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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 Proposal 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 Proposal 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.

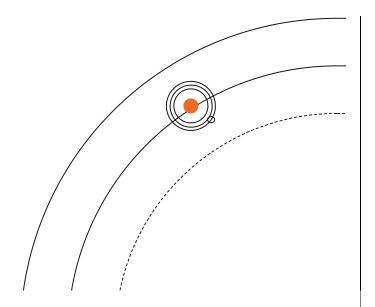
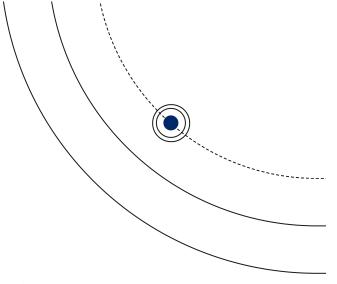


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Retailer Map

Demographics Map & Report





PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LOT SIZE:	5.73 Acres
PRICE / ACRE:	\$366,492
ZONING:	R-3
APN:	100A A 040.00, 100A A 0414.00

PROPERTY OVERVIEW

SVN | Wood Properties is pleased to present 5.73 acres of high-density residential land located in the heart of Oak Ridge, Tennessee. This offering consists of two contiguous parcels, 203 Michigan Avenue and 141 W Madison Lane, perfectly positioned adjacent to the Methodist Medical Center, a major regional healthcare anchor. Zoned R-3 (High Density Residential), this property is ideally suited for a range of development opportunities including multifamily housing, senior living, townhomes, or medical-related residential uses. The high visibility and proximity to existing medical infrastructure also make this site an ideal candidate for assisted living facilities, medical offices with residential components, or wellness-focused communities.

Oak Ridge, home to Oak Ridge National Laboratory (ORNL) and Y-12 National Security Complex, is a thriving nuclear and advanced energy hub. Multiple companies in Oak Ridge provide thousands of high quality, high paying jobs. More housing is needed in the area as companies continue to move and expand operations in the area.

PROPERTY HIGHLIGHTS

- · Excellent Oak Ridge, TN location
- R-3 Zoning High Density Residential Opportunity
- Convenient access to I-140, I-40, and major medical hubs



REGIONAL MAP



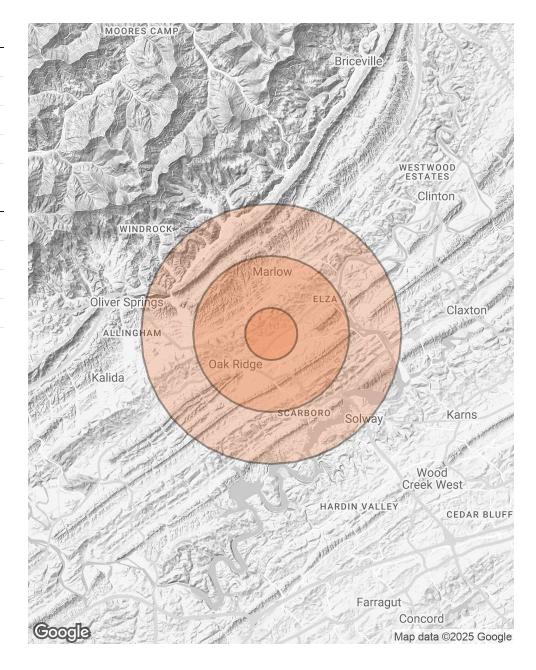
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,914	25,709	38,049
AVERAGE AGE	43	42	43
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	45	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 2,568	3 MILES 11,130	5 MILES 16,130
TOTAL HOUSEHOLDS	2,568	11,130	16,130

Demographics data derived from AlphaMap





ADVISOR BIOS



Jon Roosen
Advisor
SVN | Wood Properties

Phone: 865.202.6767 Cell: 865.202.6767 jon.roosen@svn.com 119 W 5th Ave. Suite 100 Knoxville, TN 37917

After relocating to Knoxville in 2019, Jon discovered his passion for the vibrant community and quickly became enamored with its unique charm. His journey in the real estate industry began with a prominent commercial real estate investment firm, where he gained invaluable insights into the profound influence that investors can have on the communities they serve. Having experienced the transformative power of real estate firsthand, Jon developed a deep appreciation for its potential to effect positive change.

With over five years of experience under his belt, Jon brings a wealth of knowledge to his role as part of the multifamily team at SVN | Wood Properties. As an active investor himself, he has personally played a pivotal role as a general partner in managing real estate assets in the southeast. This extensive involvement has honed his expertise and cultivated a keen understanding of the industry's intricacies.



Taylor Durand
Advisor
SVN | Wood Properties

Phone: 865.776.5662 Cell: 865.776.5662 taylor.durand@svn.com 119 W 5th Ave. Suite 100 Knoxville, TN 37917

Taylor joined SVN | Wood Properties after a successful career in both the medical sales and housing industries. He was consistently ranked among the top of his peers and won numerous sales awards in that five-year span. In 2020, he began to focus some of his spare time in the investment and development of short-term rentals, which ignited a passion for the real estate industry.

Since joining SVN | Wood Properties, Taylor formed the Office and Industrial Advisory Group with Matthew Strother, where he has a focus on the sales and leasing of Office and Industrial properties. Taylor is an Oak Ridge, TN native and attended Western Carolina University, where he was a two-sport athlete. After graduation, Taylor pursued a baseball career with the Toronto Blue Jays for two years, before moving back to Tennessee to start his career outside of sports. He currently resides in downtown Knoxville, and in his free time, he loves to golf, travel and spend time with friends and family.



Matthew Strother
Associate Advisor
SVN | Wood Properties

Phone: 865.309.6272 Cell: 865.309.6272 matthew.strother@svn.com 119 W 5th Ave. Suite 100 Knoxville. TN 37917

Matthew Strother joined SVN | Wood Properties in August of 2021. His area of expertise is in industrial sales and leasing, with a background in multi-family. Matthew also enjoys walking his clients through the underwriting process on investment sales and is passionate about helping people continue to build their wealth through real estate.

Born and raised in Brea, California, just 30 minutes south of Los Angeles, Matthew moved to Knoxville in January 2021. Matthew spent little time getting his start in real estate in Knoxville, joining SVN | Wood Properties months after moving to Tennessee. Since joining SVN | Wood Properties, Matthew formed the Office and Industrial Advisory Group with Taylor Durand, where he has a focus on the sales and leasing of Office and Industrial properties. Matthew spent his first few years of college playing baseball and utilized a hard work ethic to build a career in real estate.

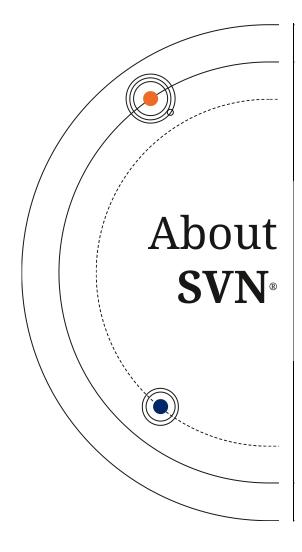


Kevin Tipton
Senior Advisor
SVN | Wood Properties

Phone: 865.210.0228 Cell: 865.210.0228 kevin.tipton@svn.com 119 W 5th Ave. Suite 100 Knoxville. TN 37917

Kevin joined SVN | Wood Properties' commercial brokerage team in November 2017. After graduating from South Young High School in Knoxville, Kevin joined the United States Navy and served in Operation Desert Storm aboard the USS Goldsborough DDG-20 sailing out of Pearl Harbor, Hawaii. Kevin obtained his real estate license in May of 2000 and has since specialized in working with investors looking for single and multifamily investment properties in East Tennessee. Kevin and Cohl Morgan formed the multifamily team in 2020 and have since added their colleague Jon Roosen to the team. With over 20 years of experience, Kevin has watched his hometown and surrounding communities be transformed through real estate sales and development.

ABOUT SVN



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.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. 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® 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.

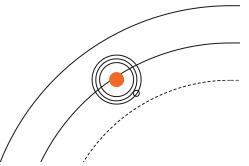
This is the SVN Difference.

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
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SVN BY THE NUMBERS



SVN[®] by the numbers

Office Owners

Advisors & Staff

Total value of sales & lease transactions

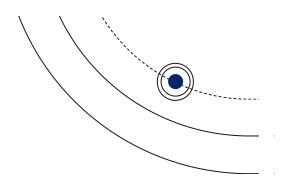
Global Offices & expanding

7 + 7

Core services & speciality practice areas

57M+

SF in properties managed



We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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