



MERCHANT'S GREENE SHOPPING CENTER

A PREMIER RETAIL DEVELOPMENT

Greetings,

We would like for you to take a moment to review our development, "Merchant's Greene", located just west of downtown Morristown, TN. Merchant's Greene is an 80 acre development which is anchored by Wal-Mart, Home Trust Bank, Texas Roadhouse, Aubrey's Restaurant, Fazoli's and Good Ole Days Sports Bar and Grill. Located directly across the street is a brand new Aldi's, Knoxville TVA Employees Credit Union, Salsaritas, Freddy's Frozen Custard and Steakburgers, Marco's Pizza, Great Clips, The Bed Store, One Main Financial, The Raspy Peach Boutique and Firehouse Subs. We currently have several out parcels of 1-4 acres available, located adjacent to the new Walmart, some with road frontage on Andrew Johnson Highway.

The Merchant's Greene development is located along West Andrew Johnson Highway, also known as Highway 11E, and Merchant's Greene Blvd. Phase 1 of the development is a 25,000 square foot shopping center located directly in front of the new Walmart Supercenter as to generate maximum exposure and visibility from the heavy traffic on Highway 11E. Current tenants include Sport Clips, Cricket Wireless, Deja Vape (a Vape Shop), Bravo's Mexican Grill, Farm Bureau, Cheri Nail Bar, and Cheri Hair Salon. The City of Morristown Public Works has purchased a 55 acre tract adjacent to Merchant's Greene to be developed into a community center and other miscellaneous activities. Also, Morristown Hamblen Hospital/Covenant Health has purchased a 35 acre adjacent tract for a future state-of-the-art facility.

Merchant's Greene Blvd. will serve as Morristown's newest direct connection between Highway 11E and I-81. This 4-lane interchange will make Merchant's Greene the center of the trade area with convenient access from Jefferson City, Dandridge, and Morristown. The current daily traffic count along Andrew Johnson Highway in front of Merchant's Greene is 25,000 vehicles per day. This number is projected to increase by no fewer than 20,000 with the opening of the I-81/Merchant's Greene connector in 2019. Phase 2 of the development is a 50 acre tract of land on the west side of Merchant's Greene Blvd. available for big box store development, Hotels, Retail, etc.

We have included the current site plan for your review, along with an aerial photo of the development. We hope you will consider our retail development when planning for the future growth of your business. Call me directly should you wish to discuss at **(423) 231-1400**.

Thank you for your time,

Adren S. Greene, Broker/Developer
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Citizen

TRIBUNE

JAM ON IT

Area middle school teams show stuff in jamboree

Sports B1



Vol. 52 No. 291

Wednesday, August 15, 2018

Morristown, TN \$1

USA Today: Morristown No. 5 in growing incomes

From Staff Reports

As a recent study, USA Today reported on the top 25 US cities where incomes are growing the fastest. Morristown made the list at No. 5.

Across the country, unemployment rates have reached the lowest the country has seen in recent

history. The economy has seen positive growth, and Morristown has been fortunate to see evidence of that, city leaders said.

"24/7 Wall Street reviewed one-year change in per capita incomes in U.S. metro areas to identify the cities where incomes are growing the fastest. Per total personal

the population," USA Today reported.

Many of the cities that made the list are heavy manufacturing communities. Manufacturing was hard hit during the 2008 recession. The fact that these are the communities

in recent years with many existing industries expanding and new ones locating to our community.

The unemployment rate in Morristown is reported at 3.6 percent, lower than the national

percent.

"Rapid per capita income growth does not necessarily mean these cities are driving economically. Of the 25 cities on this list, only five have a higher per capita

MORE THAN FIVE DECADES AS THE LAKEWAY REGION'S TOP NEWSPAPER

Citizen

TRIBUNE

ROCKED

Canes flirt with the century mark in win over Cocke County

Sports B1



Vol. 52 No. 85

Wednesday, December 13, 2017

Morristown, TN \$1

Morristown ranked 14th in country for job growth

From Staff Reports

Morristown has ranked sixth among southern cities for employment growth and 14th in the nation

areas for job growth in the southeast so far this year — Nashville, Morristown, Chattanooga and Johnson City.

"Those of us locally have always been known for this in a general sense to

so high among southern cities,"

Chesney said he is glad for Morristown to be receiving recognition for something he has always known to be true.

economic recovery," Marshall Ramsey, president of the Morristown Area Chamber of Commerce, said. "We're strong because we have a good balance of healthcare, small

business and industry," looking forward, on growing Morristown in order to fill

these jobs with quality workers. "It will be important to get the word out to the rest of the country's unemployed and grow the population, including our housing growth," he said.

He said improving and growing housing selections is in the next steps for the city.

Citizen

TRIBUNE

SHOCKING ANNOUNCEMENT

Carson-Newman coach announces surprising mid-season retirement

Sports B1



Vol. 52 No. 186

Thursday, April 12, 2018

Morristown, TN \$1

Belgian bus manufacturer coming to Morristown



Belgian bus and coach manufacturer Van Hool announced Thursday afternoon the company will build its North American headquarters in Morristown at the East Tennessee Progress Center. The facility will bring an estimated 640 jobs and will represent a total investment of nearly \$100 million. From left, State Sen. Steve Southerland, Jan Van Hool, director of engineering; Filip Van Hool, CEO; R. Jack Fishman, chairman of the Morristown Industrial Board; Gov. Bill Haslam, Bob Rolfe, commissioner of the Tennessee Department of Economic and Community Development, Morristown Mayor Gary Chesney, State Rep. Tilman Goins and Hamblen County Mayor Bill Brittain.



2017 Construction
32,000 Vehicles Per Day



Walmart Outparcel
100% Leased

Merchant's Greene Shopping Center - West

4329 West Andrew Johnson Hwy Morristown, TN 37814

Adren Greene, Managing Partner

MORRISTOWN, TENNESSEE



MERCHANT'S GREENE SHOPPING CENTER

A PREMIER RETAIL DEVELOPMENT



BOUTIQUE



PREPARED BY:
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55 AC. Community Center / Public Works

NORFOLK - SOUTHERN RAILWAY

35 AC. Morristown-Hamblen/Covenant Health



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CONTACT

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R CREEK
PARK



RESIDENTIAL COMMUNITIES

55,494 RESIDENTS IN
TRADE AREA

ALPHA
ELEMENTARY SCHOOL
408 STUDENTS

HYUNDAI NISSAN CHEVROLET

32,000 DAILY

**SUBJECT
PROPERTY**

MOORE MURRELL
AIRPORT

MILESTONE
GOLF CLUB

INDUSTRIAL

MANLEY
ELEMENTARY SCHOOL
621 STUDENTS

TRACTOR SUPPLIES TRAVELodge WAFFLE HOUSE

LOWE'S Save a Lot O'Reilly

CVS pharmacy

Freddy's FIREHOUSE SUBS Great Clips

HONDA



HARBOR FREIGHT TOOLS Acron's

Walgreens SONIC TACO BELL

Shoney's Chick-fil-e Arby's

MERCHANT'S GREENE SHOPPING CENTER

Walmart MURPHY USA HomeTrust Bank

MORRISTOWN
GOLF CLUB

15,650 DAILY

WEST VIEW
MIDDLE SCHOOL
645 STUDENTS

160

