

OFFERING MEMORANDUM

Knoxville Smokies Stadium Development Site

714 WILLOW AVE

Knoxville, TN 37915

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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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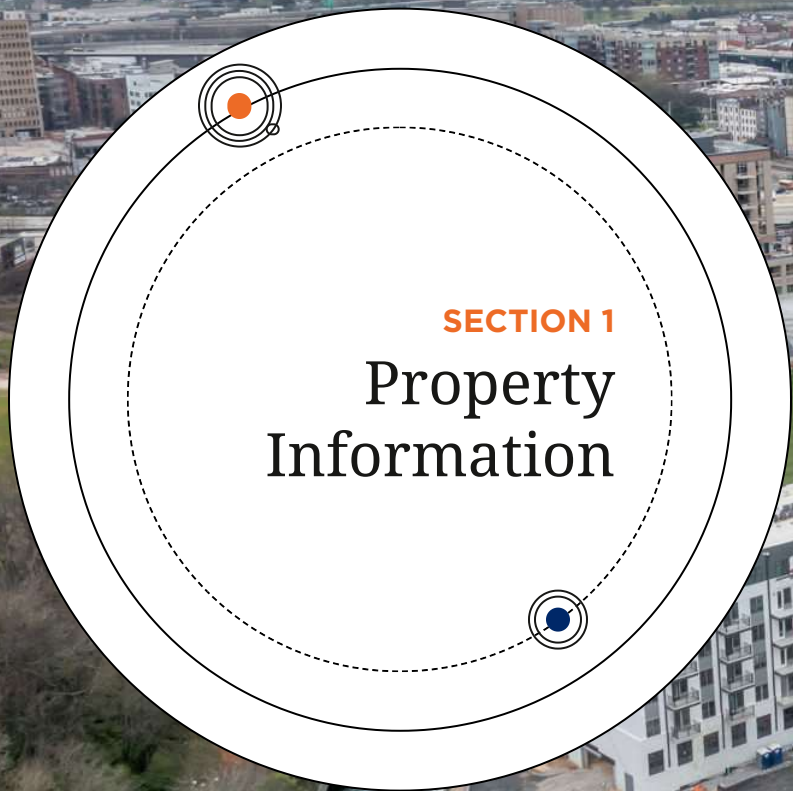
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SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,250,000
LOT SIZE:	1.3 Acres
LOT SF:	56,628
CURRENT ZONING:	I-MU
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | Wood Properties is pleased to exclusively present 714 Willow Avenue, a 1.3 acre redevelopment site that offers unmatched adjacency to Covenant Health Park—a brand-new 7,000-seat multi-use stadium opening in 2025 that will host the Knoxville Smokies, One Knoxville SC, and major regional events.

Zoned I-MU (Industrial Mixed-Use), the parcel is primed for redevelopment into a multifamily or mixed-use residential project. The site's generous lot dimensions and central location in a high-growth district make it an ideal candidate for vertical construction. A rezoning to either C-G-2 or C-G-3 (General Commercial zoning districts) is also likely to be supported by the City of Knoxville. The C-G-2 district supports moderate-intensity mixed-use and multifamily development and is suited for urban centers and walkable corridors. Meanwhile, C-G-3 is intended for high-intensity regional commercial and multifamily development, with fewer restrictions on building scale and land coverage—making it an excellent fit for large-scale apartment or mixed-use projects. Both districts allow residential uses by right and are designed to accommodate the kind of density and flexibility that this location demands.

This flexibility, combined with the site's visibility, walkability, and adjacency to the stadium and Downtown Knoxville, makes 714 Willow Avenue one of the most promising redevelopment sites in Knoxville.

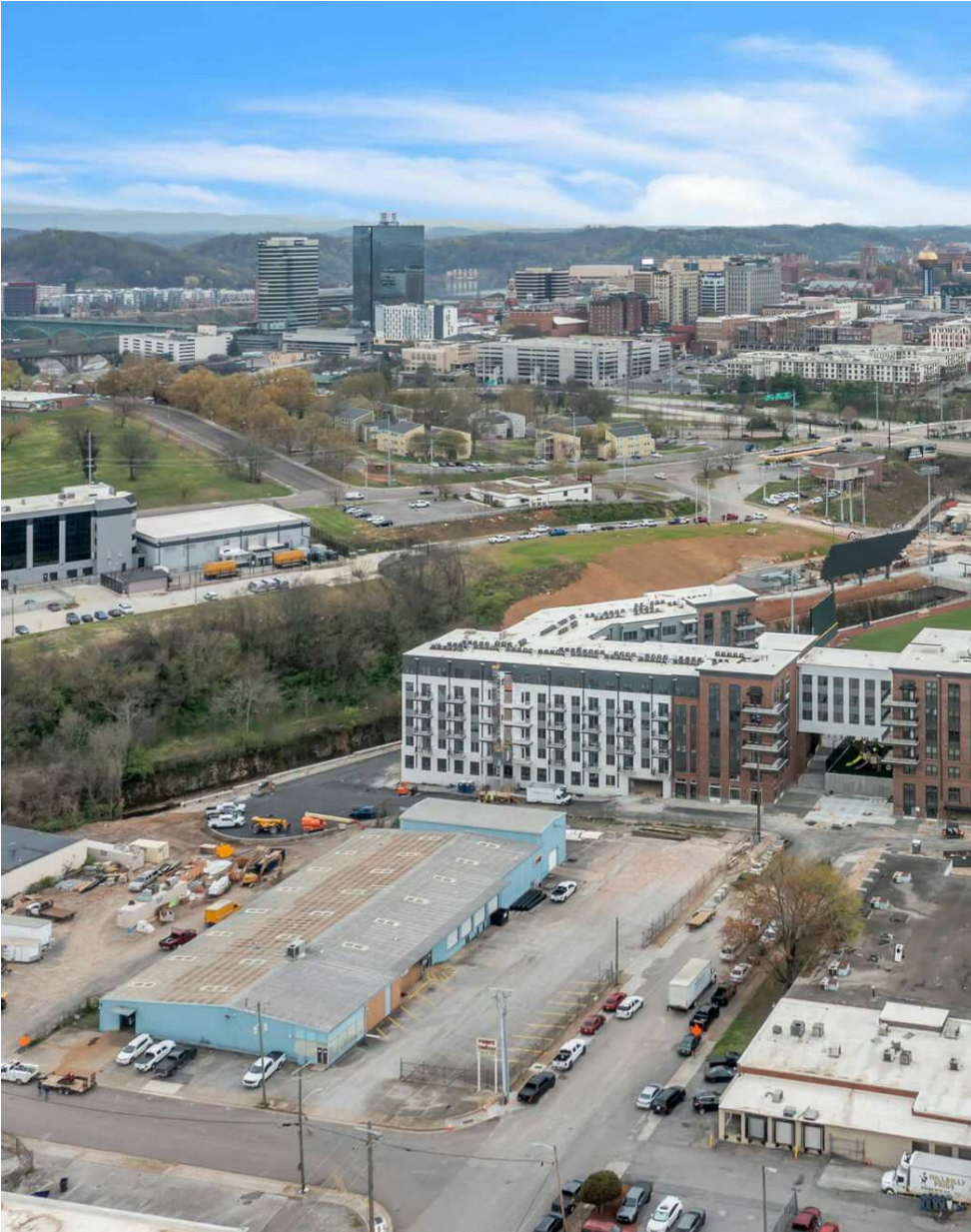
PROPERTY HIGHLIGHTS

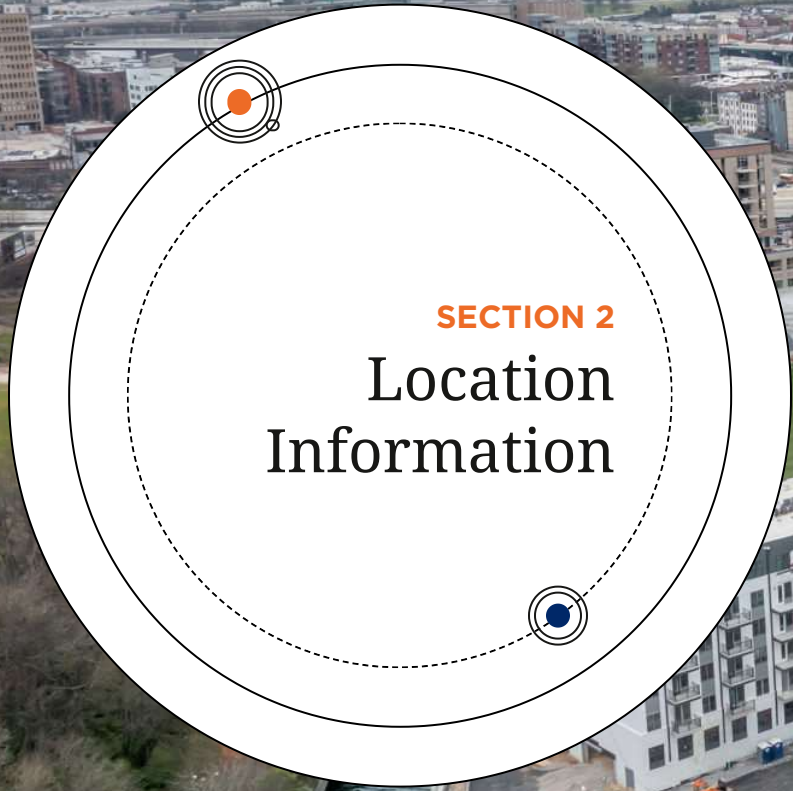
- Directly Adjacent to Covenant Health Park
- Prime for Redevelopment
- Walking Distance to Downtown Knoxville

ON-SITE RENDERING



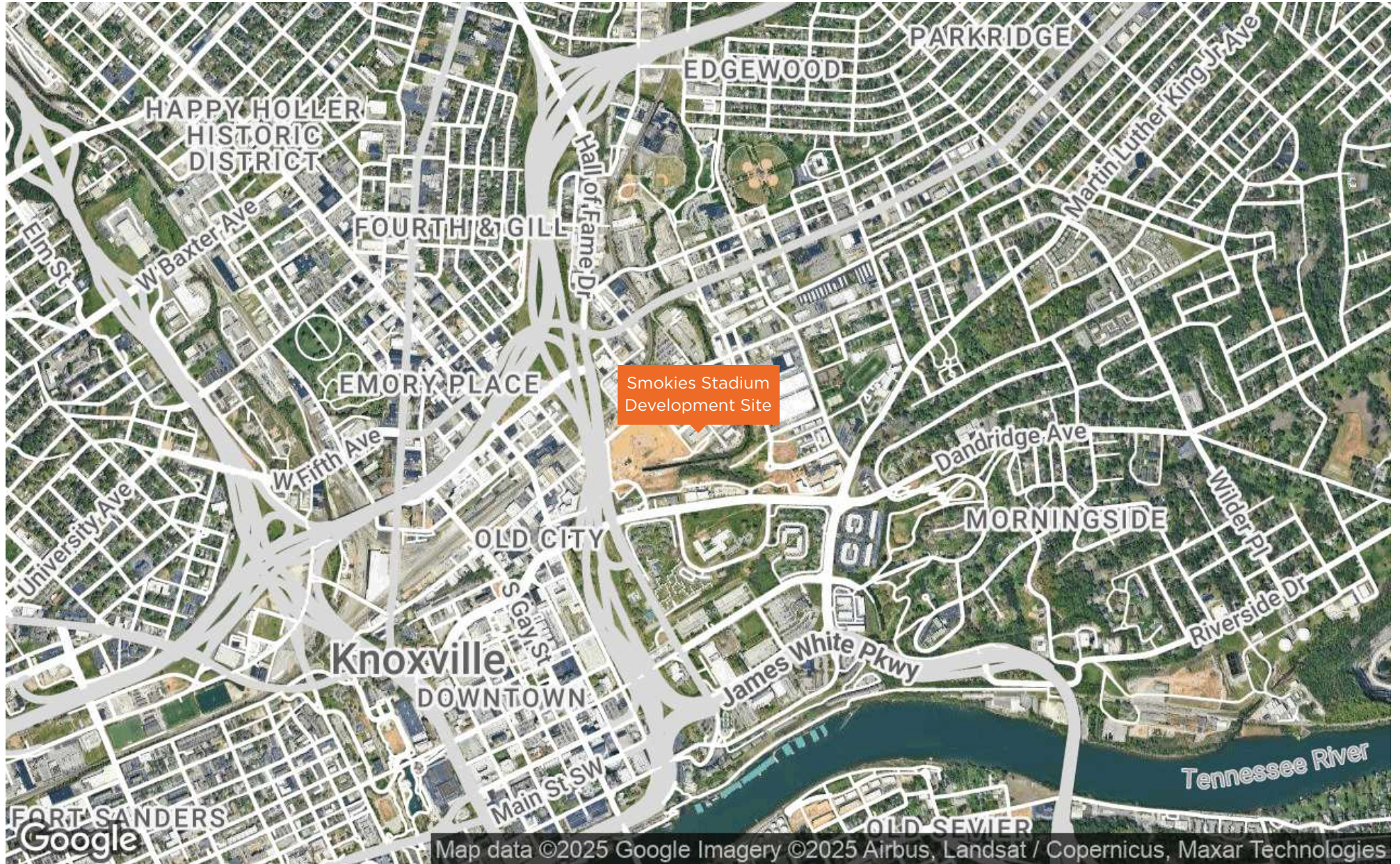
AERIAL PHOTOS



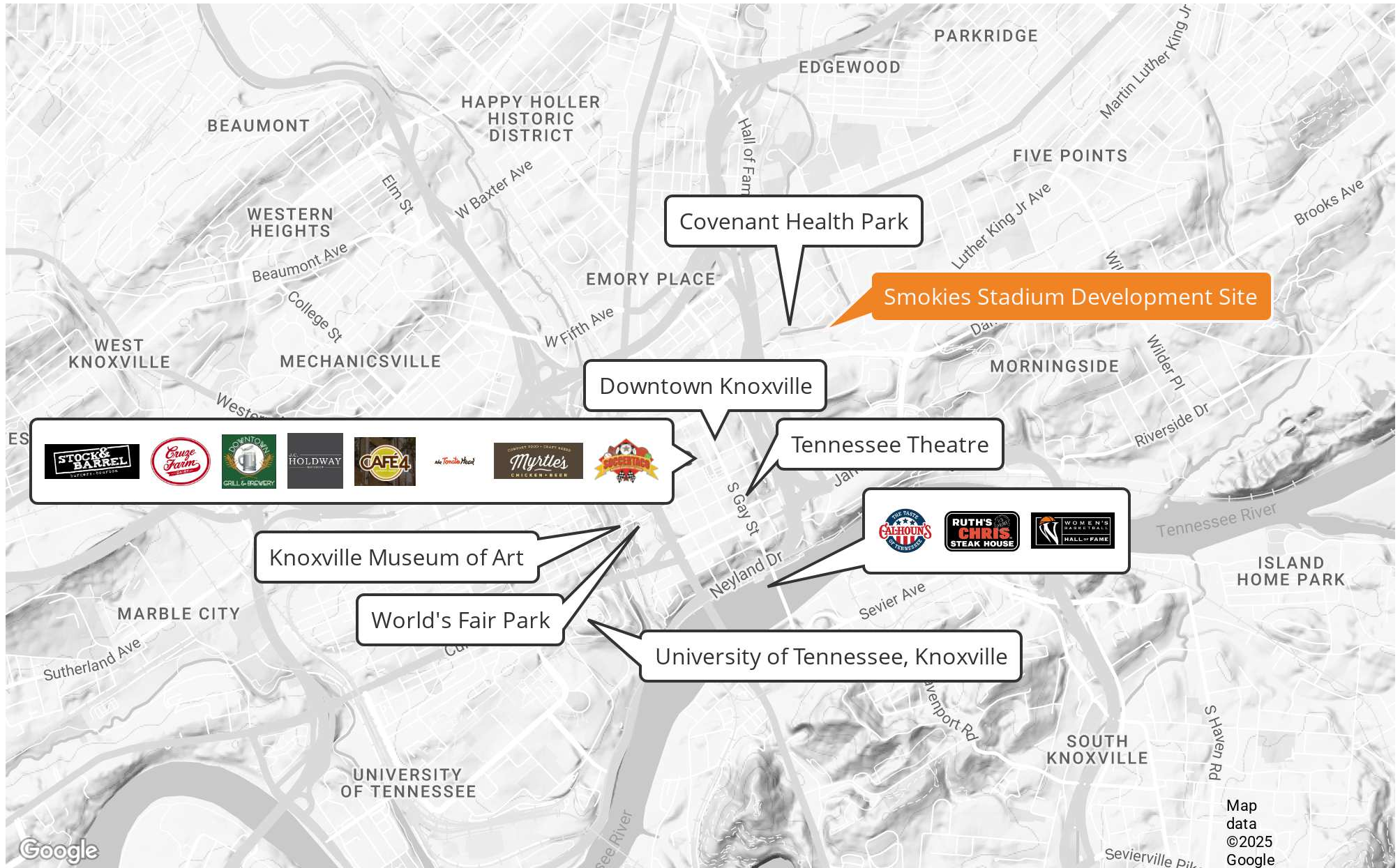


SECTION 2
**Location
Information**

LOCATION MAP



SURROUNDING ATTRACTIONS





SECTION 3
Market
Overview

KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U. S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

ACADEMICS

11 Colleges
900+ Programs of study
360+ Undergraduate programs of study
547+ Graduate programs of study
500 Study abroad programs

38,500+
Students

10,000+
Faculty & Staff



NEW SMOKIES BASEBALL STADIUM

Randy Boyd, owner of Class AA baseball's Tennessee Smokies has revealed plans for a massive mixed-use development in the nearby Old City, that includes a brand-new ballpark for the Smokies. This \$142 million dollar project will include apartments, retail, restaurants, breweries, and community space surrounding the ballpark. Modeled after Wrigleyville in Chicago, the buildings will have an Old City-styled veneer that fits the warehouse character of the area. Project officials estimate the stadium's total economic impact at \$480,000,000 and will create over 3000 jobs.

OTHER HIGHLIGHTS

- 630,000-square-foot project area
- Stadium would resemble Wrigley Field
- The park can host concerts and accommodate a soccer field in the outfield.



NEARBY AMENITIES

SEVIER AVENUE

- » Alliance Brewing
- » Borderland Butterfly Garden
- » Hi-Wire Brewing Knoxville
- » Honeybee Coffee Co
- » Landing House
- » Redbud Kitchen
- » Regal Cinemas
- » South Coast Pizza
- » South Landing Fitness
- » SouthSide Garage
- » SuttreeLanding Park

DOWNTOWN KNOXVILLE

- » Bijou Theatre
- » Calhoun's On The River
- » Clarence Brown Theatre
- » East Tennessee Historical Society
- » Knoxville Convention Center
- » Knoxville Museum of Art
- » Knoxville Visitors Center
- » Mast General Store
- » Ruth's Chris Steak House
- » Stock & Barrel
- » Tennessee Theatre
- » The French Market Creperie
- » Women's Basketball Hall of Fame
- » World's Fair Park
- » New Smoky Stadium Development



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

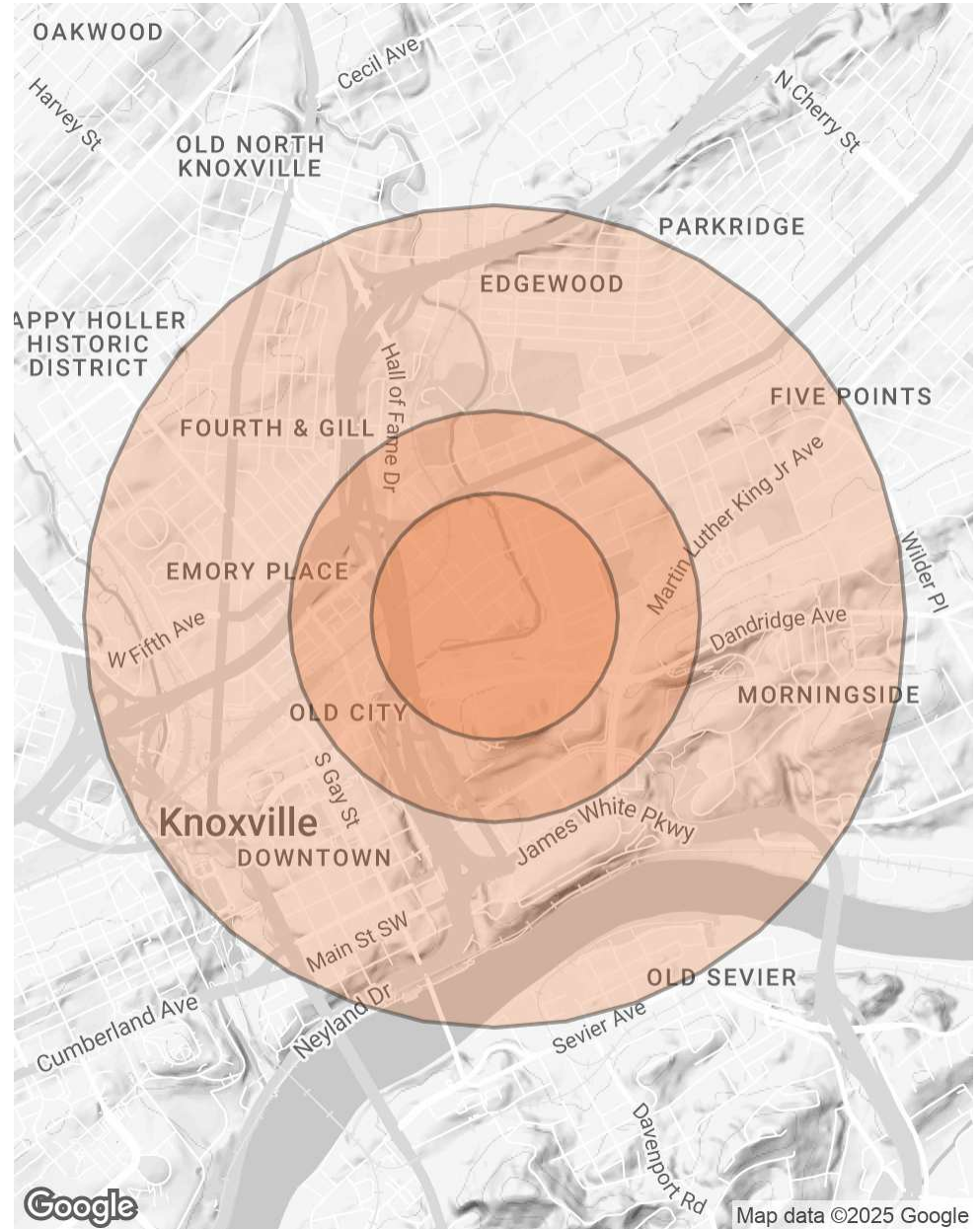
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	374	1,727	10,192
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	38	38	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	235	1,059	5,384
# OF PERSONS PER HH	1.6	1.6	1.9
AVERAGE HH INCOME	\$52,005	\$52,253	\$66,661
AVERAGE HOUSE VALUE	\$418,905	\$425,406	\$381,189

Demographics data derived from AlphaMap





Taylor Durand

Advisor
SVN | Wood Properties

Taylor joined SVN | Wood Properties after a successful career in both the medical sales and housing industries. He was consistently ranked among the top of his peers and won numerous sales awards in that five-year span. In 2020, he began to focus some of his spare time in the investment and development of short-term rentals, which ignited a passion for the real estate industry.

Since joining SVN | Wood Properties, Taylor formed the Office and Industrial Advisory Group with Matthew Strother, where he has a focus on the sales and leasing of Office and Industrial properties. Taylor is an Oak Ridge, TN native and attended Western Carolina University, where he was a two-sport athlete. After graduation, Taylor pursued a baseball career with the Toronto Blue Jays for two years, before moving back to Tennessee to start his career outside of sports. He currently resides in downtown Knoxville, and in his free time, he loves to golf, travel and spend time with friends and family.

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Jon Roosen

Advisor
SVN | Wood Properties

After relocating to Knoxville in 2019, Jon discovered his passion for the vibrant community and quickly became enamored with its unique charm. His journey in the real estate industry began with a prominent commercial real estate investment firm, where he gained invaluable insights into the profound influence that investors can have on the communities they serve. Having experienced the transformative power of real estate firsthand, Jon developed a deep appreciation for its potential to effect positive change.

With over five years of experience under his belt, Jon brings a wealth of knowledge to his role as part of the multifamily team at SVN | Wood Properties. As an active investor himself, he has personally played a pivotal role as a general partner in managing real estate assets in the southeast. This extensive involvement has honed his expertise and cultivated a keen understanding of the industry's intricacies.

Driven by his unwavering commitment to making a difference, Jon strives to bring a positive and transformative influence to the real estate landscape. He has a proven track record of fostering strong relationships with both local and national investors, leveraging his expertise to help them identify and acquire multifamily properties across the diverse landscape of Tennessee.

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Matthew Strother

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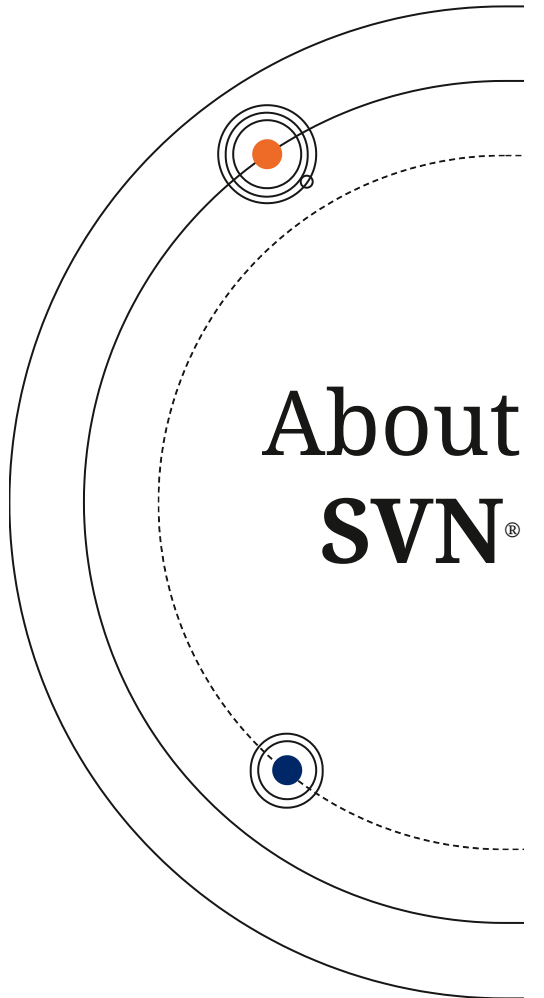
Matthew Strother joined SVN | Wood Properties in August of 2021. His area of expertise is in industrial sales and leasing, with a background in multi-family. Matthew also enjoys walking his clients through the underwriting process on investment sales and is passionate about helping people continue to build their wealth through real estate.

Born and raised in Brea, California, just 30 minutes south of Los Angeles, Matthew moved to Knoxville in January 2021. Matthew spent little time getting his start in real estate in Knoxville, joining SVN | Wood Properties months after moving to Tennessee. Since joining SVN | Wood Properties, Matthew formed the Office and Industrial Advisory Group with Taylor Durand, where he has a focus on the sales and leasing of Office and Industrial properties. Matthew spent his first few years of college playing baseball and utilized a hard work ethic to build a career in real estate. He has been a lifelong Catholic and sees real estate as an excellent opportunity to continue serving others.

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SECTION 4
About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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