

111 EPLEY ROAD
NEWPORT, TN
FRONTING HWY-321



COMMERCIAL OUTPARCEL FOR LEASE

Property Information

- ◆ **1.17 Acres**
- ◆ **Ground Lease or Build-to-Suit**
- ◆ **Call for pricing**
- ◆ Immediate access to I-40
- ◆ C-3 Zoning
- ◆ Traffic Count: 30,777 I-40; 21,321 US-321
- ◆ Retail Nearby: Lowe's, Bojangles, Marshalls, Walmart, Papa Johns, Wendy's, Cracker Barrel, Holiday Inn Express
- ◆ **Demographics:**

	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	23,168	29,521	40,060
Avg Household Income:	\$55,425	\$58,978	\$62,137

Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Regional Map



Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Trade Area Aerial



Will Wegner

7216 Wellington Drive, Suite One

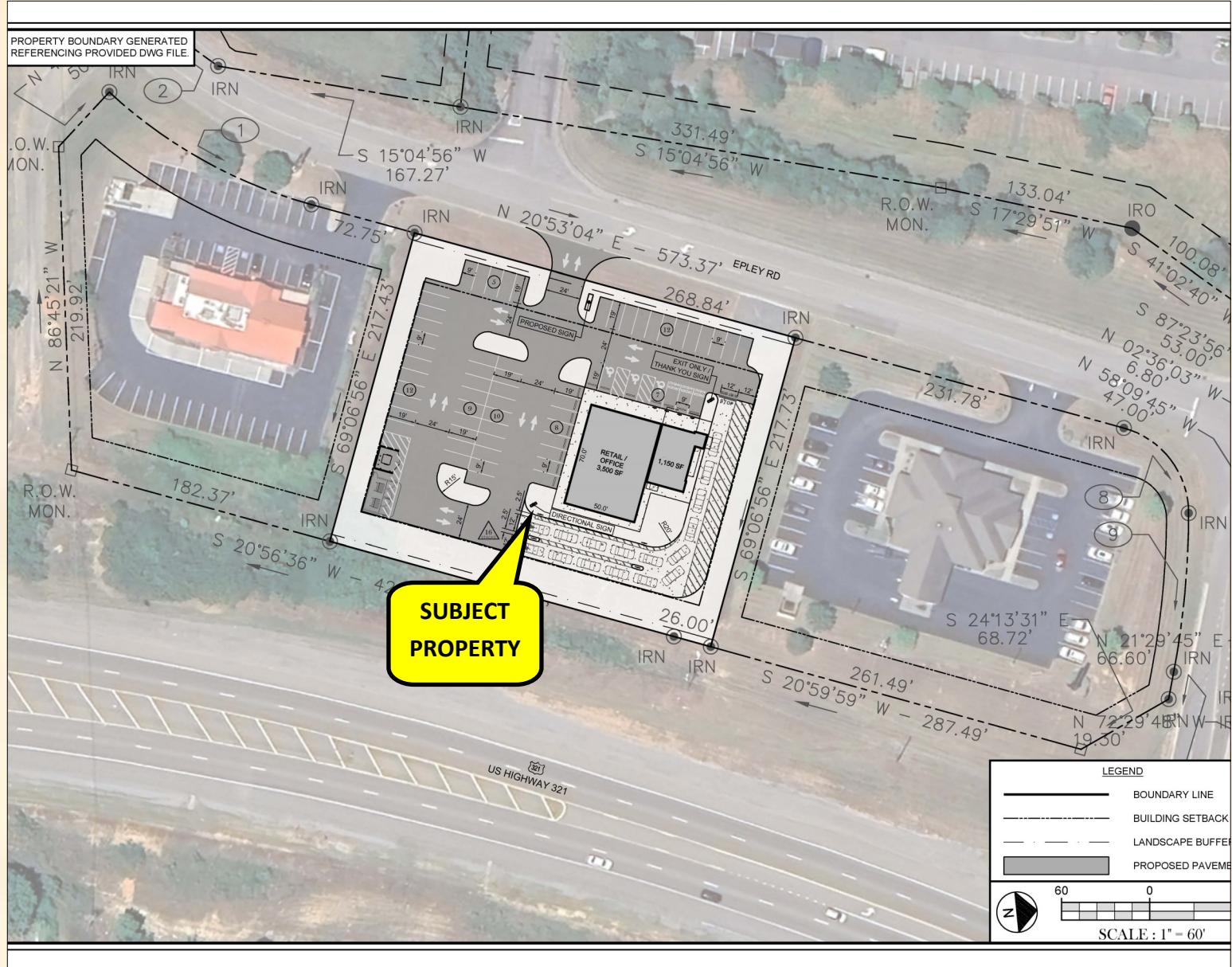
Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Oliver Smith Realty & Development Co.
www.oliversmithrealty.com

Concept Site Plan



Will Wegner

7216 Wellington Drive, Suite One

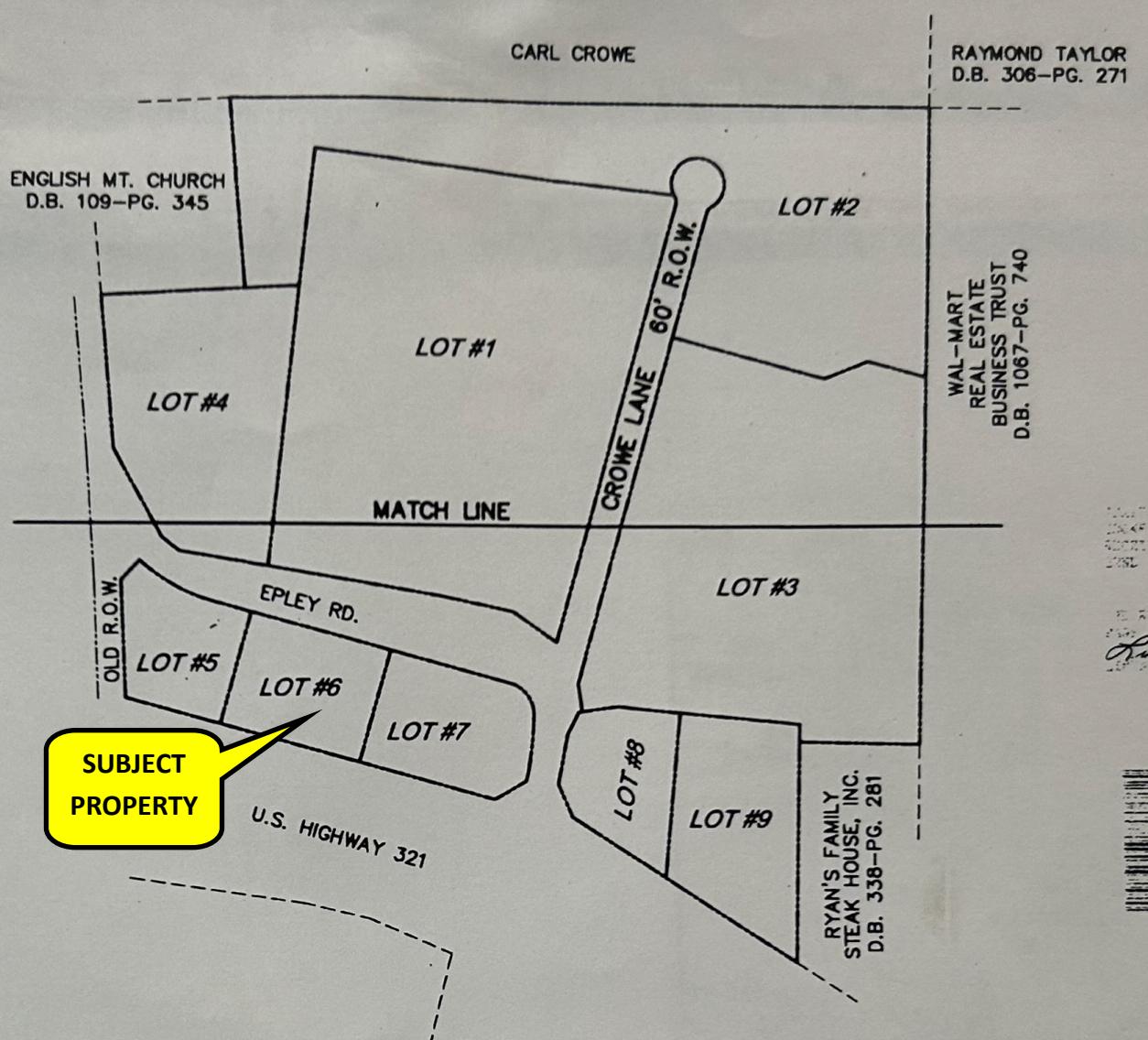
Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Oliver Smith Realty & Development Co.
www.oliversmithrealty.com

Survey



Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Zoning

C-3 Interstate Highway Business District. It is the purpose and intent of this district to provide for interstate highway oriented commercial areas adjacent to interstate highway interchanges. The regulations are designed to encourage concentrations of commercial activities associated with interstate highway traffic while also encouraging groupings of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to issuance of building permits for all new construction, site plans, as required by Section 11-310, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Newport, Tennessee. When proposed uses are adjacent to residential districts, a buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the C-3 Interstate Highway Business District, as shown on the zoning map of the Newport, Tennessee, the following regulations apply and uses are permitted.

1. Retail businesses, including automobile and mobile home sales.
2. Lodges, clubs, hotels, motels, restaurants, and other similar services.
3. Gasoline service stations as regulated in Section 11-314.
4. Planned Commercial developments as regulated in Section 11-308.
5. Personal, business, and professional services and offices, excluding junkyards and other similar uses.

Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Demographics

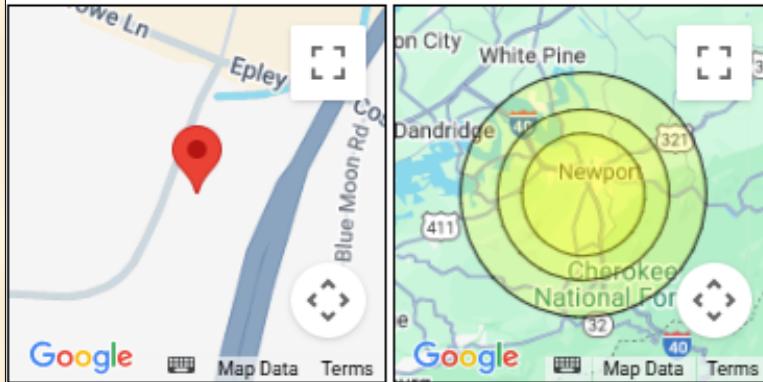


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 111 Epley Road, Newport TN

Latitude: 35° 56' 22"

Longitude: -83° 12' 45"



Description	5 Miles	7 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	20,412	25,577	33,924
Population (4/1/2010)	21,782	27,453	37,214
Population (4/1/2020)	21,874	27,738	37,610
Population (1/1/2025)	23,168	29,521	40,060
Population (1/1/2030)	23,273	29,720	40,433
Percent Growth (2025/2020)	5.92	6.43	6.51
Percent Forecast (2030/2025)	0.45	0.67	0.93
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	8,463	10,578	13,926
Households (4/1/2010)	9,025	11,341	15,327
Households (4/1/2020)	9,256	11,758	15,854
Households (1/1/2025)	9,703	12,385	16,699
Households (1/1/2030)	9,713	12,432	16,727
Percent Growth (2025/2020)	4.83	5.33	5.33
Percent Forecast (2030/2025)	0.10	0.38	0.17
GENERAL POPULATION CHARACTERISTICS			
Median Age	44.5	45.3	46.0
Male	10,673	14,040	19,505
Female	12,495	15,481	20,555
Density	203.8	171.0	131.4
Urban	12,473	12,523	13,418
Rural	10,695	16,998	26,642

Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	9,703	12,385	16,699
Families	6,773	8,800	11,721
Non-Family Households	2,930	3,585	4,978
Average Size of Household	2.35	2.36	2.38
Median Age of Householder	58.2	59.1	58.9
Median Value Owner Occupied (\$)	128,538	140,426	147,557
Median Rent (\$)	470	529	523
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	10,798	13,950	19,118
Housing, Owner Occupied	6,662	8,480	12,110
Housing, Renter Occupied	3,041	3,905	4,589
Housing, Vacant	1,095	1,565	2,419
POPULATION BY RACE			
White Alone	20,592	26,333	35,967
Black Alone	554	649	680
Asian Alone	119	154	189
American Indian and Alaska Native Alone	101	118	154
Other Race Alone	265	343	569
Two or More Races	1,537	1,924	2,501
POPULATION BY ETHNICITY			
Hispanic	729	919	1,369
White Non-Hispanic	20,341	26,011	35,445
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	552,193,753	744,842,568	1,052,188,897
Total Household Income (\$)	537,789,001	730,437,816	1,037,619,297
Median Household Income (\$)	44,571	46,114	46,990
Average Household Income (\$)	55,425	58,978	62,137
Per Capita Income (\$)	23,834	25,231	26,265
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	450,145	463,061	579,342
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	692,978.9	898,639.4	1,227,810.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	4,130	4,252	5,759
Establishments, Total (by Place of Work)	314	340	506
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	105	104	104
EASI Total Crime Index (US Avg=100; A=High)	125	124	122
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	14	18	25

Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Disclosure

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the Owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

Will Wegner

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com