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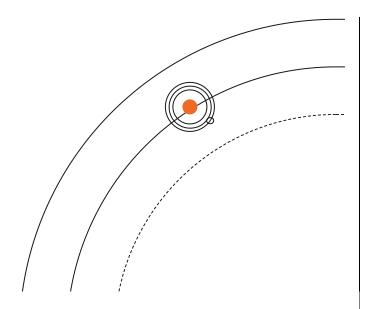
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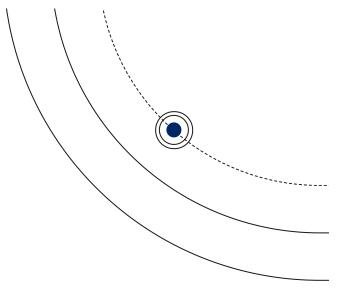
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this 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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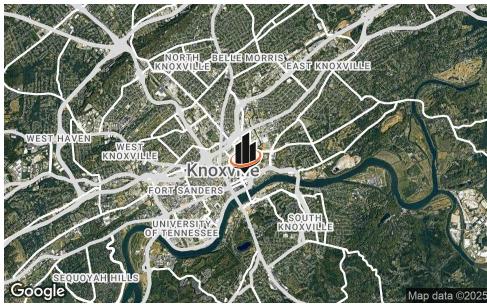
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## PROPERTY SUMMARY





#### OFFERING SUMMARY

SALE PRICE:	\$9,500,000
LOT SIZE:	1.185 Acres
ZONING:	DK-G

## PROPERTY OVERVIEW

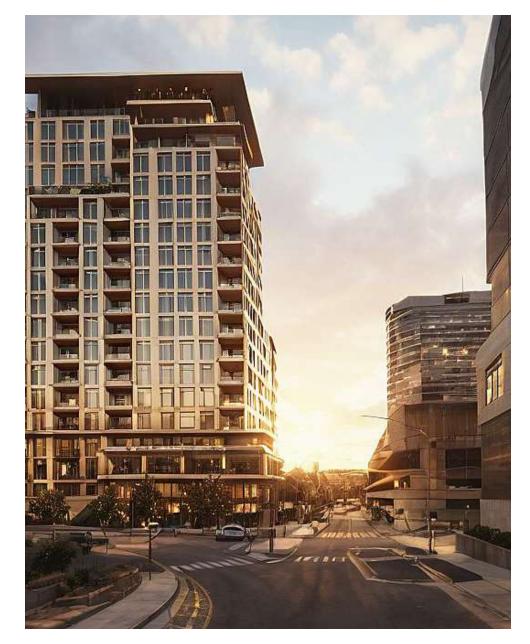
SVN | Wood Properties is pleased to exclusively present this 1.185-acre urban development site, located just off Gay Street at the corner of State Street and Market Street in Downtown Knoxville. This is one of the largest remaining undeveloped parcels in this part of Downtown. With DK-G zoning allowing unlimited height, conceptual studies suggest a mixed-use development with 300+ dwelling units.

Downtown Knoxville's population has grown over 80% in the past decade, with demand for housing and the growth of The University of Tennessee keeping multifamily vacancy rates low at approximately 5.2%. With downtown's continued growth and strong economic activity, this site offers a rare chance to change Downtown Knoxville's skyline.

#### PROPERTY HIGHLIGHTS

- Flexible Zoning
- No Height Restrictions
- Near Downtown Knoxville and the University of Tennessee
- Major Tax Benefits Available

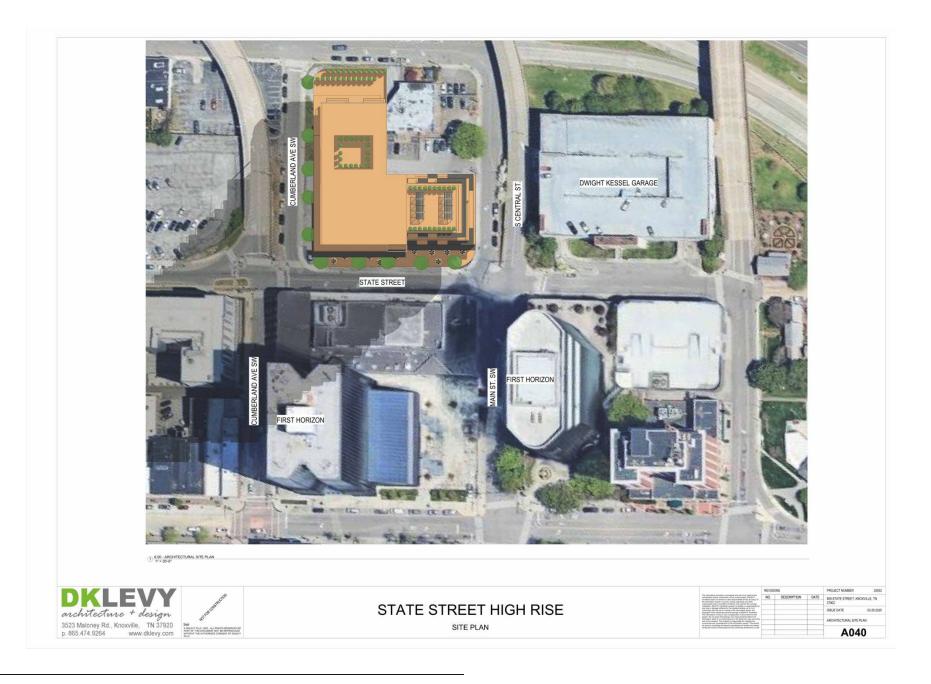
## **ON-SITE RENDERINGS**







## SITE PLAN



## **AERIAL PHOTOS**



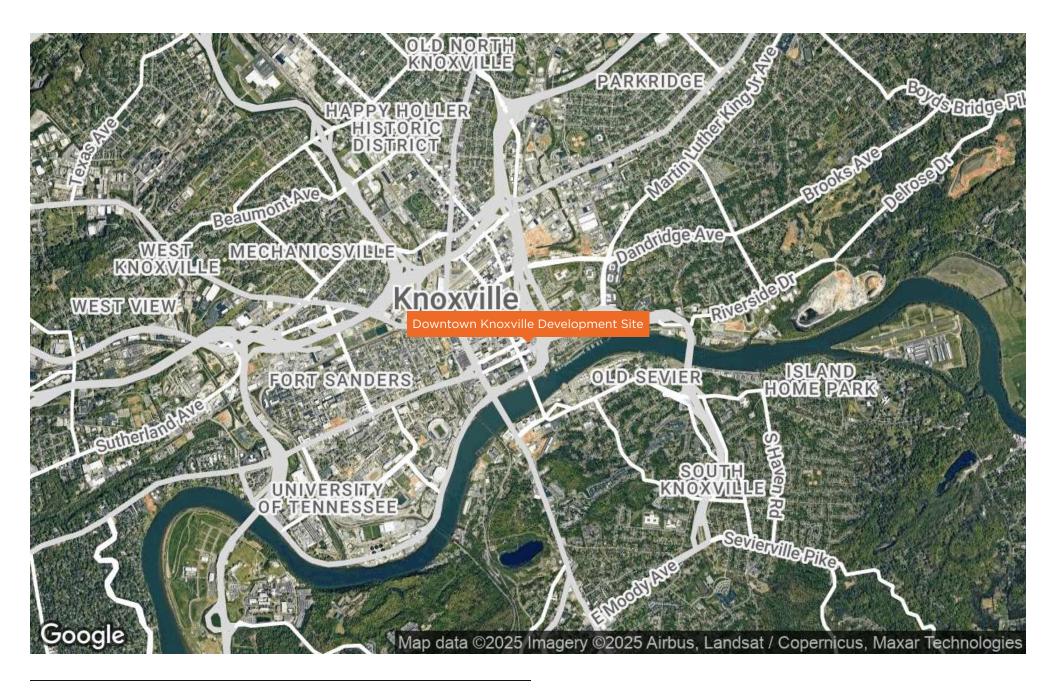




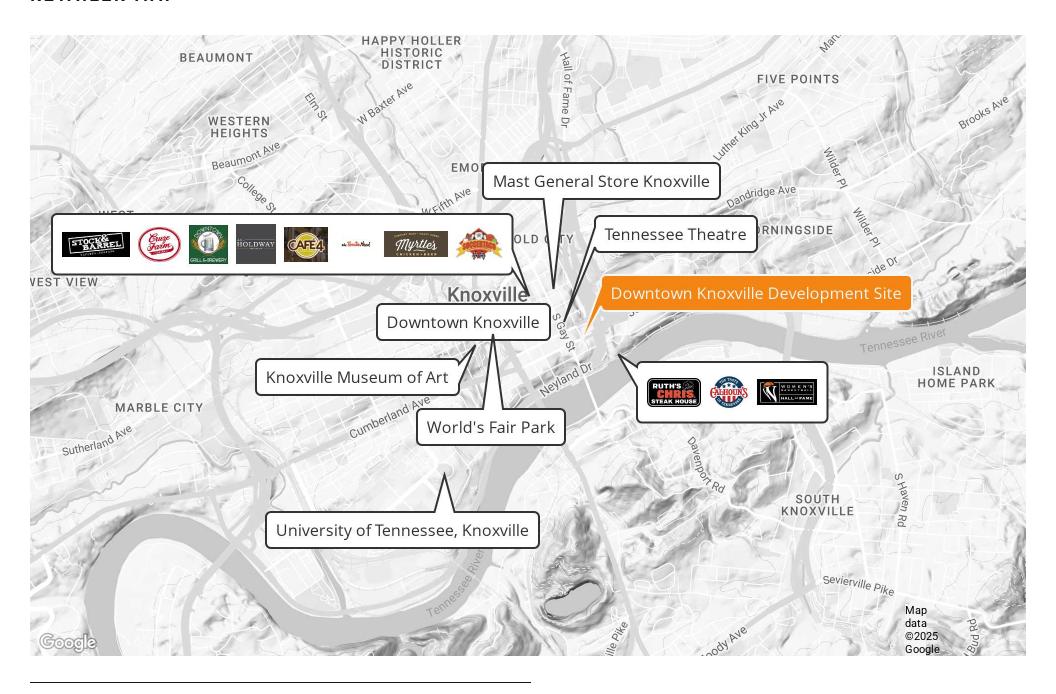




## **REGIONAL MAP**



## RETAILER MAP







# **KNOXVILLE ECONOMY**



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.







# **EMPLOYMENT & ECONOMY**

KNOXVILLE MAJOR EMPLOYERS	<b>EMPLOYEES</b>
U.S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.



# UNIVERSITY OF TENNESSEE, **KNOXVILLE**

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region in the region.

# **ACADEMICS**

11 Colleges 900+ Programs of study 360+ Undergraduate programs of study 547+ Graduate programs of study 500 Study abroad programs

10,000+ Faculty & Staff





# NEW SMOKIES BASEBALL STADIUM

Randy Boyd, owner of Class AA baseball's Tennessee Smokies has revealed plans for a massive mixed-use development in the nearby Old City, that includes a brand-new ballpark for the Smokies. This \$142 million dollar project will include apartments, retail, restaurants, breweries, and community space surrounding the ballpark. Modeled after Wrigleyville in Chicago, the buildings will have an Old City-styled veneer that fits the warehouse character of the area. Project officials estimate the stadiums total economic impact at \$480,000,000 and will create over 3000 jobs.

# OTHER HIGHLIGHTS

- 630,000-square-foot project area
  Stadium would resemble Wrigley Field
  The park can host concerts and accommodate a soccer field in the outfield.





# **NEARBY AMENITIES**

# **SEVIER AVENUE**

- Alliance Brewing
  Borderland Butterfly Garden
  Hi-Wire Brewing Knoxville
  Honeybee Coffee Co
  Landing House
  Redbud Kitchen

- » Regal Cinemas
  » South Coast Pizza
  » South Landing Fitness
  » SouthSide Garage
  » SuttreeLanding Park

# DOWNTOWN KNOXVILLE

- » Bijou Theatre» Calhoun's On The River
- » Clarence Brown Theatre
- » East Tennessee Historical Society
- Knoxville Convention Center
- » Knoxville Museum of Art
- » Knoxville Visitors Center

- » Mast General Store
- Ruth's Chris Steak House
- Stock & Barrel

- Tennessee Theatre
  The French Market Creperie
  Women's Basketball Hall of Fame
- » World's Fair Park
- » New Smoky Stadium Development



## **DEMOGRAPHICS MAP & REPORT**

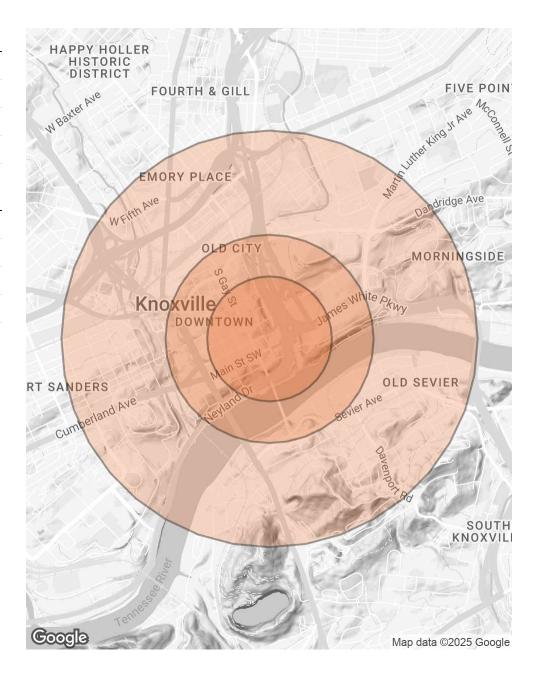
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,073	3,304	13,343
AVERAGE AGE	37	38	33
AVERAGE AGE (MALE)	36	37	33
AVERAGE AGE (FEMALE)	39	39	33

TOTAL HOUSEHOLDS	585	1,900	6,206
# OF PERSONS PER HH	1.8	1.7	2.2
AVERAGE HH INCOME	\$93,464	\$81,006	\$57,504
AVERAGE HOUSE VALUE	\$607,304	\$557,777	\$364,339

0.3 MILES 0.5 MILES 1 MILE

Demographics data derived from AlphaMap

**HOUSEHOLDS & INCOME** 





## **ALL ADVISOR BIOS**



Phone: 423.440.9450 Cell: 423.440.9450 taylor.thompson@svn.com 119 W 5th Ave. Suite 100 Knoxville, TN 37917

# Taylor Thompson

Associate Advisor SVN | Wood Properties

Taylor Thompson is an Associate Advisor at SVN | Wood Properties, where she specializes in office sales and leasing throughout East Tennessee. Her passion lies in hearing the stories behind people, businesses, and buildings—an interest that drives her work helping others find the right space to grow, collaborate, and create.

Taylor is particularly drawn to the character and history of Downtown Knoxville, where she lives, works, and serves as a proud member of the Old City Association. She brings a deep appreciation for the stories embedded in Knoxville's historic buildings and thrives on helping clients imagine what's next—whether it's reactivating a legacy property or identifying a strategic investment opportunity.

Originally from the Tri-Cities, Taylor graduated from the University of Tennessee with a Bachelor of Arts and currently serves on the Alumni Council for the College of Communications. She is also an active member of City Church.

Guided by intentionality, resilience, and integrity, Taylor is committed to building lasting relationships and creating long-term value for her clients and her community.



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

Jon Roosen

Advisor SVN | Wood Properties

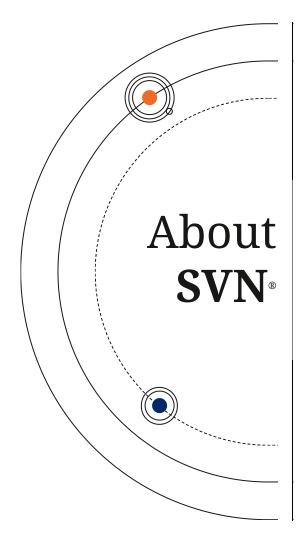
After relocating to Knoxville in 2019, Jon discovered his passion for the vibrant community and quickly became enamored with its unique charm. His journey in the real estate industry began with a prominent commercial real estate investment firm, where he gained invaluable insights into the profound influence 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.

Driven by his unwavering commitment to making a difference, Jon strives to bring a positive and transformative influence to the real estate landscape. He has a proven track record of fostering strong relationships with both local and national investors, leveraging his expertise to help them identify and acquire multifamily properties across the diverse landscape of Tennessee.

With Jon's guidance, investors can navigate the multifamily market with confidence, knowing they have a dedicated professional who shares their vision for growth and community impact.

## **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.

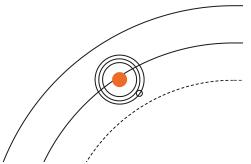
Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

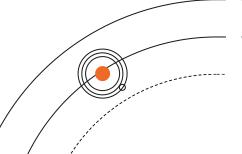
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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



Office Owners

Advisors & Staff

Total value of sales & lease transactions

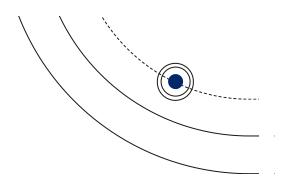
Global Offices & expanding

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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