

OFFERING MEMORANDUM

I-40 Exit 415 Development Site

For Sale - or - 30+ Year NNN Ground Lease Opportunity



Control One of East Tennessee's Last Major Interstate Development Sites



725 Highway 25-70 W | Dandridge (Jefferson County), TN

9,500 sq/ft warehouse on 16.56± Acres Available

Purchase Property for \$1.69m -or - Ground lease @ \$10,000 Per Month NNN

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EXECUTIVE SUMMARY

Offered either for sale or as a long-term ground lease, this is a rare opportunity to control approximately 16.56 acres at Interstate 40 Exit 415 in Jefferson County, Tennessee. Positioned directly along Highway 25-70 and immediately adjacent to I-40, this highly visible site provides exceptional exposure and access for a wide variety of future commercial, hospitality, industrial, residential, storage, and recreational developments.

Priced for sale at \$1.69m or can control property via a 30+ year NNN ground lease at \$10,000 per month, the property allows developers and operators to preserve capital by investing in improvements rather than land acquisition.



The site currently contains a 9,450 square foot warehouse and yard improvements. The warehouse is presently leased and generates \$8,500 per month in rental income, and the existing tenant has indicated a willingness to extend their lease for an additional five years should a future operator wish to retain the income stream.

Existing owner is also willing to remove the existing improvements to accommodate a tenant's specific development plans.

PROPERTY OVERVIEW

Address: 725 Highway 25-70 W, Dandridge, TN

- **Parcel ID:** 067 042.05
- **County:** Jefferson County, Tennessee
- **Total Land Area:** 16.56± acres
- **Zoning:** Commercial (Jefferson County)
- **Frontage:** Extensive frontage along Highway 25-70 with immediate access to I-40 Exit 415
- **Topography:** Gently rolling; substantial acreage cleared and graded with excellent interstate visibility

Lease Structure: 30+ Year NNN Ground Lease

Asking Rent: \$10,000 Per Month NNN (\$120,000 annually)

Equivalent Cost - *Approximately \$604 per acre per month or \$7,246 per acre per year*

EXISTING IMPROVEMENTS

Warehouse

- 9,450 SF
- Open-span steel construction
- Large yard area
- Truck access and turnaround
- Loading dock
- High clear height
- Semi-truck accessibility



Existing Income

Current warehouse lease:

- \$8,500/month
- \$102,000 annually

Flexible Options

Future ground lease tenant may:

- ✓ Retain warehouse and continue collecting income.
- ✓ Utilize warehouse during phased development.
- ✓ Demolish warehouse and fully redevelop the site.

Owner is willing to remove improvements to accommodate future plans.



LOCATION ADVANTAGES



Immediate Interstate Access

- Interstate 40 Exit 415
- Highway 25-70 frontage
- Excellent visibility

Regional Connectivity

Approximate distances:

- Sevierville – 18 miles
- Pigeon Forge – 24 miles
- Knoxville – 28 miles
- Morristown – 20 miles
- Gatlinburg – 33 miles

Tourism Gateway

Exit 415 lies along one of the principal east-west routes serving:

- Great Smoky Mountains National Park
- Sevierville
- Pigeon Forge
- Douglas Lake
- Knoxville

Millions of visitors travel this corridor annually.

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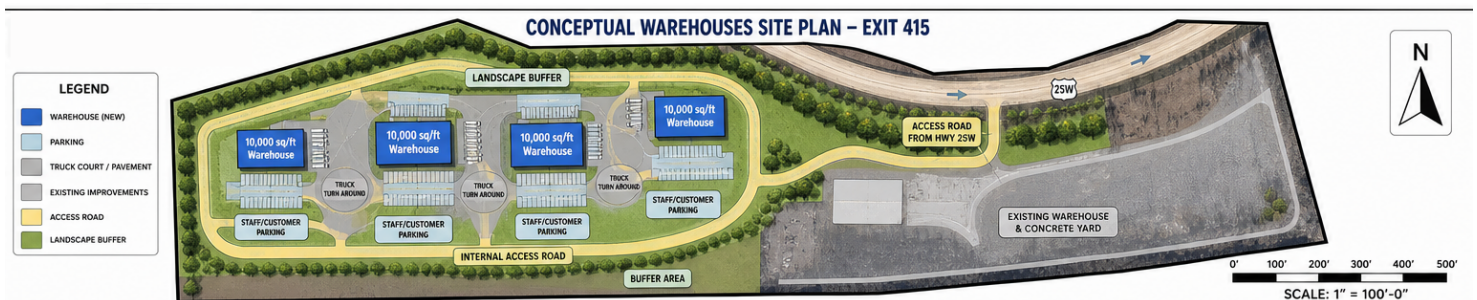
DEVELOPMENT OPPORTUNITIES

The property has been conceptually studied for numerous uses. These plans are intended only to illustrate potential development possibilities and have not received governmental approvals.

CONCEPT 1

Additional Warehouse Development

Concept plans demonstrate the ability to construct:



Four Additional 10,000 SF Warehouses

Features include:

- Internal access road
- Truck courts
- Employee parking
- Landscape buffers
- Semi-truck turnaround areas

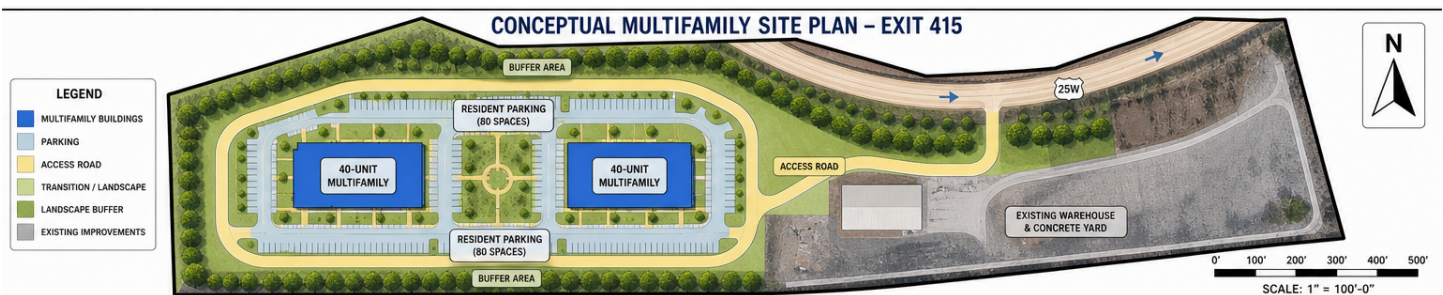
This configuration creates a future industrial campus while preserving the existing warehouse.

CONCEPT 2

Multifamily Development

Concept plans illustrate:

Two 40-unit Apartment Buildings



Features include:

- Approximately 80 parking spaces
- Internal circulation
- Landscape buffers
- Garden-style layout

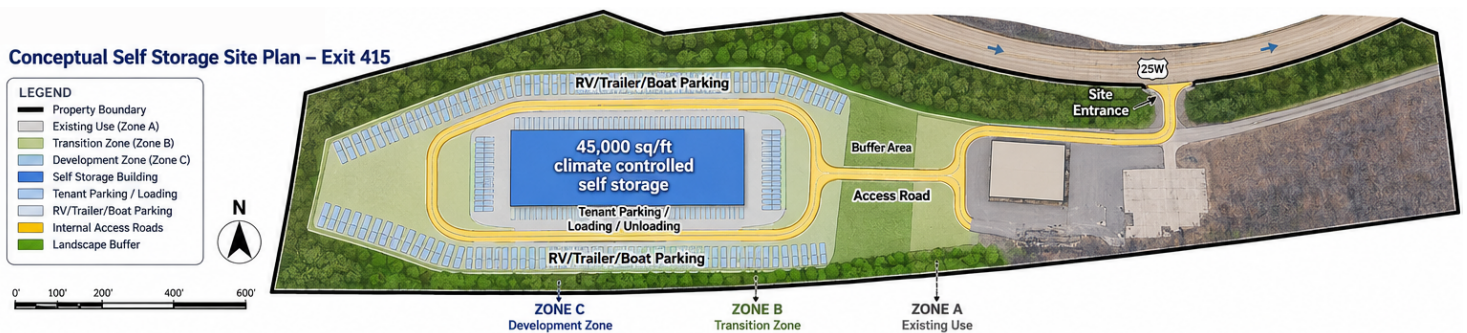
The location provides convenient access to Knoxville, Morristown, Sevierville, and the growing East Tennessee employment corridor.

CONCEPT 3

Climate-Controlled Self Storage

Concept plans illustrate:

45,000 SF Climate Controlled Storage Facility



With:

- RV storage
- Boat storage
- Trailer storage
- Customer parking
- Internal circulation road

East Tennessee's strong tourism and second-home market provide long-term support for this asset class.

CONCEPT 4

RV Park / RV Resort Opportunity

Because of its location directly along Interstate 40, this property is exceptionally well suited for:

RV Park Development

Potential features could include:

- Pull-through RV sites
- Long-term monthly sites
- Overnight transient sites
- Clubhouse
- Laundry facilities
- Pool and recreation area
- Boat storage
- Camper storage

The site provides excellent access to:

- Great Smoky Mountains
- Pigeon Forge
- Sevierville
- Douglas Lake
- Knoxville

This concept could serve tourists, seasonal travelers, snowbirds, and East Tennessee's growing RV market.

OTHER POSSIBLE USES

• Hotel • Extended-stay hotel • Fuel center • Travel plaza • Truck stop • Contractor yard • Distribution center • Flex industrial	• Build-to-suit warehouse • Retail center • Mixed-use development • Single-family subdivision • Build-to-rent community • Medical campus • Senior housing • Recreational development
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Why Ground lease in lieu of outright purchase?

Control a premier interstate location while preserving capital.

Instead of investing millions into land acquisition, tenants can allocate capital toward:

- Construction
- Equipment
- Operations
- Expansion
- Growth

The flexibility of the site also allows for phased development while maintaining existing improvements and income if desired.

Property Highlights

- ±16.56 Acres Available on a 30+ Year NNN Ground Lease
- Prime Interstate Location at I-40 Exit 415 in East Tennessee
- High Visibility Along Highway 25-70 with Exposure to 75,000± Vehicles Per Day
- Owner Will Consider Build-to-Suit Opportunities
- Existing 9,450 SF Warehouse Producing \$8,500/Month in Income
- Current Tenant Interested in Extending for an Additional 5+ Years
- Owner Will Remove Existing Improvements if Required by Tenant
- Preserve Capital by Leasing Rather Than Purchasing the Land
- Ideal for Hotel, Truck Stop, Fuel Center, Self Storage, RV/Boat Storage, Multifamily, Industrial, Warehouse, Distribution, or Mixed-Use Development
- Large Existing Yard with Truck Access and Heavy Equipment Capability
- Excellent East-West Access Between Knoxville and the Smoky Mountains
- Located Along One of Tennessee's Fastest Growing Interstate Corridors
- Future Utility Expansion Planned for the Exit 415 Area
- Flexible Site Layout Allows Phased Development
- Control One of the Last Major Interstate Development Sites Along I-40
- Existing Improvements Can Be Utilized or Removed to Accommodate Tenant Requirements
- Suitable for Single User Occupancy or Multi-Phase Development
- Minutes to Sevierville, Pigeon Forge, Douglas Lake and Knoxville
- Gateway Location Serving the Great Smoky Mountains Tourism Corridor
- Long-Term Lease Structure Allows Tenants to Deploy Capital into Improvements Rather Than Land Acquisition

For additional information, site plans, or to schedule a private tour, please contact:

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DISCLAIMER

All conceptual site plans are preliminary and have been prepared solely for illustrative purposes to demonstrate potential development configurations. No approvals have been obtained from Jefferson County, TDOT, or any other governmental authority. Prospective tenants are responsible for independently verifying zoning, utilities, access, environmental conditions, site suitability, and all governmental approvals required for their intended use.