

RIVERVIEW CROSSING

BUSINESS PARK

INTERSTATE
INDUSTRIAL
DEVELOPMENT
OPPORTUNITY



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6125 RIVERVIEW CROSSING DRIVE / KNOXVILLE, TN 37924

CBRE

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CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

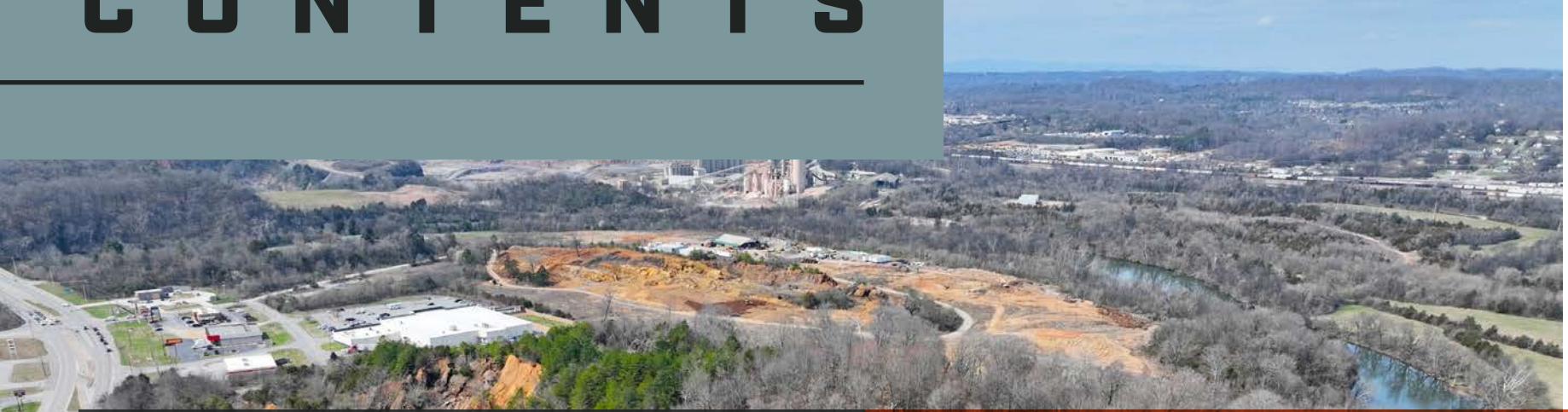
This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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C O N T E N T S



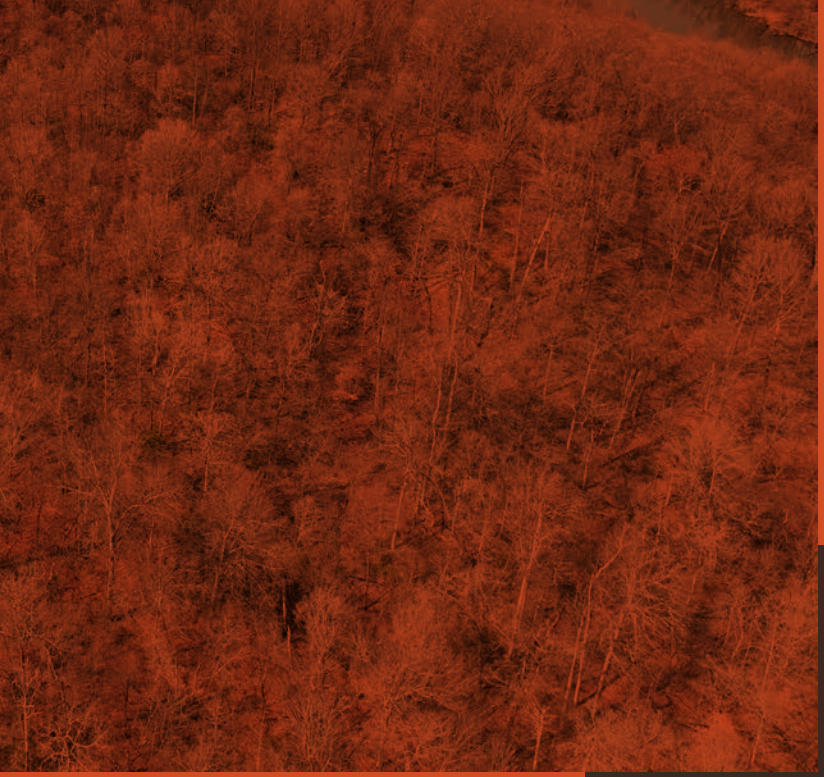
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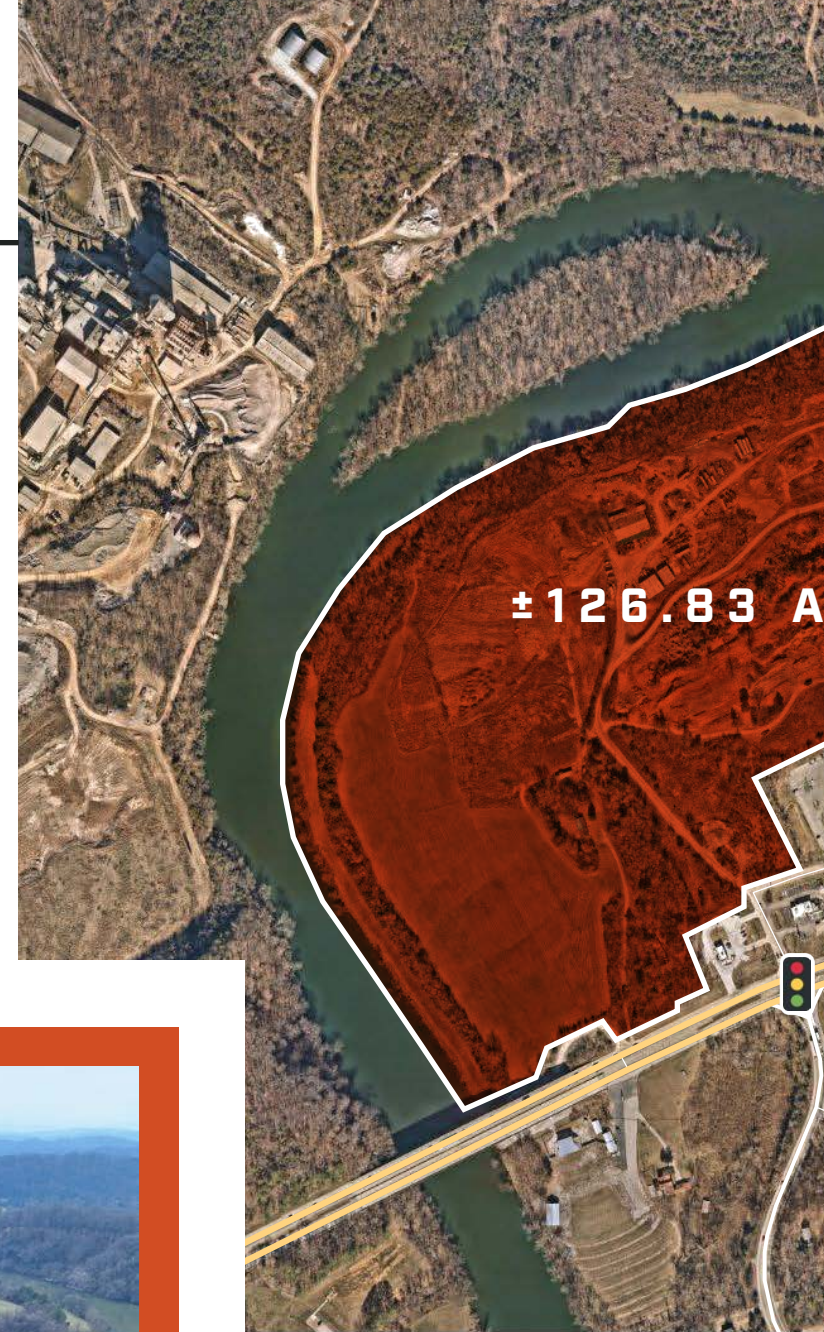


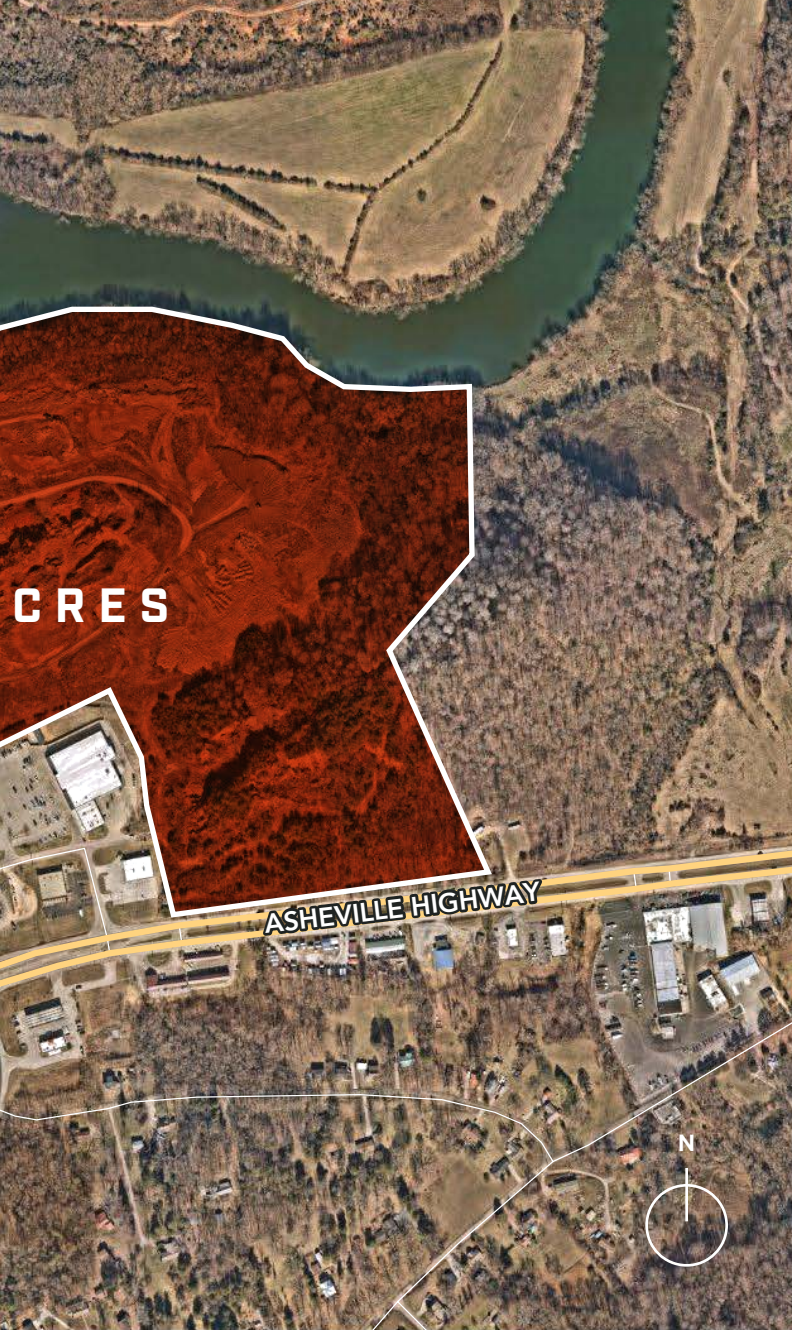
01

EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to announce the opportunity to acquire Riverview Crossing Business Park, a ±126.83-acre industrial site in Knoxville, TN. Conveniently located off of Asheville Highway (US-70), Riverview Crossing sits less than a mile from Interstate-40 and is located approximately 3 miles to Norfolk Southern Servier Yard, 7 miles to Downtown Knoxville, and 20 miles to McGhee Tyson Airport (TYS).





INVESTMENT HIGHLIGHTS



LESS THAN FIVE MINUTES TO I-40



TRAFFIC LIGHT ACCESS



IMMEDIATE HIGHWAY ACCESS



NEAR SHOPPING AND RESTAURANTS



**LESS THAN 10 MINUTES
FROM DOWNTOWN KNOXVILLE**



**LESS THAN 10 MINUTES FROM THE
UNIVERSITY OF TENNESSEE (UT)**



**20 MINUTES TO SEVIER
COUNTY (EXIT 407)**



FLEXIBLE ZONING



LOCATED IN THE PATH OF GROWTH



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW



ADDRESS

6125 Riverview Crossing Dr
Knoxville, TN 37924



ZONING

Planned
Commercial



TOTAL LOT SIZE

±126.83 Acres



TAX PARCEL ID

071 001

SITE UTILITIES



**KNOXVILLE
UTILITIES
BOARD (KUB)**

Water



**KNOXVILLE
UTILITIES
BOARD (KUB)**

Sewer



**KNOXVILLE
UTILITIES
BOARD (KUB)**

Electric

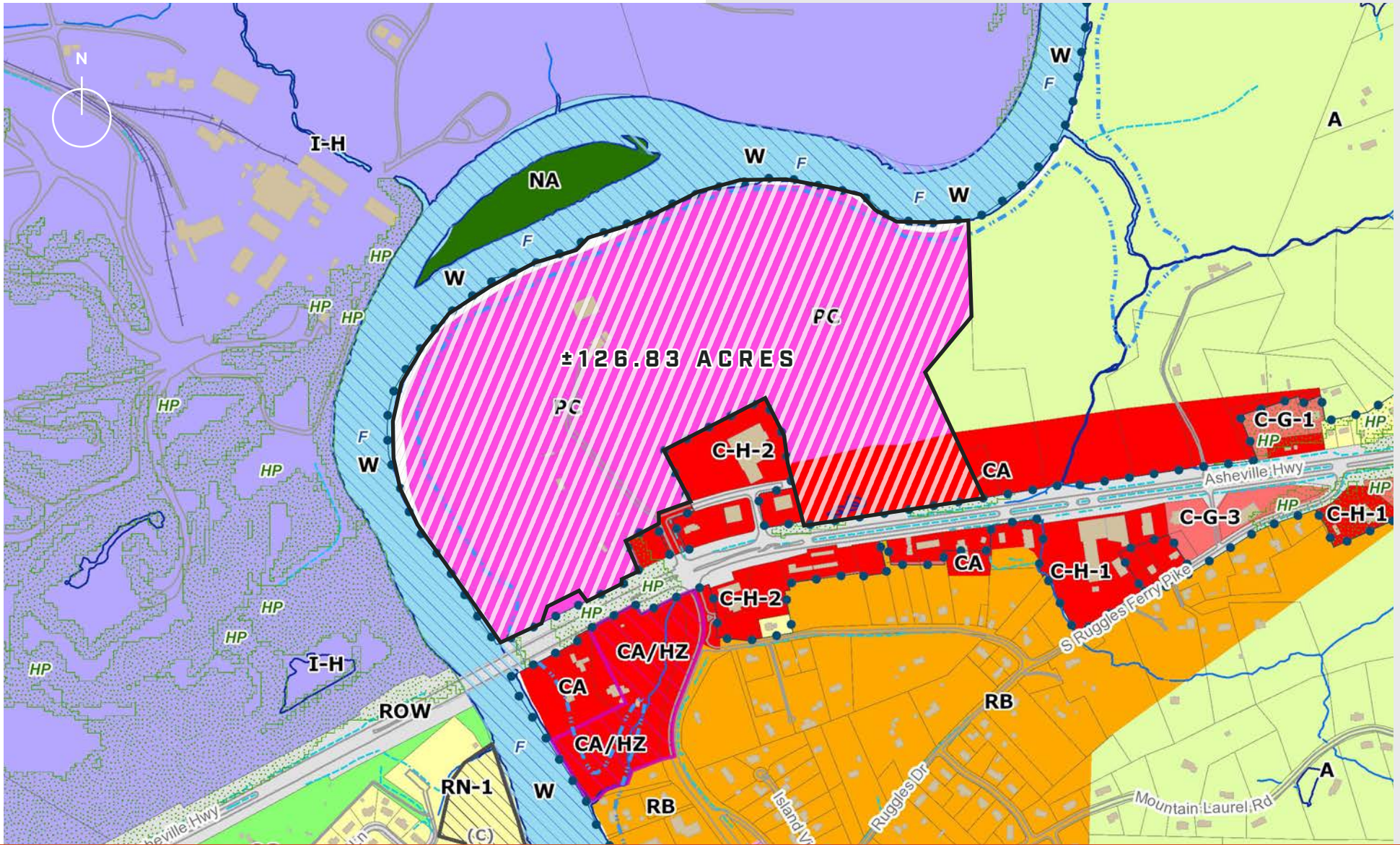


**KNOXVILLE
UTILITIES
BOARD (KUB)**

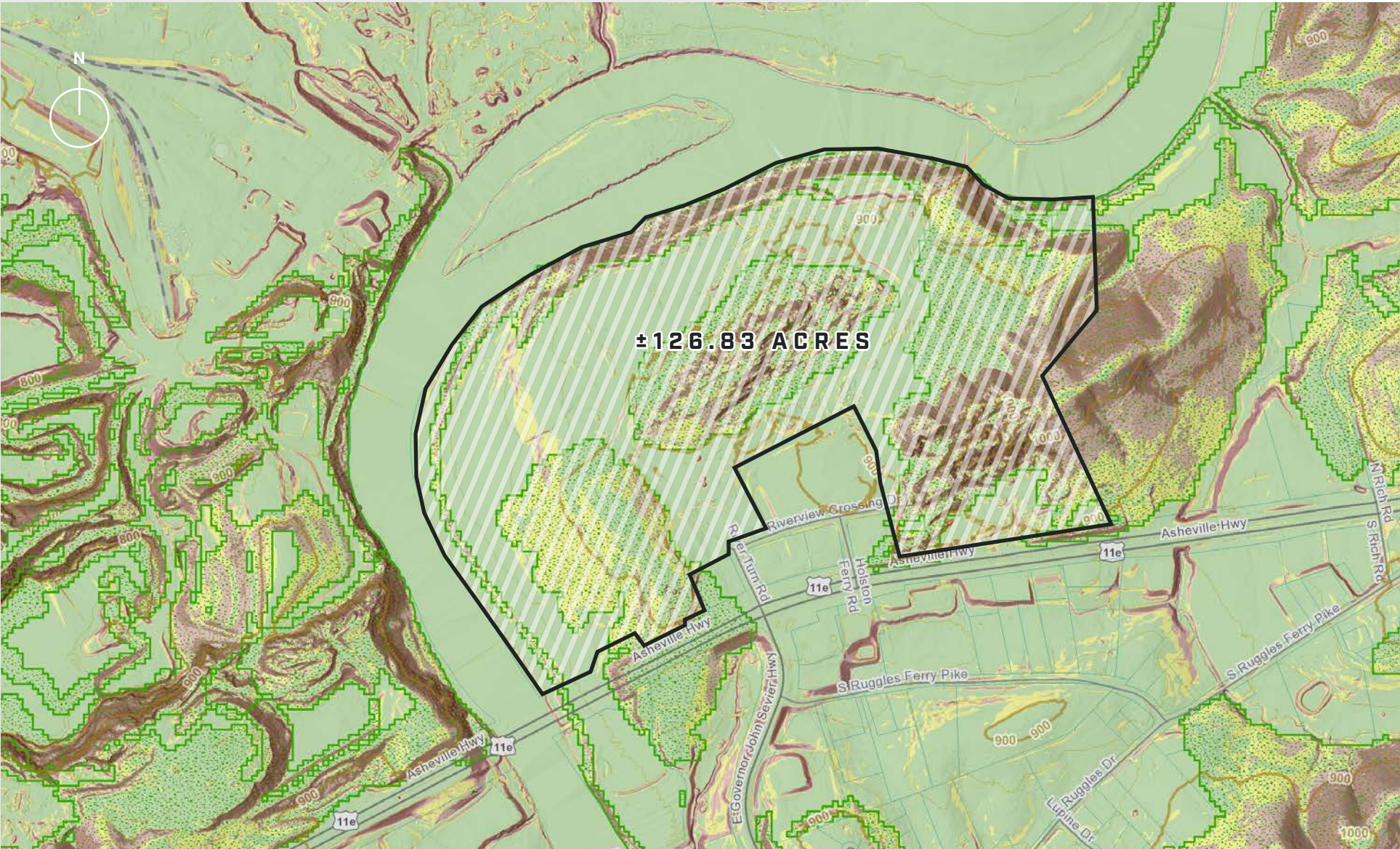
Fiber



ZONING



TOPOGRAPHY



UES ENVIRONMENTAL OVERVIEW

The following conditions have previously been identified on the subject property:

- The site has been utilized as a soil borrow area. Removing soil from the site has exposed pinnacle bedrock that may have to be removed.
- Offsite/imported fill material from various locations appears to have been placed on the subject property. The consistency, extent, and composition of the fill is unknown.
- A former pre-regulation city landfill is located on the property. Attempts to delineate the limits of the landfill have been conducted, but the extent and contents are unknown.

Based on our historical knowledge of the site, a geotechnical exploration would be required to determine subsurface conditions (i.e. existing fill materials and bedrock) present at the site. In addition, purchase/redevelopment of the subject property would include the acquisition of a former unregulated landfill. The environmental consequences would include the liability of any current and future environmental impacts to the soil, groundwater, or human health. The liability can be minimized if the owner enters into the Brownfield Program with the State of Tennessee. UES has successfully assisted clients in the redevelopment of impacted sites by entering into the Brownfield Program. Prior to entering into the Brownfield Agreement for the subject property, additional testing and analysis would be required to characterize the potential impacts that are present.

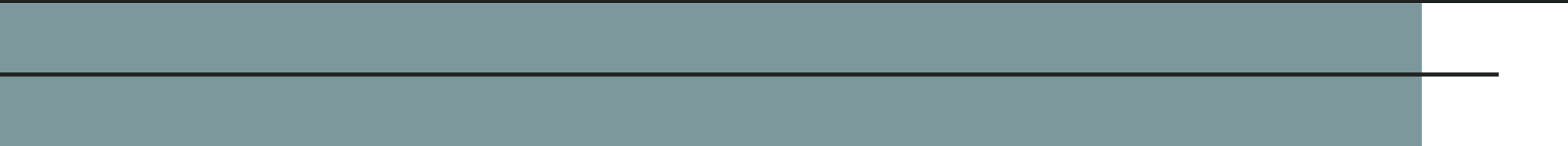
**BYRON L. BARTON, P.G. [SENIOR GEOLOGIST]
UES PROJECT NO. A24109.01554**





03

LOCATION OVERVIEW



KNOXVILLE

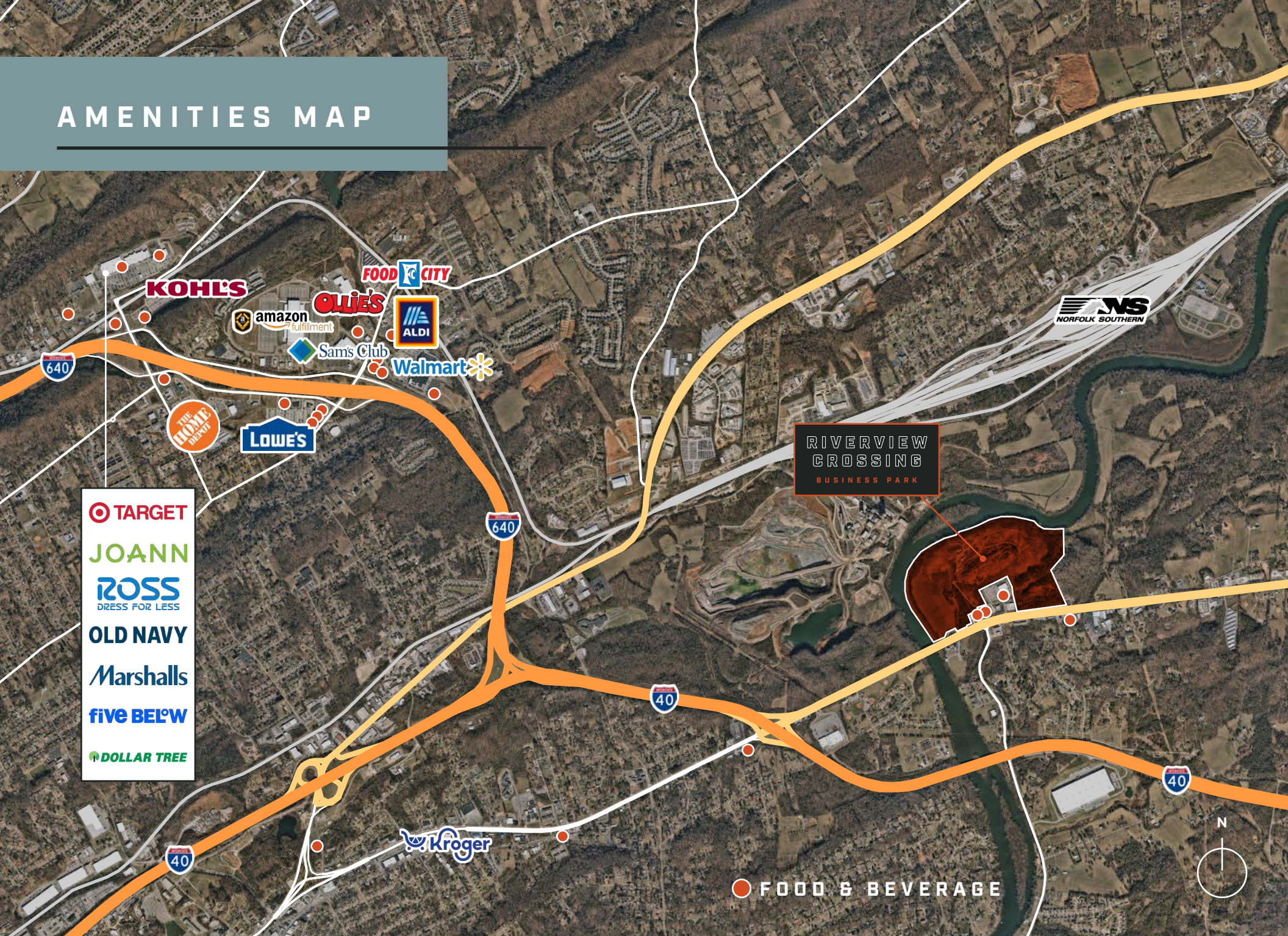
Founded in 1791 where the French Broad and Holston Rivers meet to form the Tennessee River, Knoxville is the largest city in East Tennessee. Its corporate limits comprise 104 of the 526-square mile total for Knox County. Knoxville is the urban heart of the metropolitan area, which consists of eight counties – Anderson, Blount, Campbell, Knox, Loudon, Morgan, Roane, and Union. Knoxville is located in a valley between the Cumberland and Great Smoky Mountains. This location offers a moderate, four-season climate, with normal daytime temperatures of 88 degrees in July and 48 degrees in January.

Denso Manufacturing, Jewelry Television, Regal Entertainment Group, The Dollywood Company, Pilot Flying J, Clayton Homes, Ruby Tuesday, Brunswick

Boat Group, and Bush Brothers call the Knoxville area home. The area also hosts Oak Ridge National Laboratory, the largest U.S. Department of Energy research facility and site of the world's fastest supercomputer, employing 5,500 with an annual operating budget of \$2.4 billion. Knox County has eight business parks and a Technology Corridor, and the area is marketed by the Knoxville Chamber, which has more than 1,500 investors.



AMENITIES MAP



- TARGET
- JOANN
- ROSS
DRESS FOR LESS
- OLD NAVY
- Marshalls
- five BELOW
- DOLLAR TREE

RIVERVIEW
CROSSING
BUSINESS PARK

FOOD & BEVERAGE

DISTANCE TO MAJOR INTERSTATE CORRIDORS



20 MINS
7.9 MILES

KNOXVILLE

130 MINS
118 MILES

CHATTANOOGA

200 MINS
187 MILES

NASHVILLE



30 MINS
20 MILES

MCGHEE TYSON AIRPORT



1 MIN
0.1 MILE



3 MINS
1 MILE



5 MINS
2.5 MILES



10 MINS
7.8 MILES



04

MARKET OVERVIEW

WHY KNOXVILLE?

#1

Most Visited National Park in the U.S.
Great Smoky Mountain National Park

#21

Best Places to Live
U.S. News

#10

Least Expensive Place to Live

#17

U.S. Growth City
Uhaul

Source: CBRE Fast Report, Knoxville Chamber, National Association of REALTORS, Council for Community and Economic Research



903,964
POPULATION



10.9%
POPULATION GROWTH
SINCE 2010



2.3%
PROJECTED
POPULATION GROWTH
2023-2028



\$91,726
AVG. HOUSEHOLD
INCOME
2023



13.5%
BELOW THE NATIONAL
COST-OF-LIVING
AVERAGE



\$354,000
12% MEDIAN HOME
SALE PRICE INCREASE
YEAR-OVER-YEAR



34%
BACHELOR'S DEGREE
AND HIGHER



30%
HOUSEHOLD INCOMES
ABOVE \$100,000
2023

KNOXVILLE'S ECONOMY

LARGEST EMPLOYERS BY NUMBER OF EMPLOYEES

1	U.S. Department of Energy	16,175
2	Covenant Health	11,913
3	Knox County Public Schools	10,047
4	The University of Tennessee	9,299
5	Walmart Stores, Inc.	6,893
6	University Health Systems	5,387
7	Clayton Homes	5,047
8	DENSO Manufacturing	5,000
9	The Dolly Co.	4,500

NEARLY HALF OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE



\$59.6B

GDP

Top 100 in the U.S.
Oxford Economics

4%

GDP GROWTH Y-O-Y

36%

GDP GROWTH SINCE 2010

Oxford Economics

Source: Knoxville Chamber of Commerce

UNIVERSITY OF TENNESSEE KNOXVILLE

A robust regional talent pipeline, over half of UTK undergrads graduate with a business or STEM-related degree, adding new talent in technical fields to the local and regional workforce.



#1

Public University
in Tennessee

#4

Supply chain
management/logistics

\$1.7B

Annual Impact on the
Tennessee Economy

8,300

Degreed professionals
graduated in 2023

Source: The University of Tennessee Knoxville

KNOXVILLE'S INDUSTRIAL MARKET

Knoxville's industrial market is still constrained, suitable for owners and landlords but challenging for occupiers. The total inventory for the Knoxville MSA is 90.8M square feet and is increasing slightly. The vacancy rate has risen slightly from 0.8% to 1.3% from Q4 2022 to Q4 2023, making the area's vacancy rate one of the lowest in the Southeast. The lack of supply within the market results from growing demand from a robust owner/user market and limited developable land due to topography, lakes, creeks, and electrical transmission lines. Additional supply for the healthy demand within the market is limited as most projects in 2024 are build-to-suit. Speculative development is much needed to relieve the market's constraints. In late 2023, TPA Group completed construction on a 260,000 square foot, high bay, rear load building in Roane County that sold to an owner-occupier and is under construction on two more 200,000 square foot buildings in the same park. The metro area doesn't function as a distribution hub; rather, manufacturers and companies serving the local population generate most of the demand. Red Stag Fulfillment recently finished their 750,000-square-foot distribution center in Sweetwater, TN. Rent growth has averaged 10% over the last 12 months. In the past three years since the pandemic, rents have increased by 32.7%. Owners are exploiting the historically low vacancies and minimal, speculative development.

KNOXVILLE INDUSTRIAL MARKET STATS

▼ **1.3%**
Vacancy Rate

▲ **121K**
SF Net Absorption

▲ **5.0M**
SF Construction

▼ **211K**
SF Completions

▲ **\$8.30**
NNN / Lease Rate



05

P R O C E S S A N D O F F E R

PROCESS AND OFFER INSTRUCTIONS

Distribute Offering Memorandum:

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period:

During the marketing period, interested parties are encourage to: (i) review materials posted to the “Virtual Deal Room” section of the offering website (ii) schedule showings / market tours with exclusive listing brokers (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

Offering Process:

Offers are due in writing and should include the following:

- + Purchase Price
- + Earnest Money Deposit
- + Inspection Period
- + Closing Period

Developer/Owner-Occupier Information:

- + Description of purchaser’s entity structure and capital source
- + Description of purchaser’s debt source and terms (if applicable)
- + Details on purchaser’s experience in owning commercial real estate

- + Details on purchaser's development experience, past and current projects
- + If an owner-occupier, do you have a project manager or third-party developer for the project? What is their experience?
- + Will you require a re-zoning? If so, have you discussed your proposed project with the Knoxville-Knox County Planning Staff? What was the staff's initial feedback?
- + Description of purchaser's due diligence process
- + Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating your offer

Condition of Sale:

The property is being offered in its "as is" condition. Purchaser shall confirm by Purchaser's own due diligence the condition and suitability of the Property, without any reliance upon information provided herein.



**INTERESTED PARTIES ARE REQUESTED
TO DIRECT ALL COMMUNICATION
REGARDING THE PROPERTY TO:**

EXCLUSIVE ADVISORS:

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