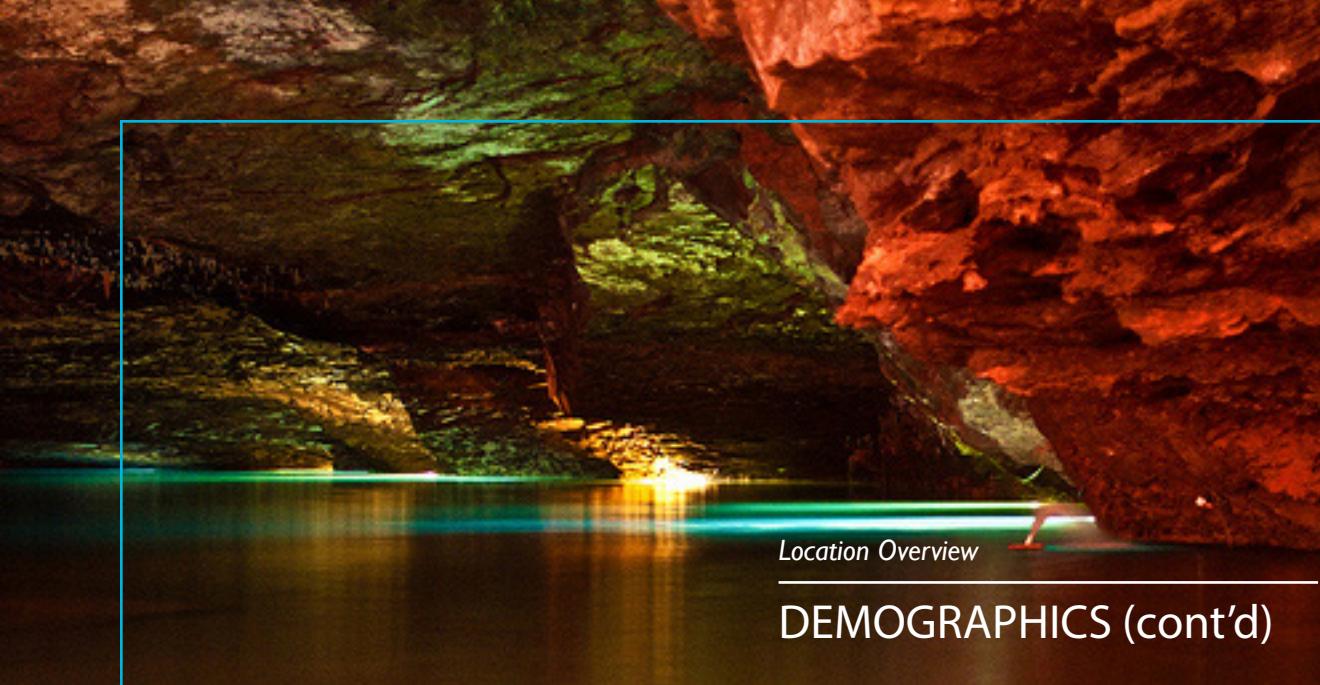


3 mile trends

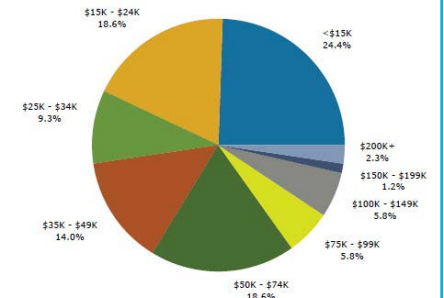


5 mile trends

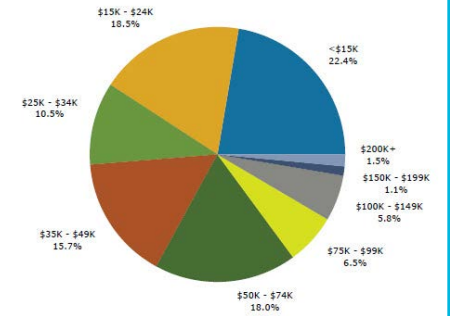




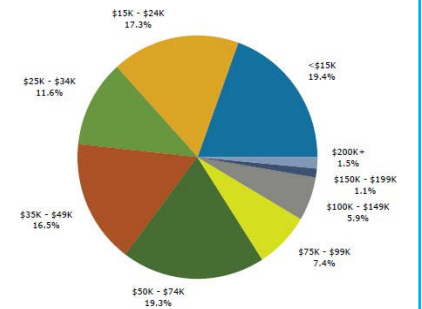
1 mile trends

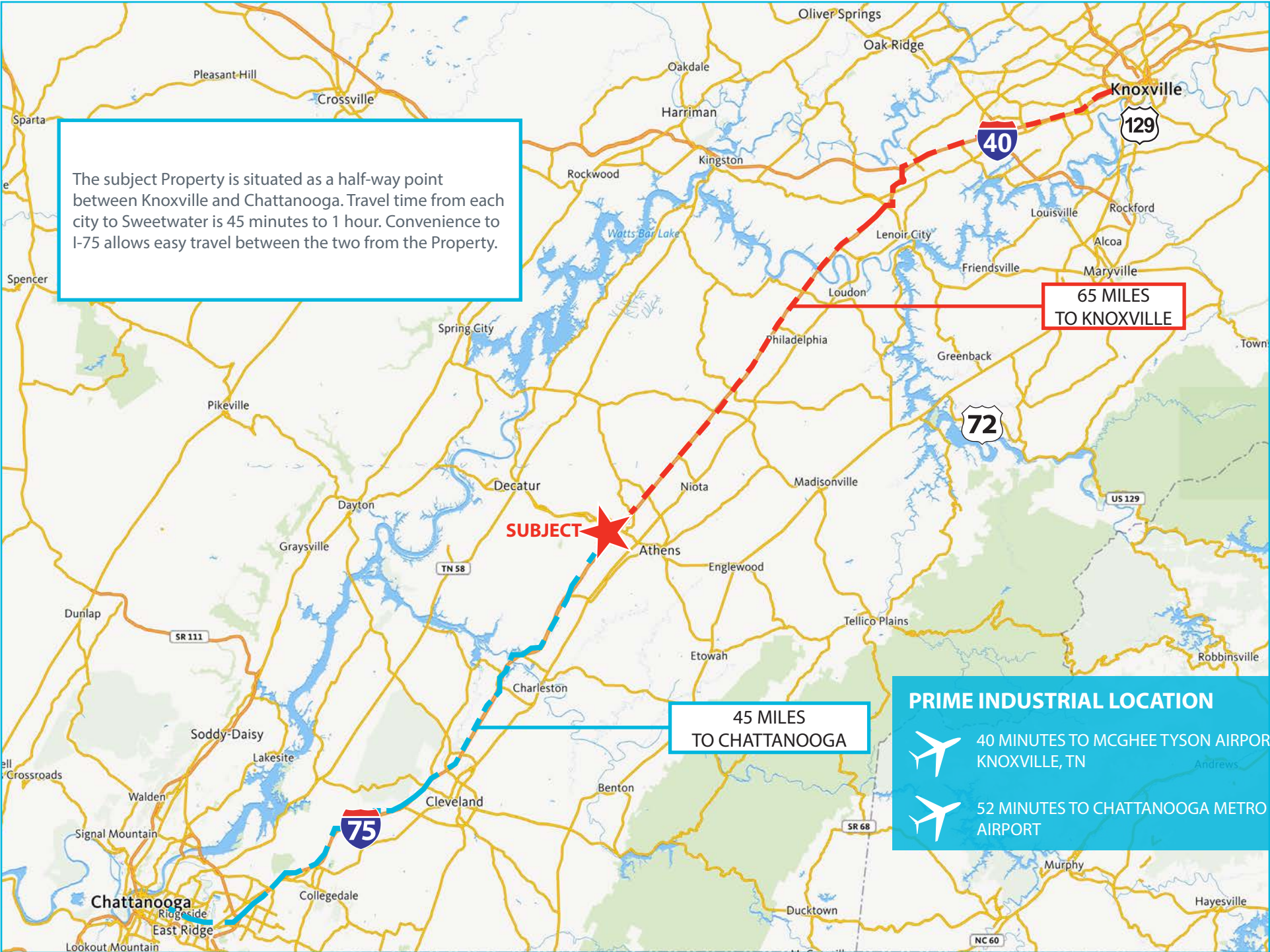


3 mile trends



5 mile trends

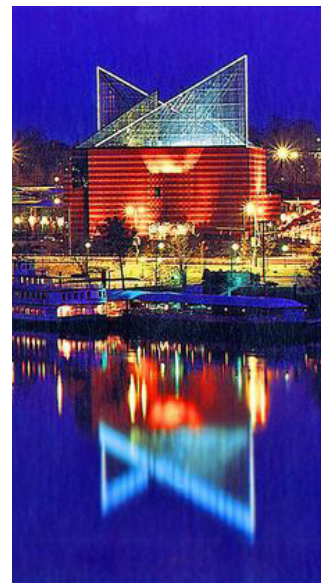
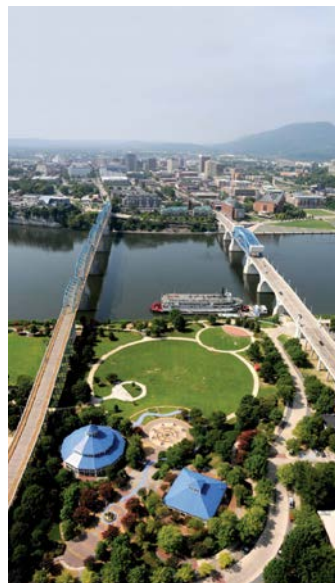






Location Summary

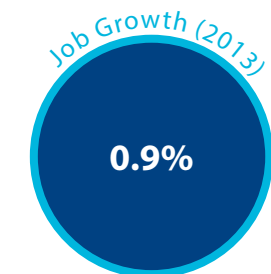
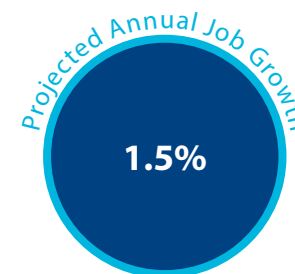
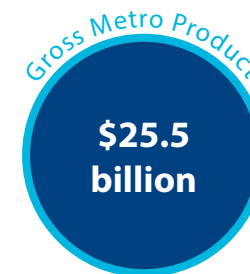
CHATTANOOGA, TENNESSEE



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 northwest 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 northeast 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

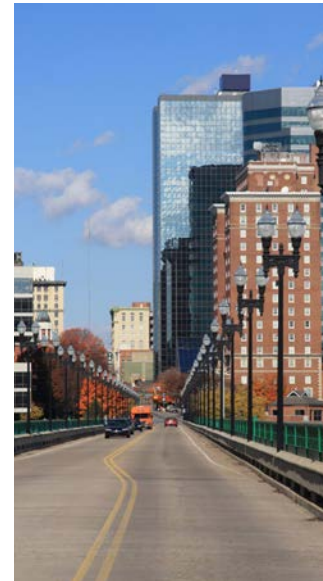
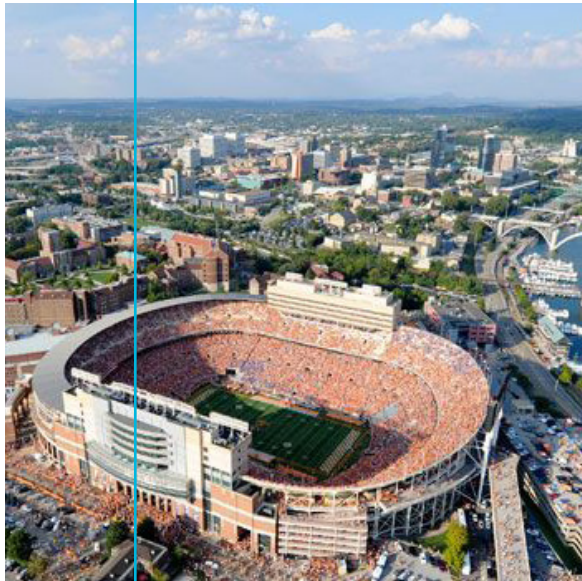
Company	Product/Service	FT Employees	PT Employees
Hamilton County Dept. of Education	Elementary & Secondary Schools	4,480	1,421
BlueCross BlueShield of Tennessee	Health Care Financing	4,238	50
Tennessee Valley Authority	Utility - Electric Service	4,126	1
Erlanger Health System	Hospital	3,468	372
Memorial 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
Scripps Networks	Information - Publishing & Cable	1,450
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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THE TENNESSEE ADVANTAGE

REGIONAL INDUSTRY

Regional Industry Map





Location Summary

THE TENNESSEE ADVANTAGE



GRANTS

FastTrack Economic Development Fund

- Provides additional grant support for companies expanding or locating in Tennessee with reimbursable grants made to local industrial development boards
- Aids companies in a variety of ways, including relocation expenses, temporary office space, capital improvements, retrofitting and other expenditures not previously covered by FastTrack infrastructure or job training grants

FastTrack eligibility and funding levels are determined by:

- Amount of company investment
- Number of new hires/upgrades
- Wages of new hires/upgrades
- Types of skills and knowledge that must be obtained
- Location of the project

BUSINESS CLIMATE

A Business-Friendly Environment

- No personal income tax on wages and salaries
- A right-to-work state
- A long history of fiscal responsibility that crosses party lines
- Third best-managed state in the country
- Triple A-rated state, with our most recent bond sale at the lowest interest rates in recorded history
- Successful overhaul of our tort and workers compensation laws

INCENTIVES FOR GROWTH

Grants & Tax Credits

One of the country's lowest per capita tax burdens, no income tax on wages, and no state property tax.

#7

in the State Fiscal Condition Index (Mercatus Center, George Mason University)

#1

in U.S. lowest state debt per capita 2013 (The Tax Foundation)

#2

lowest state & local taxes paid per capita 2013 (The Tax Foundation)



Location Summary

THE TENNESSEE ADVANTAGE

INTERNATIONAL BUSINESS

The Volunteer State is home to 864 foreign-based establishments that have invested over \$30.1 billion in capital and employ more than 116,000 Tennesseans.

In 2013 alone, the Tennessee Department of Economic and Community Development projects accounted for 52 commitments from foreign-owned businesses that created 9,215 jobs and \$1.68 billion in capital investment. This FDI accounted for nearly 40 percent of all Tennessee's new jobs committed last year and nearly one-third of all capital investment committed in the state. These major foreign projects included South Korean-owned Hankook Tire (1,800 new jobs, \$800 million investment), Japanese-owned Calsonic Kansei (1,200 new jobs, \$109.6 million investment) and Swiss-owned UBS (1,000 new jobs, \$36.5 million capital investment).

Exports to Tennessee's ten largest export markets topped \$23 billion in 2013, an increase of 34.1% from 2010, outpacing the percentage growth for all countries.

#1

state for jobs created through FDI (IBM's Global Location Trends)

#2

in the country in exports of Software, NESOI with nearly \$75 million in 2013, trailing only California

24.5%

percentage INCREASE on exports since 2010

\$32.3 B

in commodities were exported in 2013 from Tennessee, an increase of more than 24.5% over just three years prior



LOCATION & INFRASTRUCTURE

QUICK FACTS

- More than 95,400 miles of highway and 1,104 miles of interstate
- 1,062 miles of navigable waterways
- 80 airports - 6 commercial and 74 general aviation
- 3,019 miles of main and shortline railroads
- 142 heliports

Tennessee Business By Land:

Our network of eight interstate highways puts most major U.S. markets within a day's drive or less. Tennessee businesses also enjoy fast, efficient access to six Class 1 railroads, including CSX Transportation, Norfolk Southern and Canadian National/Illinois Central.

Tennessee Business By Air:

Tennessee is home to 80 airports, including the second busiest cargo airport in the world (Memphis International). Besides our six commercial airports, Tennessee businesses are served by 74 general aviation airports and 139 heliports.

Tennessee Business By Water:

In Tennessee, you'll have access to more than 1,000 miles of navigable waterways. Our state's terminals on the Tennessee, Cumberland and Mississippi rivers and their tributaries connect with river ports in 21 states, as well as ocean ports in Texas, Louisiana and Alabama. The International Port of Memphis is the largest stillwater harbor on the Mississippi River, and it's free of ice year round.

TENNESSEE'S PROXIMITY TO MAJOR MARKETS IN U.S.



	M	N	C	K	J	JC
Atlanta	383	248	118	213	376	256
Birmingham	237	193	147	256	220	361
Charlotte	619	408	340	230	538	149
Chicago	534	471	603	541	518	603
Cincinnati	485	275	359	251	402	313
Cleveland	732	522	609	501	651	484
Dallas	451	662	796	841	538	946
Detroit	747	537	621	513	664	537
Indianapolis	464	287	419	358	414	419
Kansas City	452	556	687	733	501	838
Little Rock	137	349	480	528	223	632
Miami	1006	911	779	874	1040	845
New Orleans	395	534	491	599	477	705
NYC	1096	886	818	707	1015	631
Philadelphia	1011	800	732	621	929	546
St. Louis	284	309	440	485	268	590
Toronto	976	766	850	742	893	731
D.C.	878	666	598	487	796	411

KEY:

M - Memphis
 N - Nashville
 C - Chattanooga
 K - Knoxville
 J - Jackson
 JC - Johnson City

#7
in the nation for net domestic migration (2010-2013)

QUALITY OF LIFE

Wall Street Cheat Sheet named Tennessee as the state with the second lowest cost of living in the nation.

Tennessee is a wonderful place to call home for many reasons, including a favorable cost of living. The average cost of living in all of the state's reporting cities falls below the national average.

Housing costs in Tennessee are also among the lowest in the nation. In 2011, Tennessee ranked 9th lowest among the 50 states in median monthly housing costs for owner-occupied units with a mortgage. The Tennessee Housing Development Agency reports that 45,470 single-family homes were sold in 2011 with a median selling price of \$150,925 and homes outside of the state's metropolitan areas had a median selling price of \$109,000.

QUICK FACTS

- 10 public universities
- 34 private, nonprofit universities
- 13 community colleges
- 27 technology centers



33,000+
job openings filled annually by the Tennessee Department of Labor and Workforce Development

3,500
graduates in engineering, engineering technologies and engineering-related fields, an increase of 30.2% in 5 years

55%
Of Tennesseans will have college degrees or certifications by the year 2025



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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
Chattanooga, TN

Bush Brothers & Company
Dandridge & Knoxville, TN

Clayton Homes, Inc.
Maryville, TN

Alcoa, Inc.
Maryville, TN

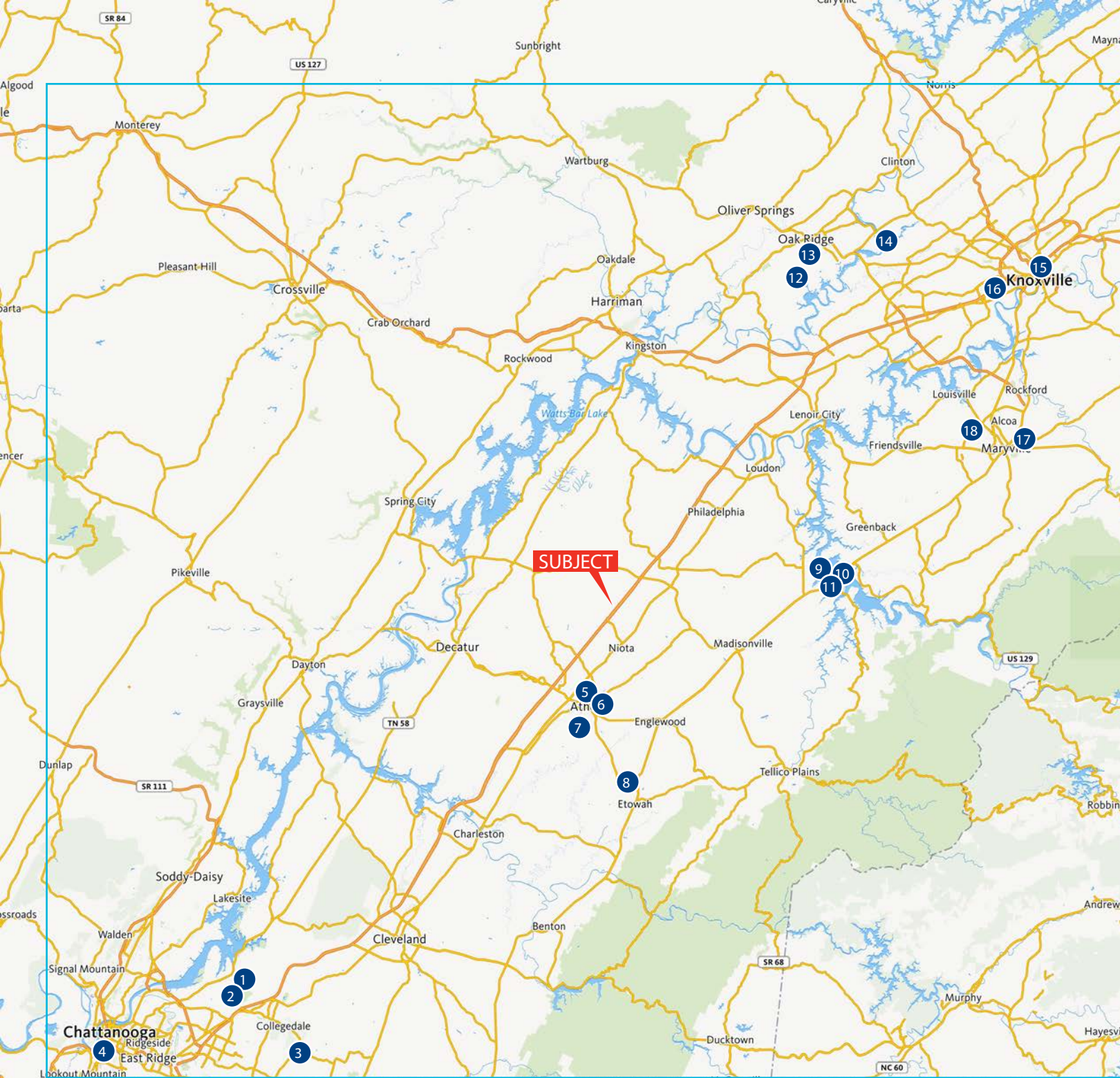
Science Applications International Corp.
Oak Ridge, TN

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

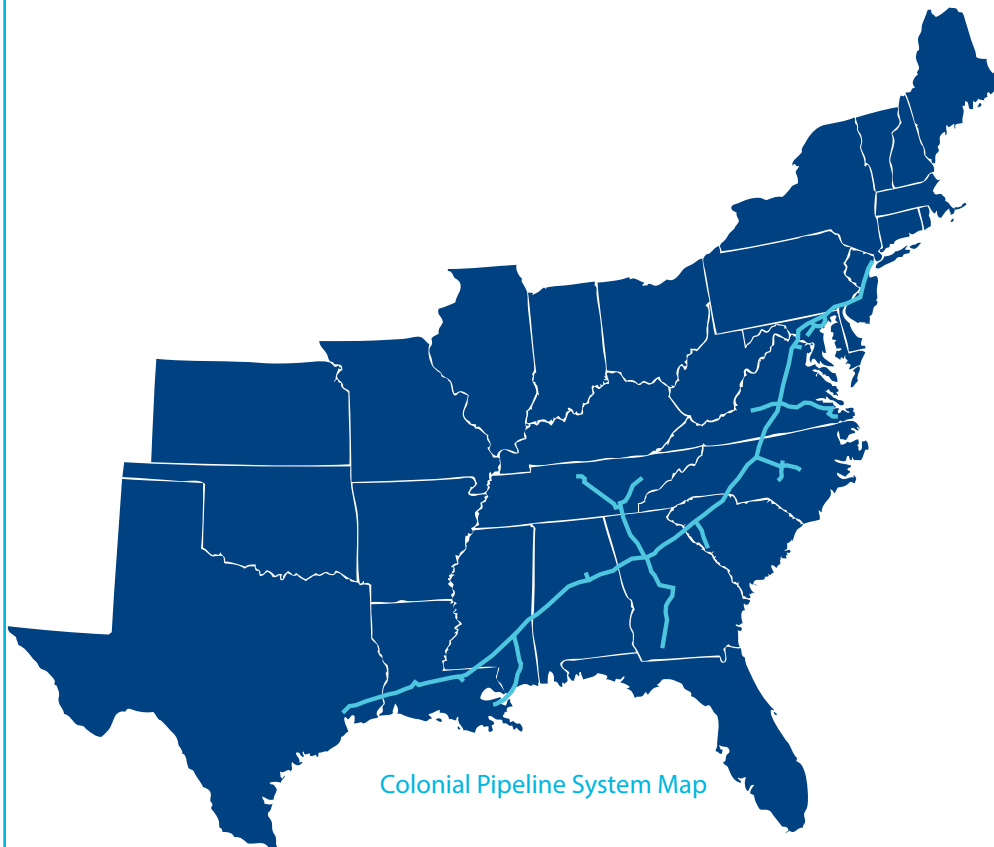
COLONIAL PIPELINE

Colonial Pipeline begins in Houston, Texas and ends in Linden, New Jersey, traversing 11 other states along the way. The system includes 5,500 miles of pipe, services 7 airports directly and provides fuel to multiple Department of Defense installations each day. Colonial Pipeline has 15 storage tank locations strategically positioned along the pipeline to serve our customer's needs and connect to more than 260 terminals.

Colonial Pipeline delivers a daily average of 100 million US gallons of gasoline, home heating oil, aviation fuel and other refined petroleum products to communities and businesses throughout the South and Eastern United States.

The main lines are 40 inches and 36 inches in diameter, with one primarily devoted to gasoline and the other carrying distillate products such as jet fuel, diesel fuel, and home heating oil. The pipeline connects directly to major airports along the system. Fifteen associated tank farms store more than 1.2 billion US gallons of fuel and provide a 45 day supply for local communities.

Products move through the mainlines at a rate of about 3 to 5 miles per hour. It generally takes from 14 to 24 days for a batch to get from Houston, Texas to the New York harbor, with 18.5 days the average time.



Colonial Pipeline System Map



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