

**OFFERING MEMORANDUM**

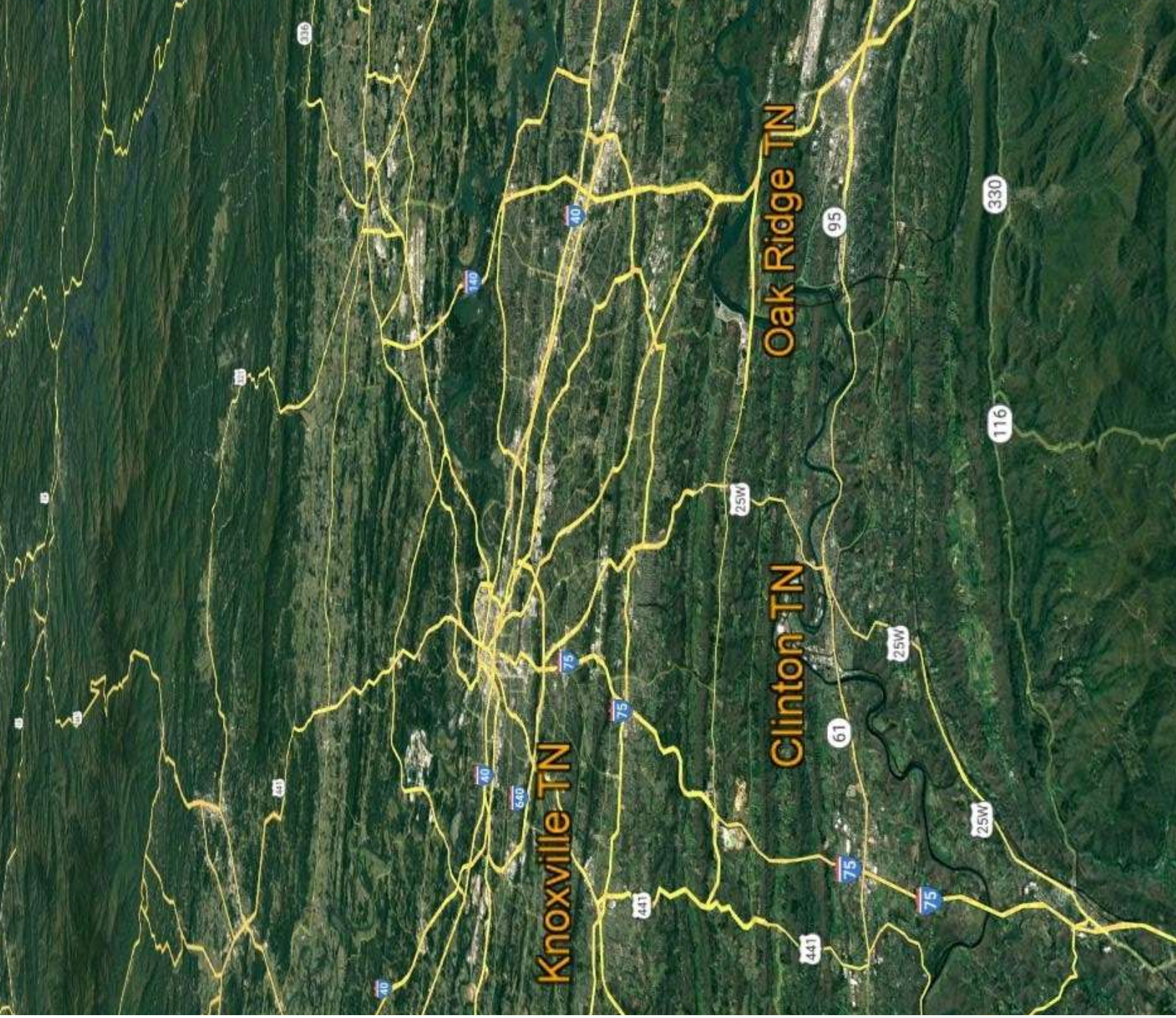
**30+ TOTAL AC.  
CLINTON TN  
ANDERSON CO  
KNOXVILLE  
MSA**

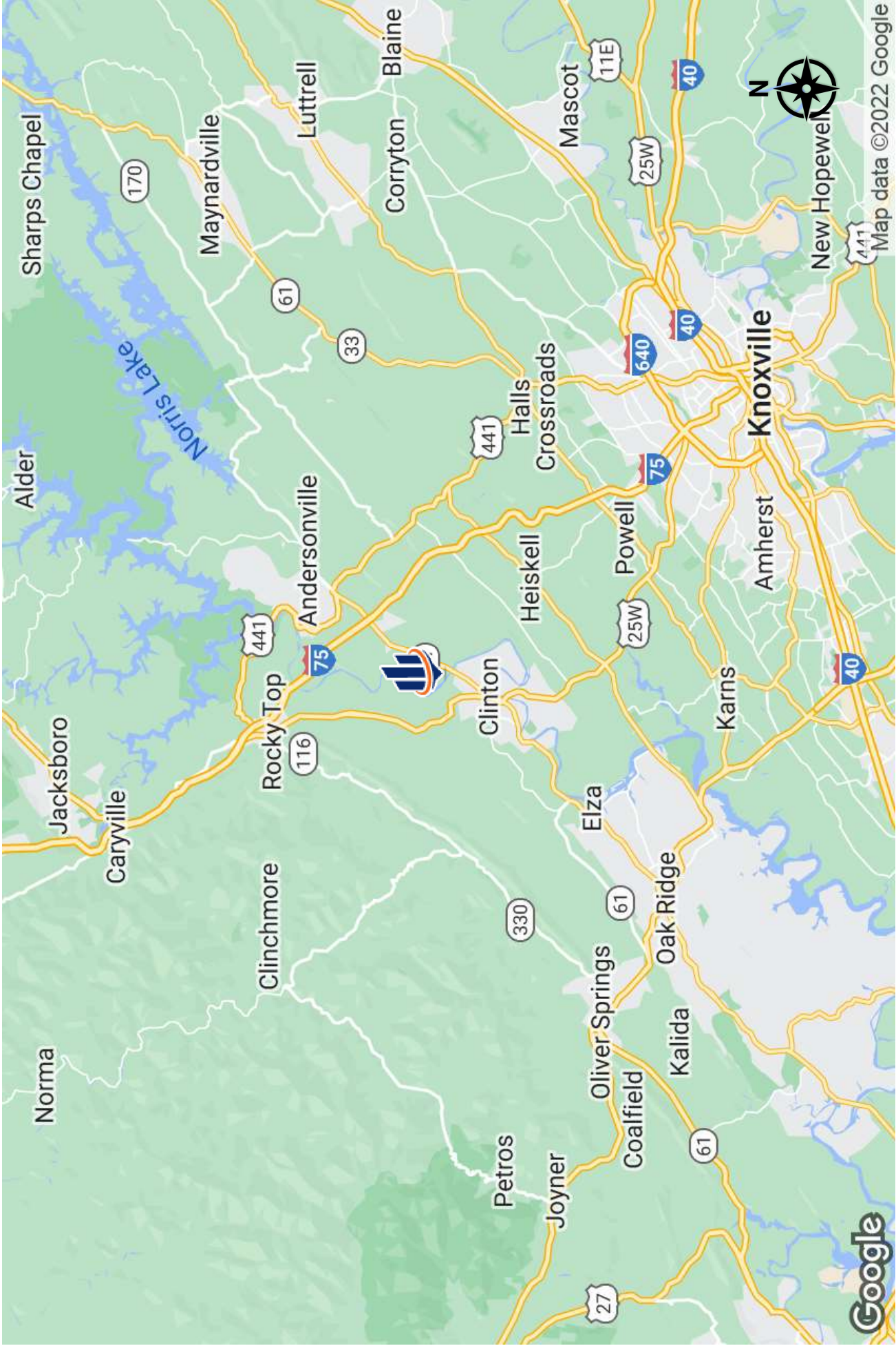
**3 RESIDENTIAL SITES  
N CHARLES G SEIVERS BLVD  
CLINTON, TN 37716**

**PRESENTED BY:**

**FRANK EFIRD JR**  
Managing Director  
O: 910.769.1915  
frank.efird@svn.com  
NC #106541

**GEORGE BROWN, CCIM**  
Managing Director | Principal  
O: 865.936.9999 x418  
george.brown@svn.com





30+ ACRES RESIDENTIAL LAND OFF N CHARLES G SEIVERS BLVD CLINTON, TN 1405 - 1900 N Charles G Seivers Blvd Clinton, TN 37716

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## LOCATION DESCRIPTION

3 Residential sites with over 30+ Acres off 4 lane divided Tennessee Hwy 61, N Charles G Seivers Blvd between downtown Clinton TN in Anderson County and 15 minutes on Interstate 75 from Knoxville TN city limits.

Anderson County Tennessee is a great place to call home or locate a business, from the town of Norris, listed on the National Register of Historic Places to City of Oak Ridge, home of world-class technology to the county seat of Clinton.

With it's record of steady growth, splendid industrial sites and great infrastructure, Anderson County is home to such diverse companies as Aisin Automotive, Carlisle Tire & Wheel, Eagle Bend, Energy Solution, Navarro Research and Engineering, Remotec, SAIC and Sitel.

The Department of Energy's Oak Ridge Reservation which includes the Oak Ridge National Laboratory, the Y-12 National Security Complex, the Spallation Neutron Source and the Uranium Processing Facility (UPF) is located in Anderson County.

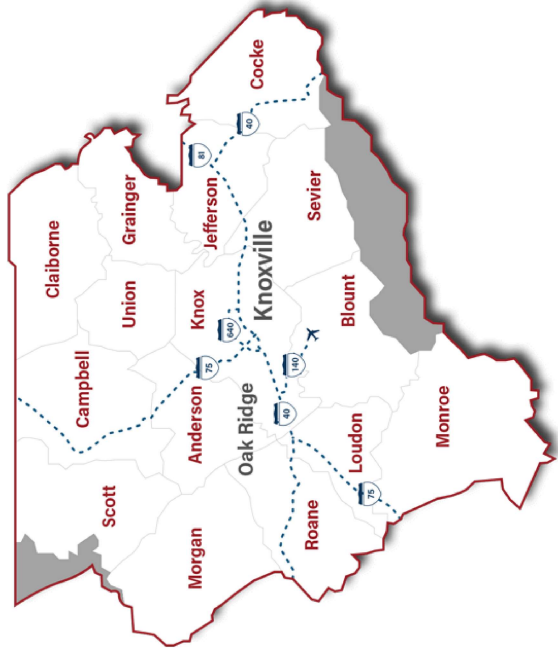
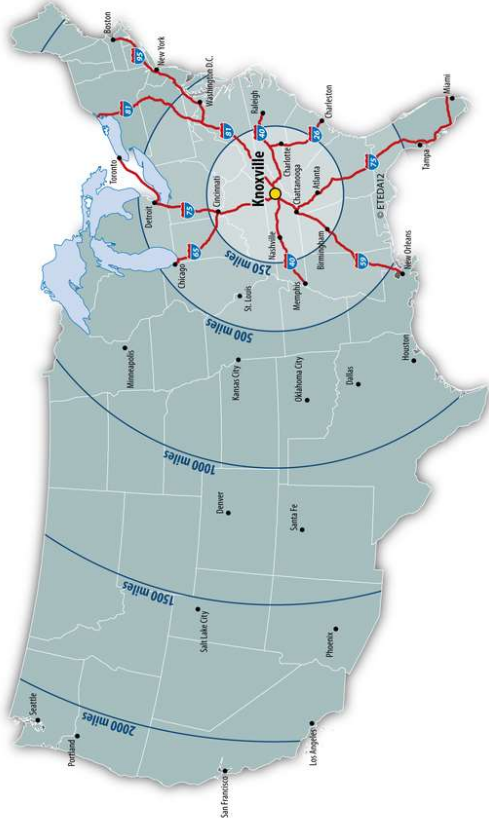
A wonderful quality of life is available with outdoor recreation at the county's 3 state parks, 2 wildlife management areas, the Oak Ridge Rowing Association, the University of Tennessee Arboretum and beautiful Norris Lake with 800 miles of shoreline and 22 marinas and resorts.

Cultural opportunities abound with the Oak Ridge Civic Ballet, Oak Ridge Symphony, American Museum of Science and Energy, Art Center and Community Playhouse and the Museum of Appalachia, an affiliate of the Smithsonian Institution.

The 301 bed Methodist Medical Center in Oak Ridge offers a high level of quality care, technology and services.

The Knoxville Metropolitan Statistical Area, commonly known as Greater Knoxville, is centered on Knoxville, Tennessee, the third largest city in Tennessee and the largest city in East Tennessee. It is the third largest metropolitan area in Tennessee. In 2020, the metro area had a population of 879,773. The Knoxville-Morristown-Sevierville Combined Statistical Area had a population of 1,156,861 according to the census bureau in 2020.

The 15-county Knoxville-Oak region in East Tennessee is centrally located within a day's drive of 70 percent of the U.S. markets, supported by a pro-business environment and talented workforce, driven by a diverse economy, and blessed with mild seasons and natural beauty.



**1405 N Charles G Seivers Blvd**  
**6.61 +/- Acres**  
**\$1,652,500.00**



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**103 Indian Hills Circle**  
**2.26+/- Acres**  
**\$600,000.00**



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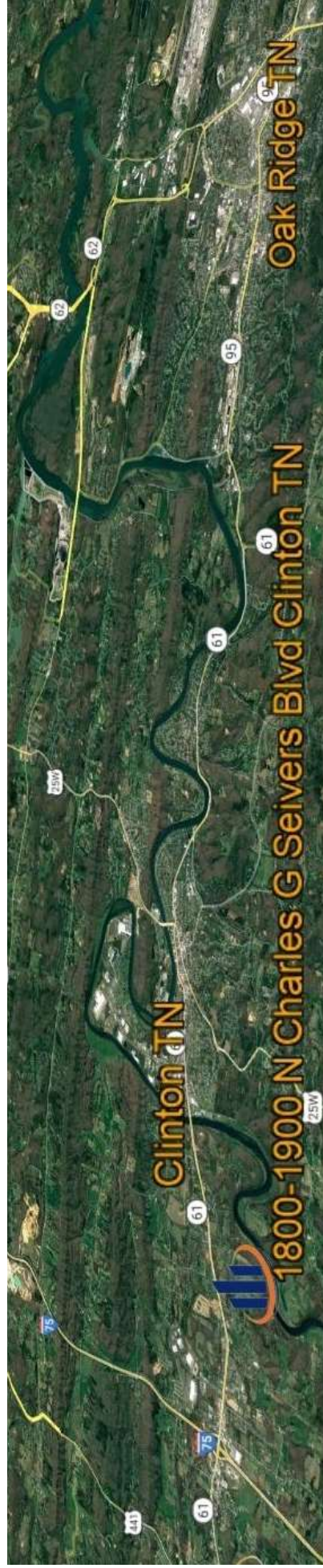
**1800-1900**  
**N Charles G Seivers Blvd**  
**21.14+/- Acres**  
**\$2,300,000.00**



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<b>SALE PRICE</b>	<b>\$600,000 - \$2,300,000</b>
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**OFFERING SUMMARY**

<b>LOT SIZE:</b>	30+ Acres
<b>ZONING:</b>	Residential & Agricultural
<b>MARKET:</b>	Knoxville
<b>SUBMARKET:</b>	Clinton

**PROPERTY OVERVIEW**

3 Residential sites with over 30+ Acres off 4 lane divided Tennessee Hwy 61, N Charles G Seivers Blvd between downtown Clinton TN in Anderson County and 15 minutes on Interstate 75 from Knoxville TN city limits.

Listed in cooperation with George Brown, Wood Properties, Inc DBA. SVN-Wood Properties, [Tennessee License #18702]





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.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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<sup>SM</sup> 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.

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**30+ ACRES RESIDENTIAL LAND OFF N CHARLES G SEIVERS BLVD CLINTON, TN**

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure 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 Offering Brochure 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.