

INVESTMENT OFFERING MEMORANDUM



Element Parcel
Jackson, TN

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Advisors®
■ HOSPITALITY REAL ESTATE COUNSELORS ■

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Sales Brochure

Opportunity Overview

HREC Investment Advisors ("HREC IA") is pleased to offer, to qualified investors, the opportunity to acquire the fee-simple interest in a proposed 2.8-acre, pad-ready site with Element by Westin approval ("Hotel", "Asset", or "Property"), located at 54 Corinthian Cove, Jackson, TN 38305.

This Hotel site presents an attractive opportunity for an extended stay hotel development in Jackson, Tennessee, with the site approved for a Marriott Element by Westin. Extended stay hotels offer lower development costs, leaner operations, and consistent guest demand, creating the potential for stronger returns compared to traditional hotels. Backed by Marriott's powerful global loyalty network and a proven brand concept focused on sustainability and wellness, the project is available with both 99 and

119 key options. The site sits within The Columns Phase III, Jackson's premier mixed-use development at I-40 and Vann Drive, surrounded by retailers and medical offices that provide visibility, traffic, and built-in demand. With West Tennessee seeing record economic growth from major investments like Ford's Blue Oval City, Georgia-Pacific, 6K Energy, and Toyota Boshoku, the region is primed for long-term demand. Offered as fee simple, this project combines a high-performing hotel model, a premier location, and the strength of Marriott branding into a unique investment opportunity.

Terms of Sale

- Tenure: Fee simple
- Price: Please contact HREC for pricing guidance



Investment Highlights

1 Attractive Extended Stay Model

Extended-stay hotels generally require lower investment costs for development and construction compared to full-service hotels and tend to have leaner operating models with lower staffing requirements. Extended-stay properties benefit from consistent demand and lower guest turnover. This, combined with their higher operating profits, can result in potentially superior returns for investors.

2 Established and Proven Brand Concept

The Hotel site is approved as a Marriott Element by Westin, an extended stay brand known for its focus on sustainability and wellness. An investor has the opportunity to save both time and money with site already entitled. Key features of an Element include modern and minimalist design styles with natural

colors and open layouts, prioritizing natural light and eco-friendly materials. As part of the Marriott family, the property would join a global network of over 200 million loyalty members, offering exceptional brand reach and recognition. Terms are available for a negotiable brand offering.

3 Premium Mixed-Use Development

The proposed extended stay site will be strategically located within The Columns Phase III, Jackson's premier mixed-use development at the intersection of I-40 and Vann Drive. Surrounded by major retailers, medical offices, the site offers exceptional visibility, strong regional demand, and built-in foot traffic. This high-growth, amenity-rich setting aligns perfectly with Element's extended-stay, wellness-

focused model, positioning the project for strong occupancy and long-term investment returns.

4 Major Investments in West Tennessee

West Tennessee is experiencing a surge in economic growth, driven by major investments like Ford's \$5.6 billion Blue Oval City, a next-generation EV manufacturing campus just outside Memphis. Jackson, Tennessee, is experiencing strong investment as well, with notable developments including the \$425 million Georgia-Pacific manufacturing facility, a \$166 million 6K Energy battery plant, and a \$54 million expansion by Toyota Boshoku.

5 Fee Simple Interest

The Property will be offered as fee simple.

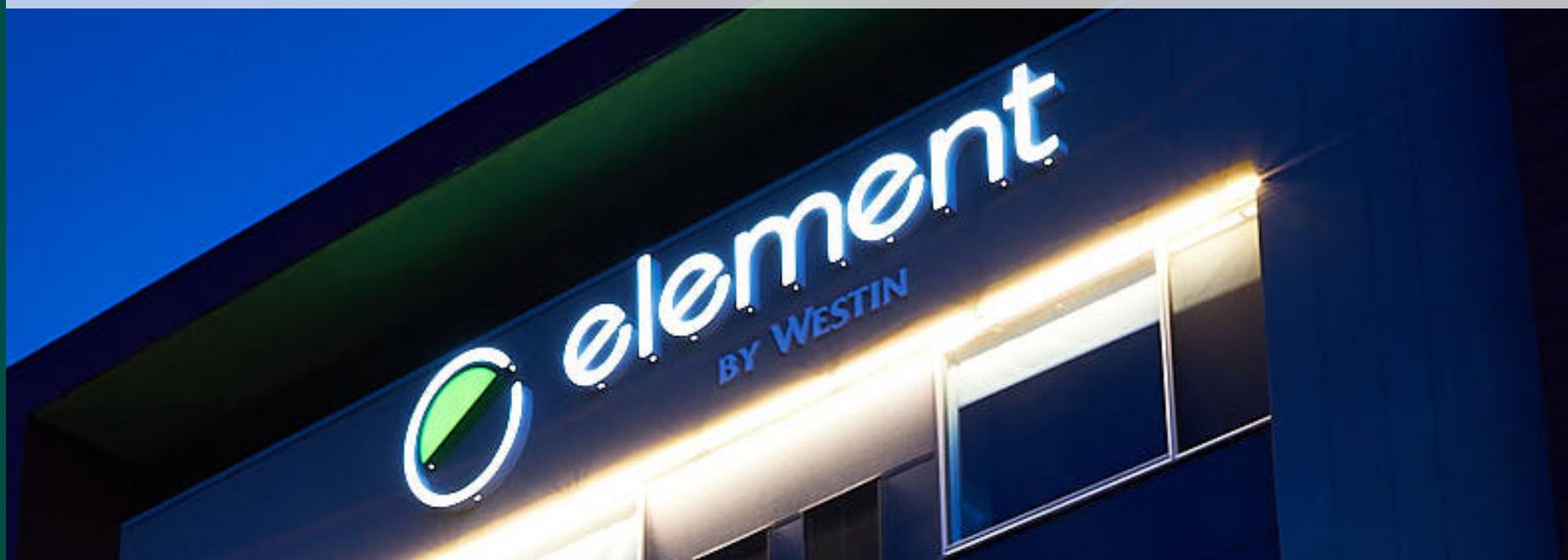


Rendering of Blue Oval City

Property Overview

Facilities/Amenities	Floorplans	Land Information
99 Total Keys*	Floor 1 Double Queen Floor 2 Double Queen King Floor 3 Double Queen King Floor 4 Double Queen King	Zoning SC-1
~70,000 Total SF	7 Extended-Stay w/Cooktop 12	Building FAR 0.30
100 Cars Paved Parking	15 Extended-Stay w/Cooktop 14	Tax Map / Parcel 055 / 056.00
Breakfast Buffet	13	Land Size +/- 2.8 Usable Acres / +/-. 5.7 Acres Total
Guest Laundry	17 Extended-Stay w/Cooktop 15	Anticipated Construction Start Date April 2026
Meeting Space	19	Anticipated Completion April 2028
Lounge		
24/7 Motion Fitness Center		
Outdoor Pool		
Outdoor Patio		

*119 keys also available



Subject Site & Surrounding Master Plan

Columns Phase III Development

The Columns is a 100+ acre regional mixed-use development located off Vann Drive near the intersection of Interstate 40 and U.S. Highway 412 in Jackson, Tennessee. Developed by the Gary A. Taylor Investment Company, The Columns has been built out in phases. The first two phases focused mainly on retail and restaurants, helping establish the area as a regional draw for shoppers and diners. Phase III of the development marks a shift toward a broader mixed-use model. Current plans include hotel sites, medical office buildings, multifamily housing, and a senior living facility. A new grocery-anchored shopping center has also received approval. In total, the Columns development brings over 3,000,000 square feet of retail, restaurants, entertainment, and hotels to Jackson. The Property represents the last opportunity for hotel locations within the Columns Phase III, with 3 sites currently allocated for this use. The site is located on Lot 7 in the Columns Master Plan. Key features of the development include:

- Retail: Approximately 100,000 square feet of space, with prime frontage and out lot parcel options.
- Medical: Lots suited for clinics or larger healthcare campuses.
- Hotel & Dining: Prime frontage and visibility from the interstate, with multiple access points for hotel and dining lots.
- Multi-Family: 14.3 acres for upscale apartments with easy access to shops and offices.
- Senior Living: About 8 acres for independent and assisted living, with ponds, walking trails, and landscaped amenities.

