

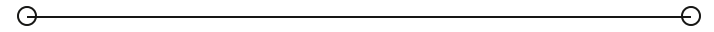


PROPOSAL

2910 Newport Hwy

2910 NEWPORT HWY

Sevierville, TN 37876



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SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,250,000
BUILDING SIZE:	39,488 SF
LOT SIZE:	11.52 Acres
PRICE / SF:	\$82.30
YEAR BUILT:	1992
ZONING:	C2
MARKET:	Sevierville
SUBMARKET:	Newport Highway

PROPERTY OVERVIEW

Sevierville, TN property that consists of 3 warehouses totaling 39,488 SF on 11.52 acres. Features include: 13'-27' ceiling heights, 1,325 SF office space, five (5) grade-level doors, four (4) docks, two (2) with levelers, LED lighting, and TVA solar panels.

PROPERTY HIGHLIGHTS

- 39,488 SF
- 3 Warehouses on 11.52 acres
- Warehouse 1: 22,318 SF
- Warehouse 2: 9,400 SF
- Warehouse 3: 7,770 SF
- 5 grade-level doors
- 4 docks, and 3 dock doors

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	2910 Newport Hwy
STREET ADDRESS	2910 Newport Hwy
CITY, STATE, ZIP	Sevierville, TN 37876
COUNTY	Sevier
MARKET	Sevierville
SUB-MARKET	Newport Highway
CROSS-STREETS	Newport Highway and Finchum Lane

BUILDING INFORMATION

TENANCY	Multiple
CEILING HEIGHT	27 ft
MINIMUM CEILING HEIGHT	13 ft
OFFICE SPACE	1,350 SF
YEAR BUILT	1992

BUILDING 1 PHOTOS



BUILDING 2 PHOTOS



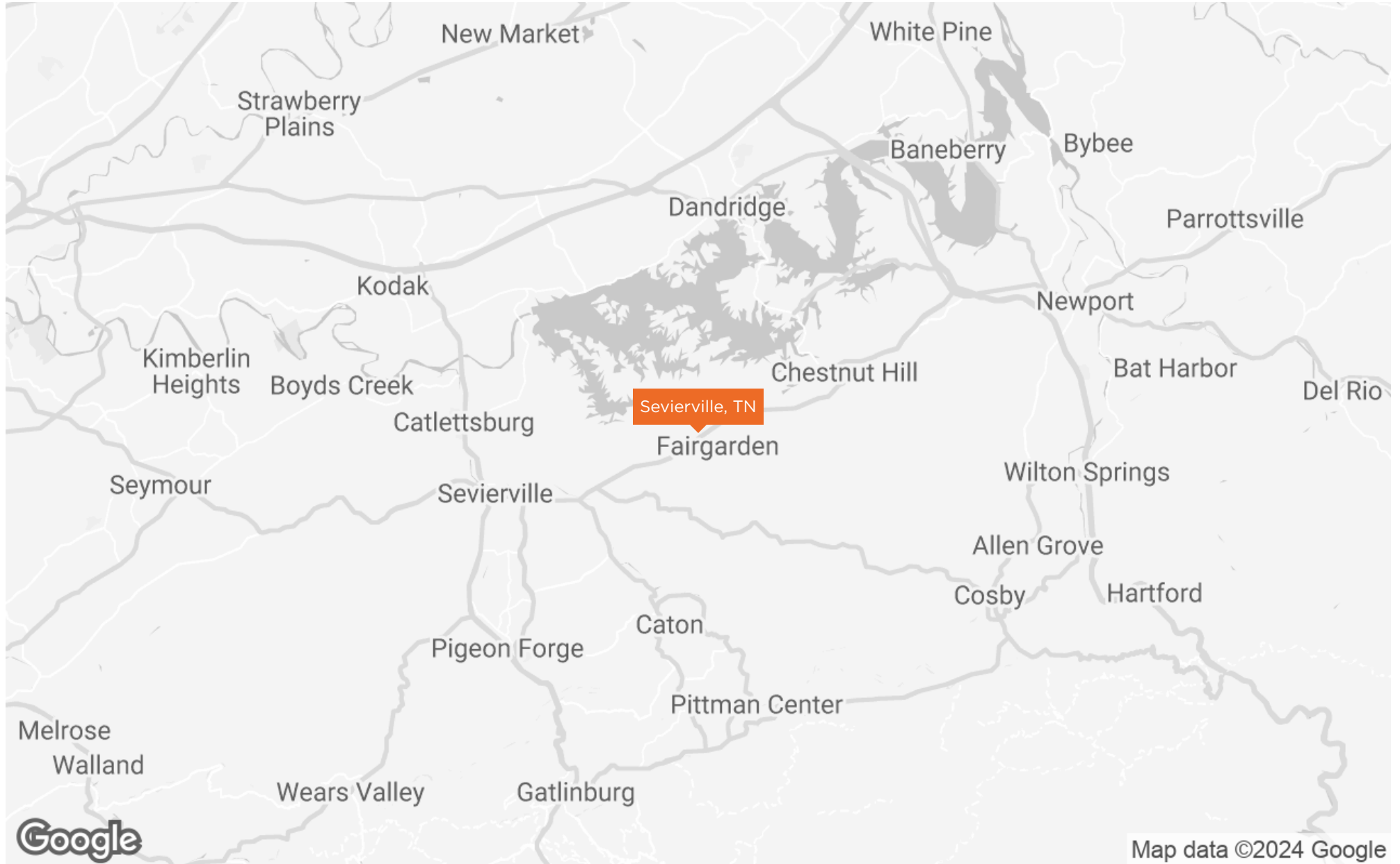
BUILDING 3 PHOTOS



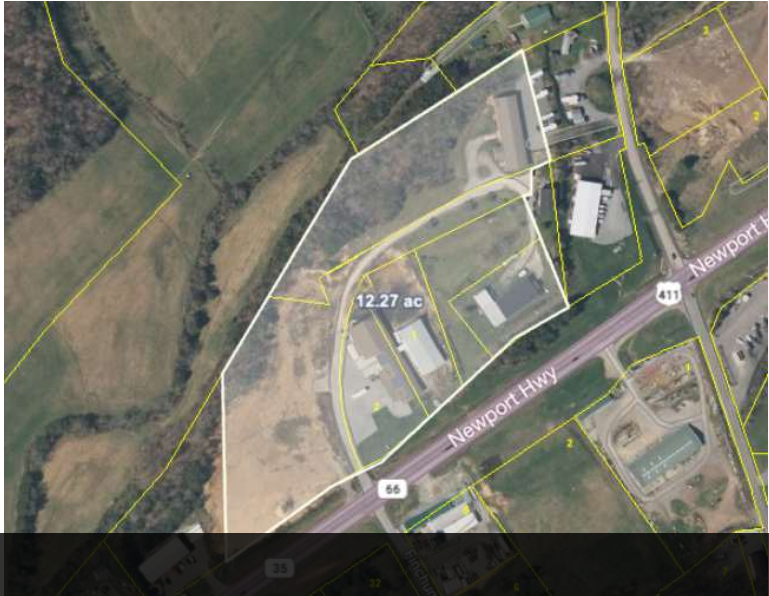
LOCATION MAP



REGIONAL MAP



PARCEL MAP



*Acreage Not Accurate



Aerial



Aerial

DEMOGRAPHICS MAP & REPORT

POPULATION

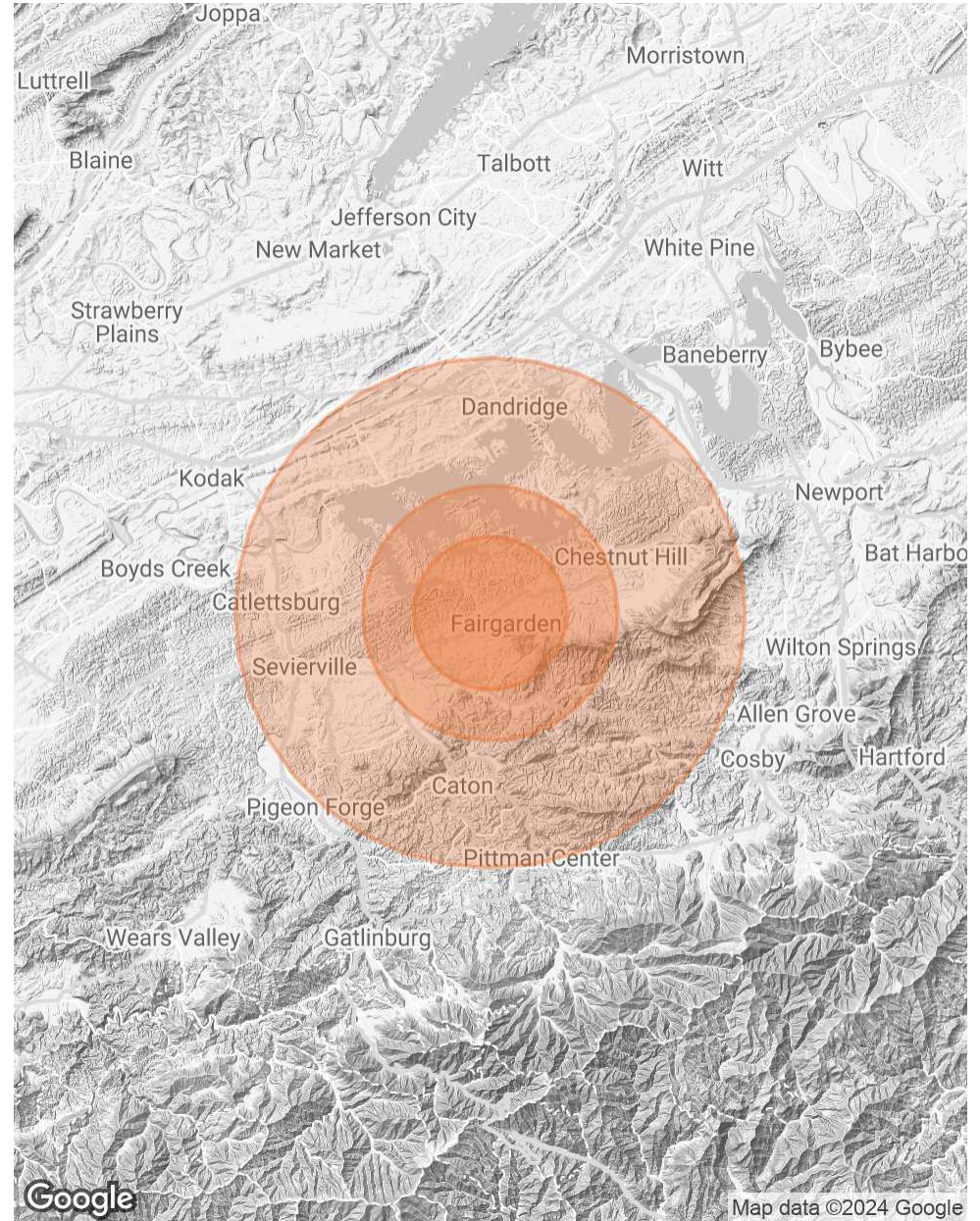
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,831	12,891	67,474
AVERAGE AGE	44	45	44
AVERAGE AGE (MALE)	43	44	43
AVERAGE AGE (FEMALE)	45	46	45

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,335	5,204	27,479
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$69,859	\$70,263	\$75,671
AVERAGE HOUSE VALUE	\$292,335	\$302,203	\$326,125

Demographics data derived from AlphaMap



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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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