



OFFERING
MEMORANDUM



REPRESENTATIVE SIGNAGE

MEMPHIS MSA

**25 WEST LAND WAY
OAKLAND, TENNESSEE**

- BRAND NEW CONSTRUCTION WITH 15-YEAR LEASE
- GROWING MEMPHIS SUBURB NEAR BLUEOVAL CITY
- \$104,000+ AHHI WITHIN A 1-MILE RADIUS



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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION WITH 15-YEAR NNN LEASE

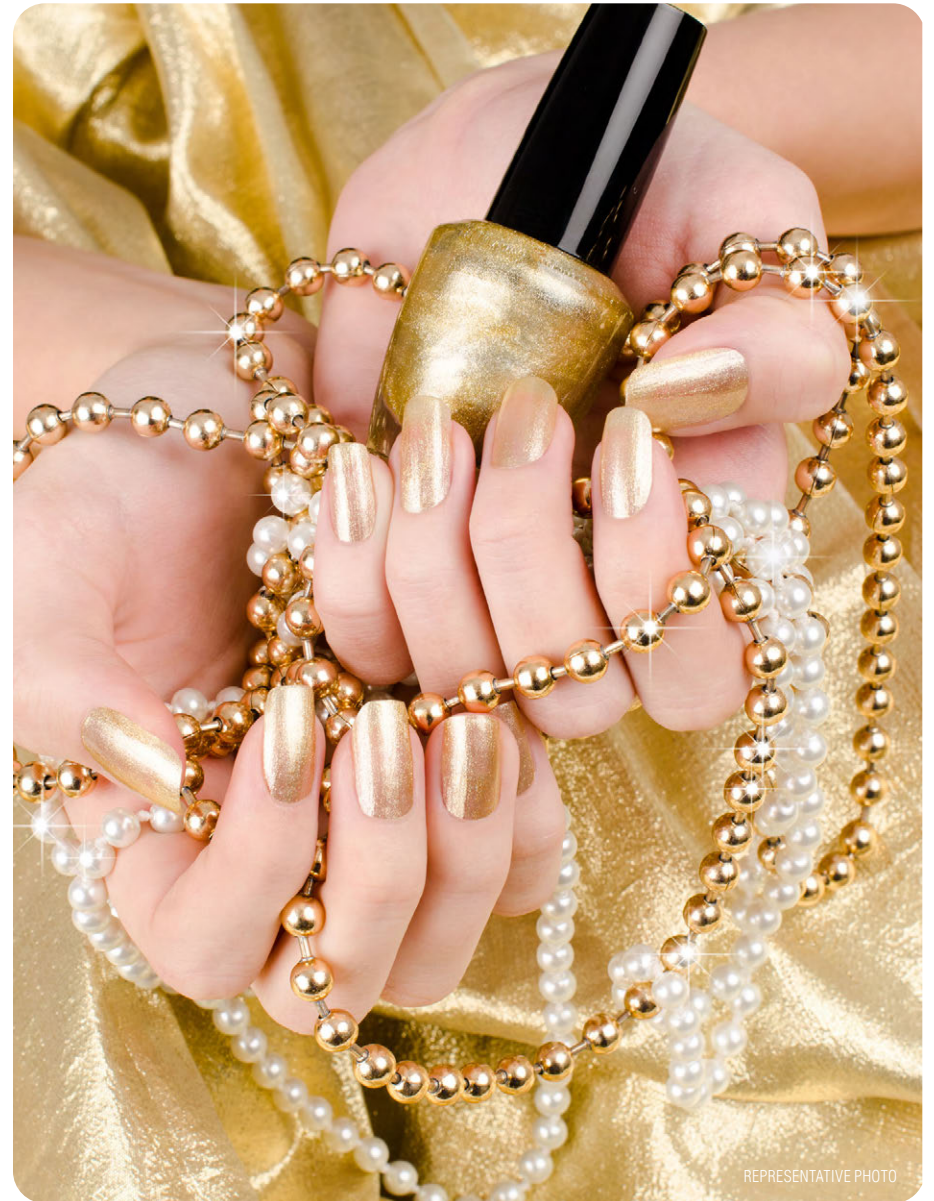
- Brand new construction with multi-unit operator in three states
- VSL Nail Spa has 18+ locations with roughly 50% in the Memphis MSA
- 15-year absolute NNN lease with no landlord responsibilities
- 10% rent increases every 5 years during the initial term and options
- 4,000 SF building with conservative new construction rent at \$33 PSF
- Adjacent to recently opened Starbucks (also available for purchase)

RAPIDLY GROWING & HIGH-INCOME MEMPHIS SUBURB

- VSL Nail Spa is located along Hwy 64 (24,000+ VPD), 7 miles east of Interstate 269 and 30 miles northeast of Downtown Memphis
- Major retailers along Hwy 64 include Walmart, Kroger, Ace Hardware, Goodwill, Shoe Dept., Maurices, Hollywood Feed, Chick-fil-A, McDonald's and more
- The population is projected to grow 14% by 2030 within a 1-mile radius
- 1,000+ homes are currently under construction in the immediate area
- Affluent submarket | \$104,000+ AHHI and \$304,000+ median home value within 1-mile

15 MILES SOUTHWEST OF PLANNED \$5.6B BLUEOVAL CITY

- Ford's \$5.6B BlueOval City project in Stanton, TN is expected to create 6,000 direct jobs and 20,000+ indirect jobs
- The 3,600-acre site will be home to BlueOval SK battery plant and BlueOval City
- Ford's plan is to start mass-producing hybrid and gasoline powered vehicles out of the facility in 2028, which will be the largest automobile production facility in the United States.



VSL NAIL SPA
25 WEST LAND WAY, SUITE B



PRICE
\$ 1,886,000

CAP RATE
7.00%

PROPERTY DETAILS

ADDRESS	25 West Land Way, Suite B Oakland, Tennessee
TERM	15 Years
LEASE STRUCTURE	Absolute NNN
BUILDING SIZE	~4,000 SF
LAND AREA	~0.78 AC
RENEWAL OPTIONS	Two, 5-year options
YEAR BUILT	2026
RENT INCREASES	10% Every Five Years
TENANCY	Single

RENT SCHEDULE

INITIAL TERM	PSF	MONTHLY	ANNUAL	INCREASE
1-5 Years	\$33.00	\$11,000.00	\$132,000	-
6-10 Years	\$36.30	\$12,100.00	\$145,200	10%
11-15 Years	\$39.93	\$13,310.00	\$159,720	10%
EXTENSION TERM	PSF	MONTHLY	ANNUAL	INCREASE
16-20 Years	\$43.92	\$14,641.00	\$175,692	10%
21-25 Years	\$48.32	\$16,105.10	\$193,261	10%

NORTHEAST



Ford's Blue Oval City
Potential \$5.6B Investment
14 mi



Fair Oaks
Country Club



Fairway Village
150 Units
Under Construction



Oakland Elementary
670+ Students



PROPOSED



PROPOSED



PROPOSED
tropical CAFE



LITTLE BITS
LEARNING CENTER



64 (24,033 VPD)

AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS



WEST



Downtown Memphis
35 mi



Lakeland, TN
12 mi

WOLFCHASE GALLERIA
15 MILES



Riverwood Gardens
170 Units
Under Construction



Twin Oaks | 68 Units
Under Construction



Oaklands Reserve
Subdivision

FIRST BANK



AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS



Chicksaw Ridge
Subdivision



LITTLE BITS
LEARNING CENTER



(24,033 VPD)

SOUTH



Collierville, TN
15 mi



Valleybrook
76 Units
Under Construction



Burton Place
210 Units
Under Construction



Chicksaw Ridge
Subdivision

AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS



Waters of Hidden Springs
300+ Homes



Chicksaw Gardens
Subdivision



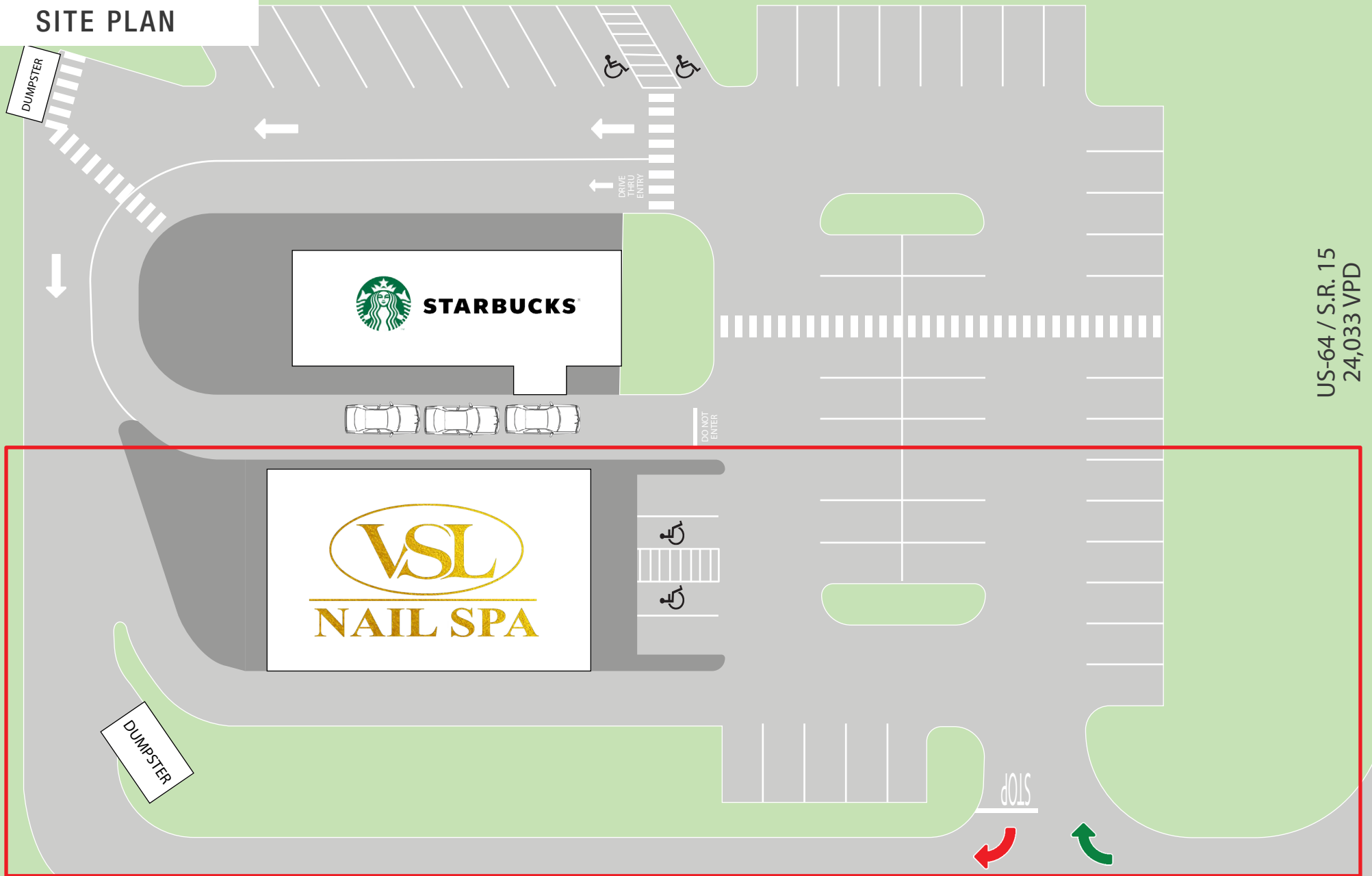
Ring Container
Technologies
670+ Employees



64 (24,033 VPD)

LITTLE BITS
LEARNING CENTER

SITE PLAN



US-64 / S.R. 15
24,033 VPD

TENANT PROFILE



TENANT NAME	VSL Nail Spa
PROPERTY TYPE	Nail Salon
LOCATIONS	18+ Locations (TN, AL and AR)

VSL Nail Spa is a professional beauty salon franchise with 18+ units in Tennessee, Arkansas and Alabama. VSL's footprint has grown dramatically throughout the Memphis MSA with soon-to-be 10 locations in the Memphis metro area. The upscale nail salon offers a variety of services including manicures, pedicures, nail enhancements, waxing, eye lashes and more. The VSL Nail Spa location in Oakland is expected to open in Q1 2026!



REPRESENTATIVE PHOTO

KEY LEASE TERMS



REPRESENTATIVE PHOTO

TENANT VSL Nail Spa Group, LLC

INITIAL TERM 15 years

BUILDING SF ~4,000 SF

EXPECTED RCD 4/1/2026

OPTIONS Two, 5-year options

NET LEASE The lease is an absolute net lease. Tenant shall pay all expenses of every kind and nature whatsoever relating to or arising from the Premises.

TAXES Tenant shall pay Real Estate Taxes directly to the Authority when due.

REPAIRS AND MAINTENANCE Tenant shall keep and maintain the Premises in good order and condition and make all necessary repairs thereto, structural and nonstructural.

INSURANCE Tenant shall maintain Insurance at its expense and name Landlord as additional insured.

ESTOPPEL CERTIFICATES Within 10 days following its receipt.

CITY OVERVIEW

OAKLAND, TENNESSEE a growing community in west-central Fayette County, lies about 30 miles east of downtown Memphis along U.S. Highway 64. As part of the Memphis MSA, home to roughly 1.34 million residents, Oakland benefits from the metro's steady eastward expansion, driven by families and businesses moving along the TN-385 and I-269 corridors toward Germantown, Collierville, Arlington, and Oakland.

ECONOMIC INFLUENCE OF FEDEX

- Much of the region's growth is driven by FedEx's World Headquarters, which is located in East Memphis, near Germantown.
- With major facilities such as the FedEx World Technology Center in Collierville and the global air hub at Memphis International Airport, FedEx powers one of the nation's strongest logistics labor markets, driving residential and commercial demand across eastern Shelby and western Fayette Counties.
- Oakland has become a logical next step for homebuilders and commuters working in or near the FedEx corridor as there is available land and relative affordability

THE BLUEOVAL CITY IMPACT

- BlueOval City Development: West Tennessee is being transformed by Ford's \$5.6 billion vehicle production facility and battery complex in Stanton, about 16 miles northeast of Oakland, TN.
- Timeline & Impact: Although full production is now slated for 2027/2028, the project is already driving major construction, supplier activity, and long-term projections of tens of thousands of new jobs and significant regional population growth.

OAKLAND'S STRATEGIC POSITION

Together, these forces are redefining growth patterns across western Tennessee. Established suburbs like Germantown and Collierville remain key economic anchors, while new investment continues to push outward along U.S. 64 and I-40. Positioned between Memphis's logistics-driven eastward expansion and the manufacturing resurgence centered on BlueOval City, Oakland stands as one of the most strategically located small towns in Tennessee's evolving economic landscape.

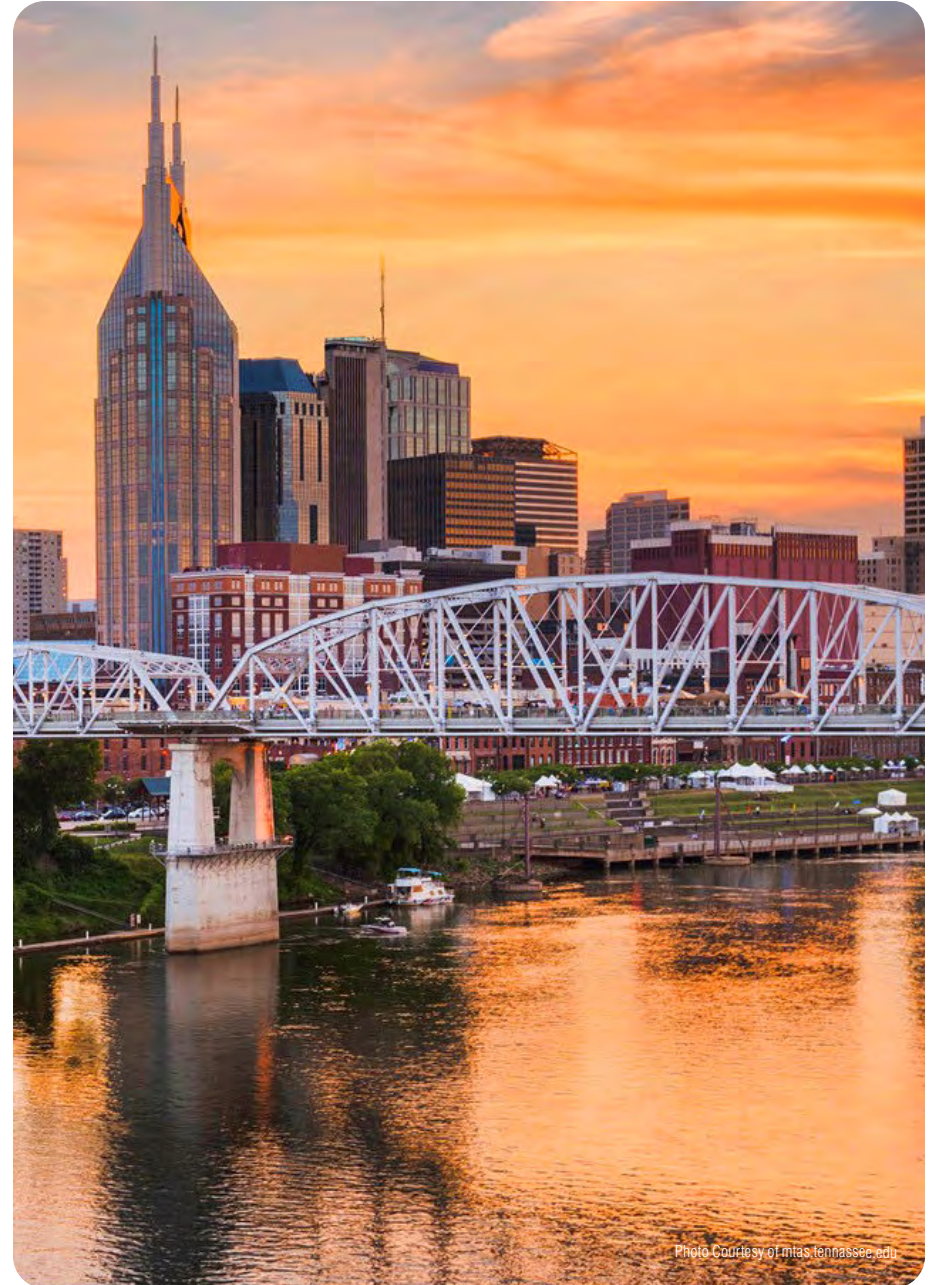


Photo Courtesy of [mtas.tennessee.edu](https://www.mtas.tennessee.edu/)

NEARBY HOUSING & RETAIL

Village Park
142 Units
Under Construction

Riverwood Gardens
170 Units
Under Construction

Fairway Village
150 Units
Under Construction

Villas at Fair Oaks
86 Units
Under Construction

Twin Oaks
68 Units
Under Construction

Valleybrook
76 Units
Under Construction

Burton Place
218 Units
Under Construction



24,033 AADT

24,033 AADT

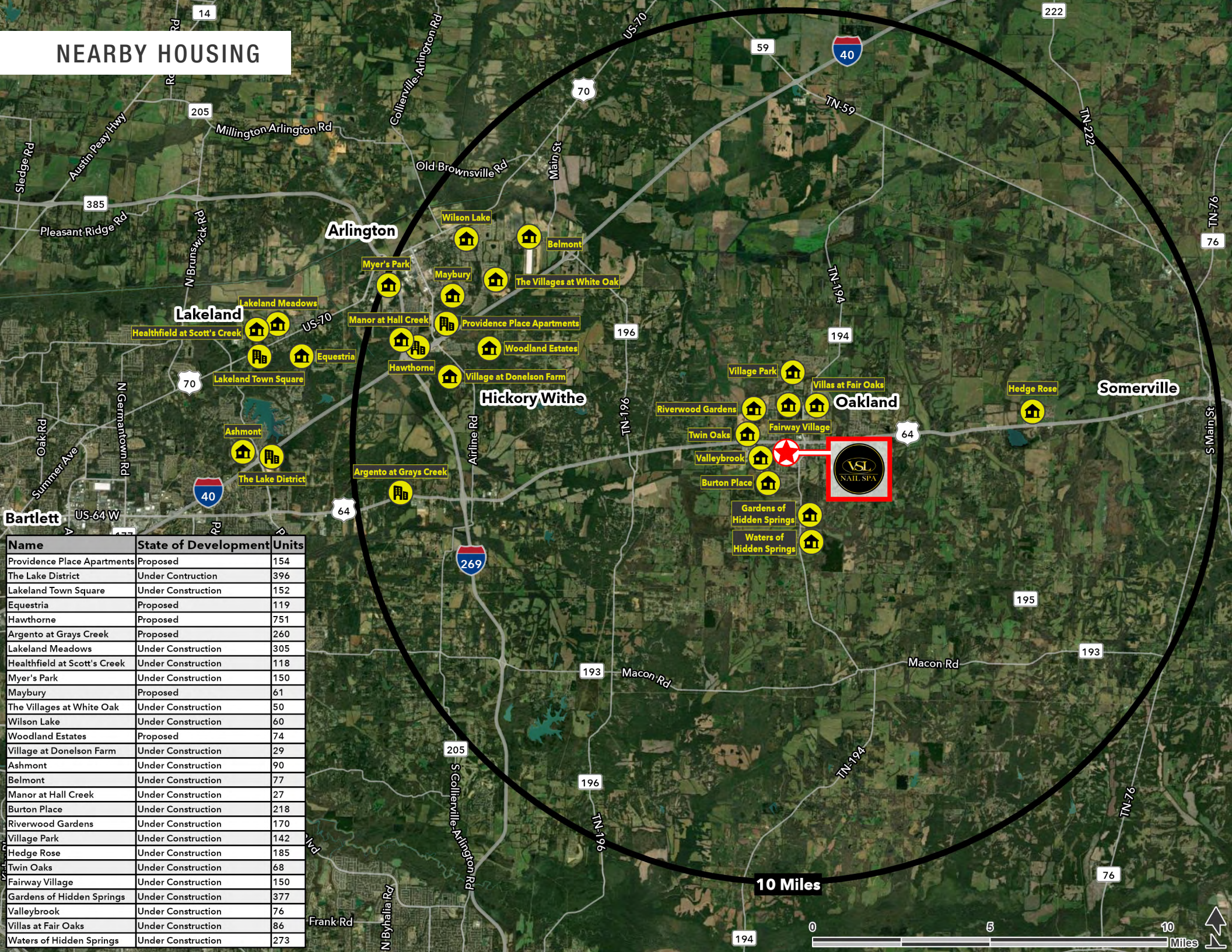
24,033 AADT

17,625 AADT

17,625 AADT



NEARBY HOUSING



Name	State of Development	Units
Providence Place Apartments	Proposed	154
The Lake District	Under Construction	396
Lakeland Town Square	Under Construction	152
Equestria	Proposed	119
Hawthorne	Proposed	751
Argento at Grays Creek	Proposed	260
Lakeland Meadows	Under Construction	305
Healthfield at Scott's Creek	Under Construction	118
Myer's Park	Under Construction	150
Maybury	Proposed	61
The Villages at White Oak	Under Construction	50
Wilson Lake	Under Construction	60
Woodland Estates	Proposed	74
Village at Donelson Farm	Under Construction	29
Ashmont	Under Construction	90
Belmont	Under Construction	77
Manor at Hall Creek	Under Construction	27
Burton Place	Under Construction	218
Riverwood Gardens	Under Construction	170
Village Park	Under Construction	142
Hedge Rose	Under Construction	185
Twin Oaks	Under Construction	68
Fairway Village	Under Construction	150
Gardens of Hidden Springs	Under Construction	377
Valleybrook	Under Construction	76
Villas at Fair Oaks	Under Construction	86
Waters of Hidden Springs	Under Construction	273

10 Miles



WITHIN 15 MILES



158,870

2025 Total Population



119,320

2025 Total Daytime Population



\$393,995

2025 Median Home Value



\$140,468

2025 Average Household Income

	5 MILES	10 MILES	15 MILES
2025 Total Population	17,605	47,363	158,870
2025 Median Age	45.4	42.7	41.5
2025 Total Households	6,993	17,411	58,645
2025 Owner Occupied Housing Units	6,341	14,995	47,091
2025 Median Home Value	\$341,770	\$373,900	\$393,995
2025 Average Household Income	\$115,376	\$126,308	\$140,468
2025 Total Daytime Population	12,978	36,447	119,320
2025 Daytime Population: Workers	2,596	10,054	35,477
2025 Daytime Population: Residents	10,382	26,393	83,843

Source: Esri, Esri-Data Axle, U.S. Census
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of VSL Nail Salon located at 25 West Land Way, Suite B, Oakland, Tennessee (the "Property"). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

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Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.



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