

GLEN ALPINE

Mixed-Use Development

2170 Charles G. Seivers Blvd., Clinton, TN 37716



Available

- Total Acreage – 18 acres
- Lot 2 – 1.91 acres – Hotel/Retail/Office for sale, ground lease, or build-to-suit
- Lot 3 – 2.13 acres – Hotel/Retail/Office for sale, ground lease, or build-to-suit
- Back Lot – 14.8 acres – Mixed use (big box, apartments, industrial, self-storage) for sale, ground lease or build-to-suit

- Exit 122 on I-75
- Less than a 1/2 mile from I-75 with interstate visibility
- Over 32,000 VPD daily traffic count in front of site
- Strong daytime population
- Major trade area drawing from surrounding counties and Kentucky
- Clinton Industrial Parks employ 6,200+ people
- Centrally located between Campbell, Scott, and Knox County with Hwy 61 acting as a major East/West Artery in Anderson County



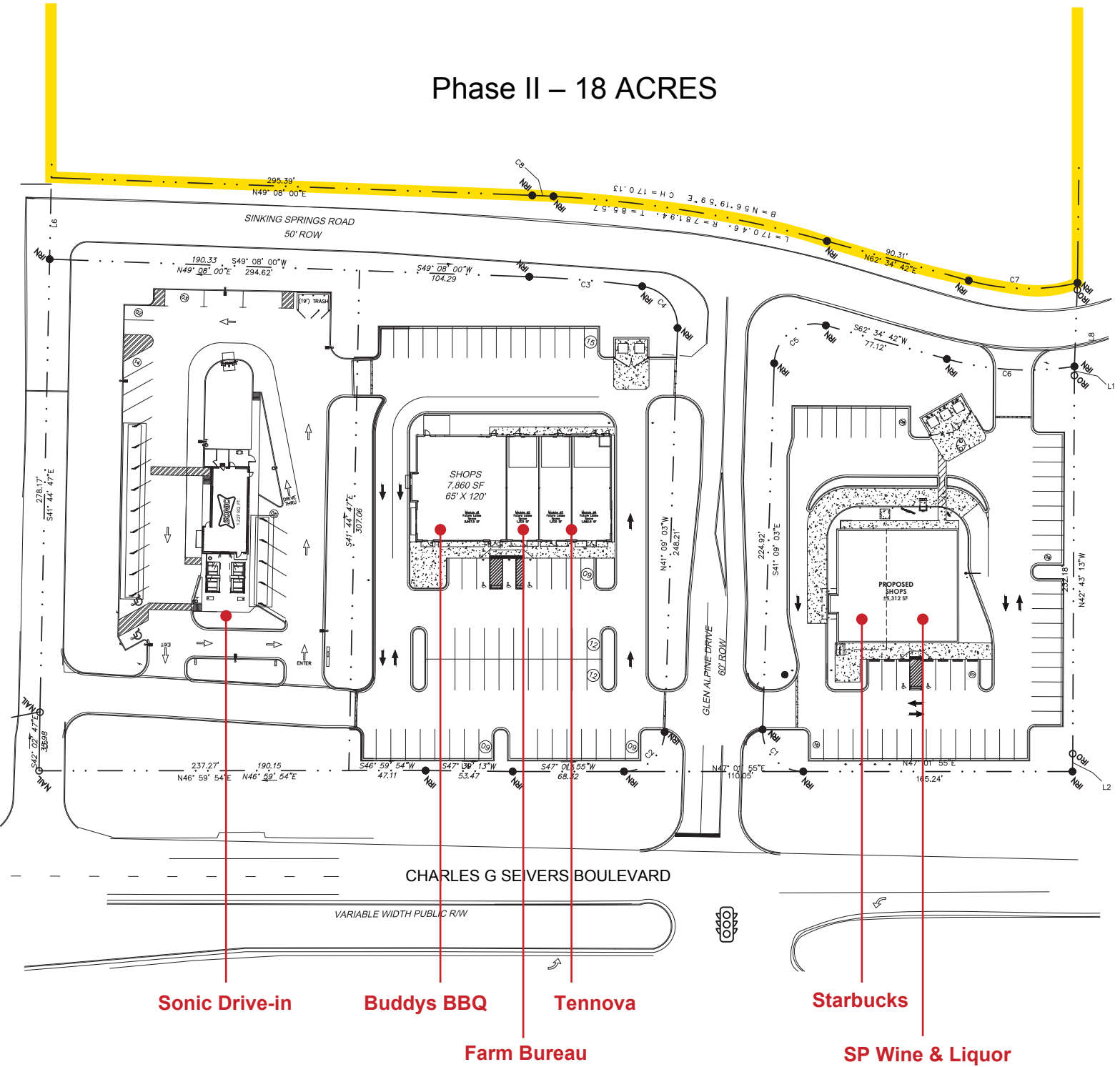
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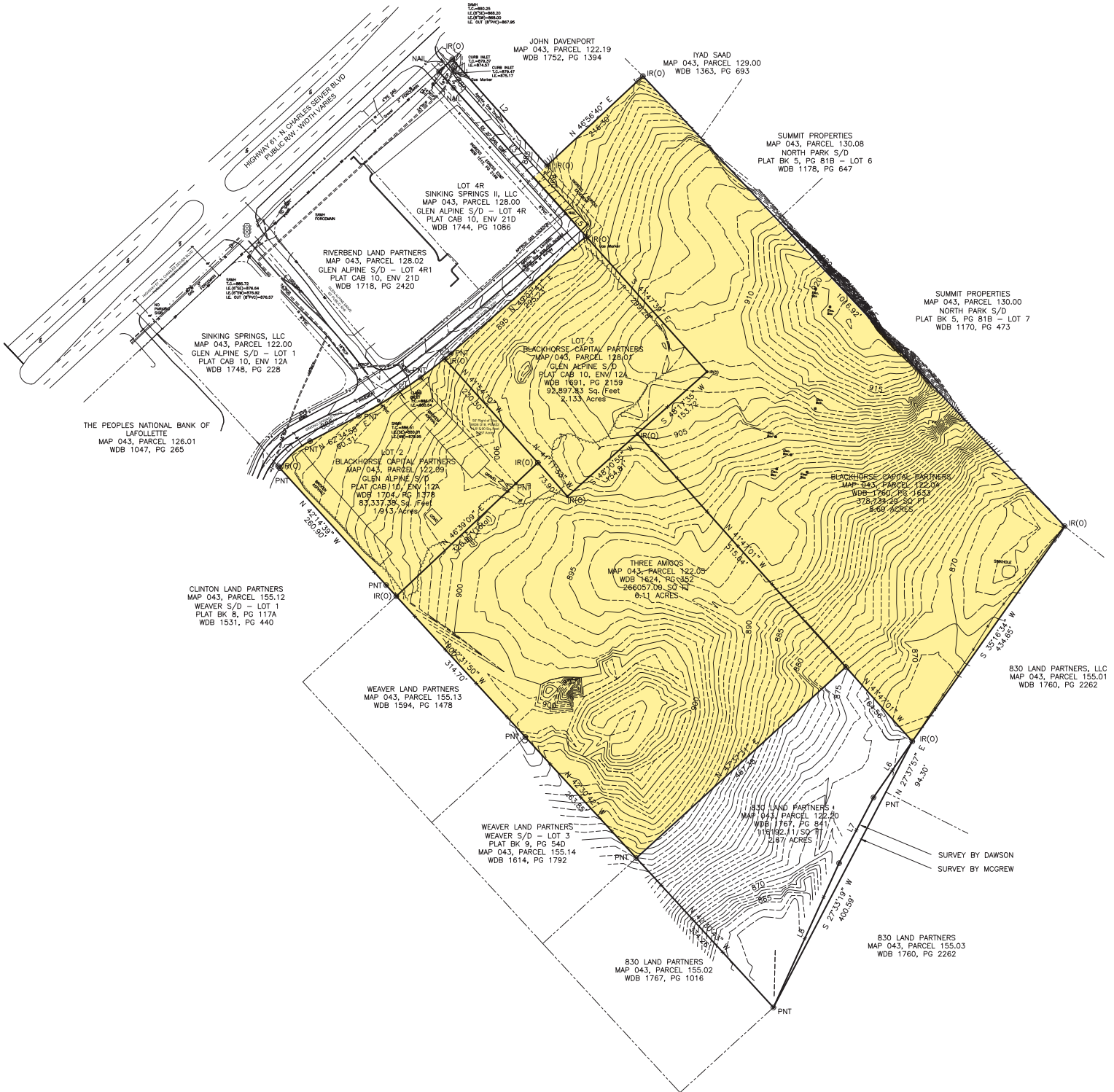
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Phase II – 18 ACRES



Phase II – 18 Acres

N. Charles G. Seivers Blvd., Clinton, TN



Trade Area



Company	Local Employees
SL Tennessee	900
County of Anderson	963
Eagle Bend Manufacturing	900
Aisin	828
Walmart	300
Magna Cosma Chassis Group	600
East Tennessee Community Svcs	580
East Tennessee Human Resources	450
Techmer PM	275
Carl Star Group	400
3M	350

Nearby is the I-75 Industrial Park, currently boasting a total of 2,500 employees: 900 at SL Tennessee with projected growth to 1,300 by 2022, 800 at Aisin who are at full capacity and discussing expansion, Powder Cote II with 190 employees, MAG-USA with 80 employees, Hoosier Tire with 6 employees and The Dept. of Children's Services with 200 employees.

Tennova Healthcare has expanded their services at the entrance of I-75 Park with Tennova Primary Care, Tennova Outpatient Rehabilitation Services and Tennova Wound Healing Center joining Anderson Heart Physicians and Tennova Foot & Ankle. Additional property has been purchased for future expansion.

The David Jones Industrial Park, located near Norris, has over 400 employees. Clayton Homes is their largest employer with 275 employees.

Clinton also has another industrial park located in South Clinton – Carden Farm Industrial Park. Dura-Line moved to this park in 2015 and currently has 100 employees. Geon Performance is also located here with over 100 employees.

Demographics	15 Minute Drive
2022 Population	40,739
2022 Total Housing Units	18,895
2022 Average Household Income	\$76,973

The Museum of Appalachia is a major tourist attraction, located between the interstate and Norris. The Museum, a Smithsonian affiliate, hosts approximately 30,000 at their annual Tennessee Homecoming. The Museum is open most every day of the year. The Chamber's Clinch River Antique Festival draws over 10,000 people to downtown Clinton on the first Saturday in October every year.