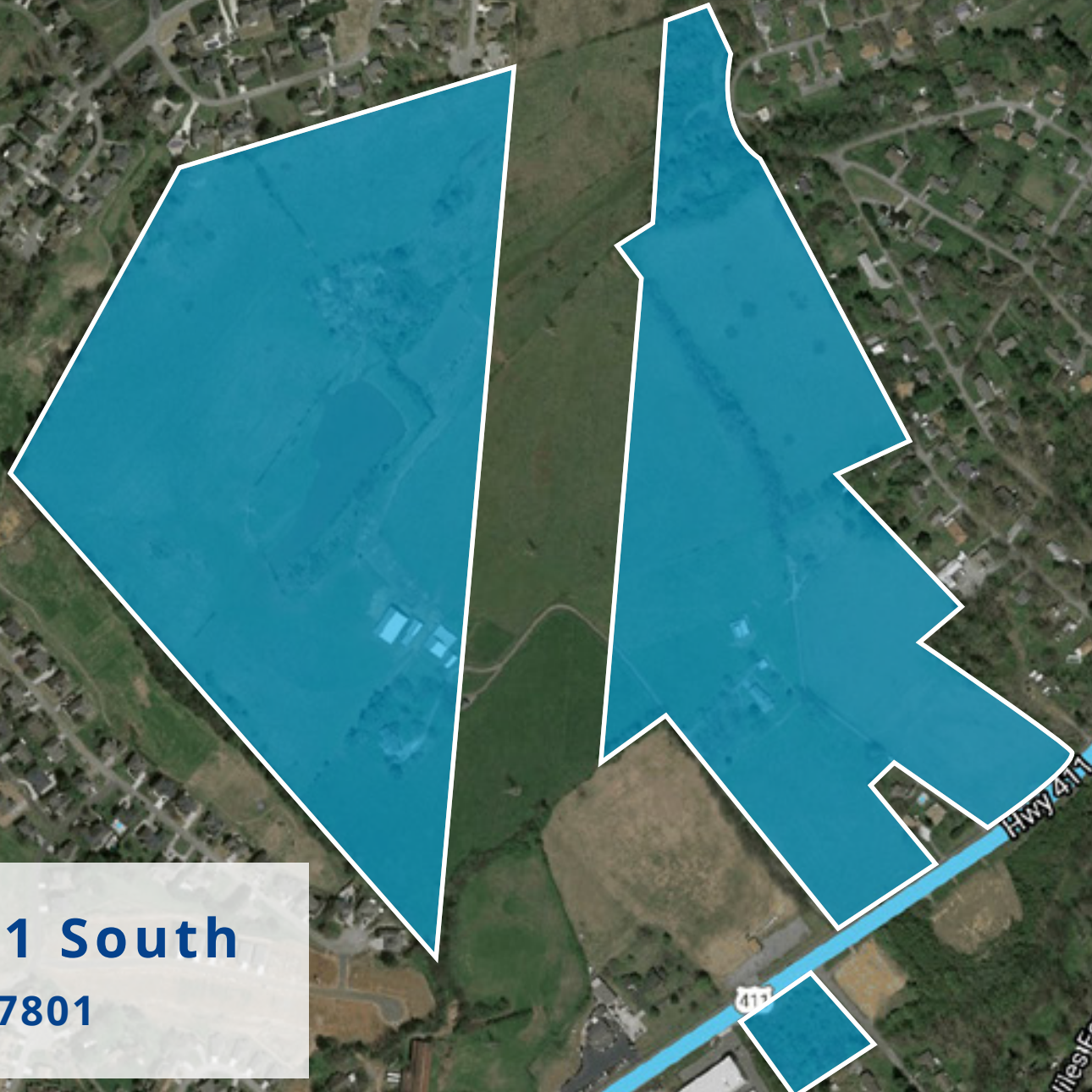


100-ACRE DEVELOPMENT OPPORTUNITY



2059 Highway 411 South
MARYVILLE, TN 37801

Executive Summary

Colliers International is pleased to present 2059 Highway 411 South Maryville (the “Property” or “Site”), a 100 acre, four-parcel development site located in Knoxville’s suburb, Maryville, TN. The county seat of Blount County and a suburb of Tennessee’s third largest city, Knoxville, Maryville has small-town charm with access to big city amenities. The Site is located just minutes southwest of Downtown Maryville and is within an expansive growth area. The Property offers investors the opportunity to continue to build upon the momentum of economic growth while enhancing the communities’ quality of life.

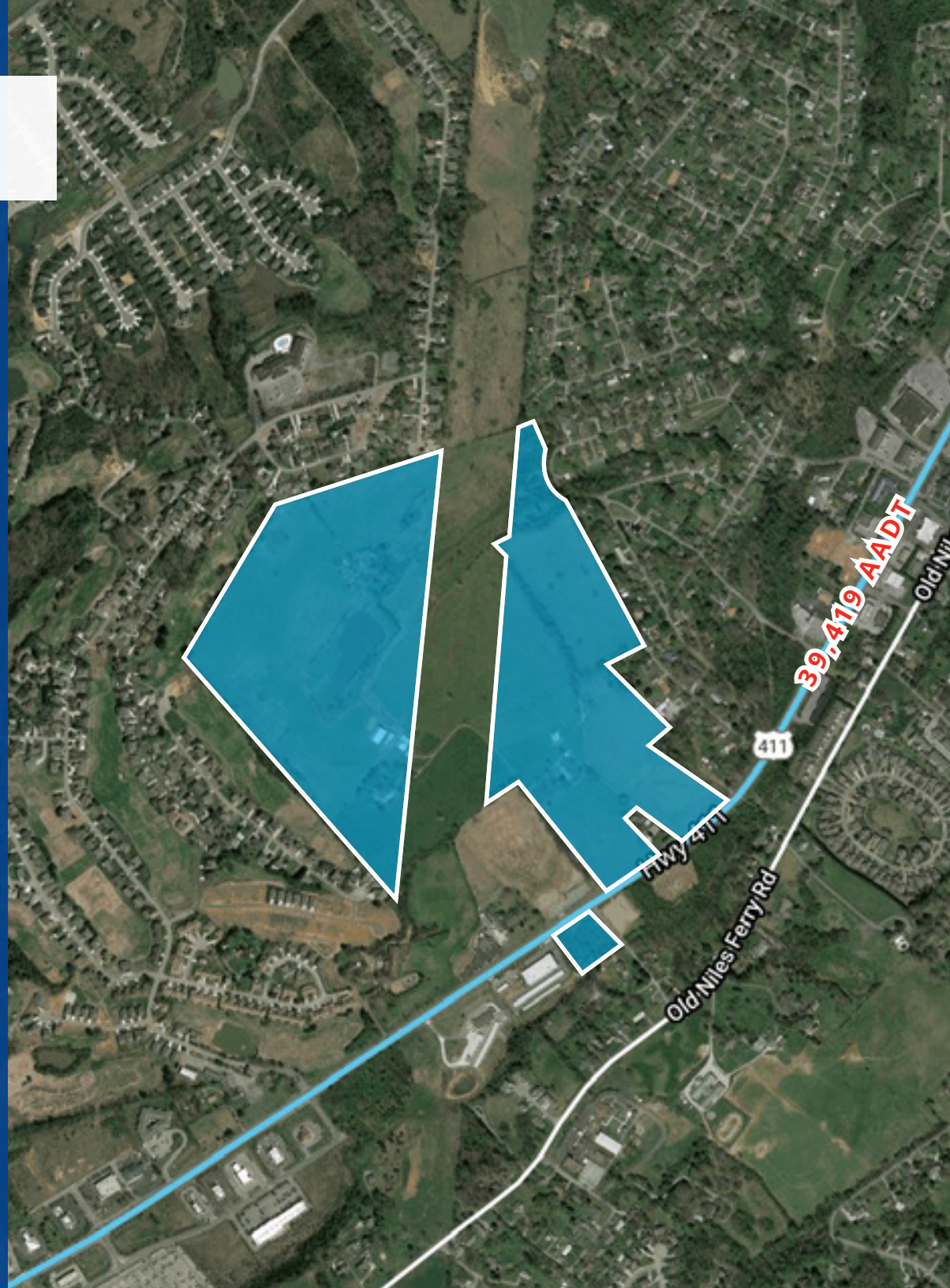
Parcels

068 03400
068 03300
068 04100
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Zoning

Blount County Zoning Suburbanizing District (+/- 88.6 acres)

City of Maryville Business and Transportation (+/- 12.7 acres)



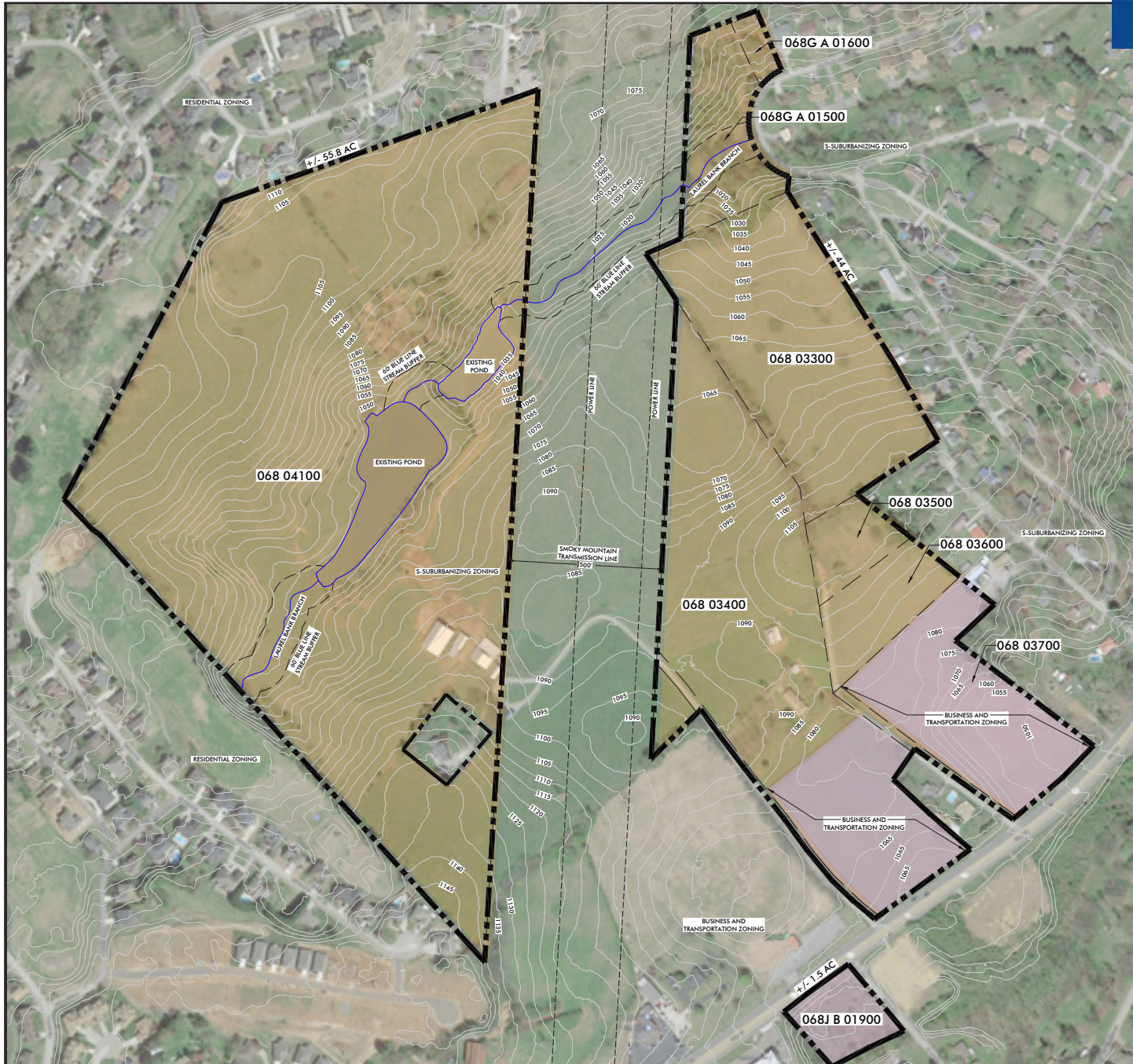


Investment Highlights



- 100-acre highly visible site nestled between Clover Hill/Binfield and Alnwick/Cherokee Heights, two of the more expensive neighborhoods in the market
- Favorable in-place zoning allowing for single family, garden-style multifamily and some commercial development
- Located within Blount County's Partnership initiative that has brought \$463.5 million in corporate investments and 1,900 jobs to the surrounding communities in 2021
- Superior ingress & egress to U.S. Route 411 and 129 and minutes from Knoxville's McGhee Airport
- Only minutes from Downtown Maryville and less than 22 miles south of Downtown Knoxville
- Limited supply in the market, only two current development sites in the immediate area are zoned for industrial use

Land Use

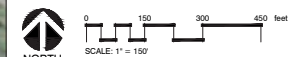


GENERAL ZONING INFO

- EXISTING ZONING BLOUNT COUNTY S - SUBURBANIZING - It is the purpose and intent of this district to regulate suburbanizing development of expected high to moderate density around the cities of Altoa & Maryville.
- EXISTING ZONING CITY OF MARYVILLE BUSINESS AND TRANSPORTATION - Allows most commercial uses and is usually found along heavily traveled roadways. Other allowable uses include light industry, public and institutional uses, and medium density residential structures.

Total Gross Site Acres	+/- 101.3 Acres
-60' Blue Line Stream Buffer / Existing Ponds	+/- 5.7 Acres
Net Developable Acres	+/- 95.6 Acres
Blount County S-Suburbanizing Area	+/- 88.6 Acres
City of Maryville Business and Transportation Area	+/- 12.7 Acres

DRAFT



General Note:
The drawing shown is conceptual only and for reference and illustrative purposes only. This drawing may change and should not be relied upon as a final representation of the final built project.

Zoning

Blount County Zoning Suburbanizing District (+/- 88.6 acres)

- **Permitted Uses:** one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, et seq; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.
- **Minimum Lot Size and Density:** unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 30,000 square feet if septic tank and field line is utilized, or 7,000 square feet if public utility sewer is utilized. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre if septic tank and field line is utilized, or 6.2 units per gross acre if public utility sewer is utilized.
- **Maximum Height of Structures:** Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

City of Maryville Business and Transportation (+/- 12.7 acres)

PERMISSIBLE USES [§14-210]:

Allowed by right:

- **Residential:** Duplex and two-family dwellings; home occupations if they meet the defined criteria
- **Commercial:** Most commercial uses are allowed by right, see Permissible Use Table for more information

Allowed by special exception:

- **Residential:** Multifamily residential dwellings, mobile home parks
- **Commercial:** Several commercial uses are allowed by special exception, see Permissible Use Table for more information

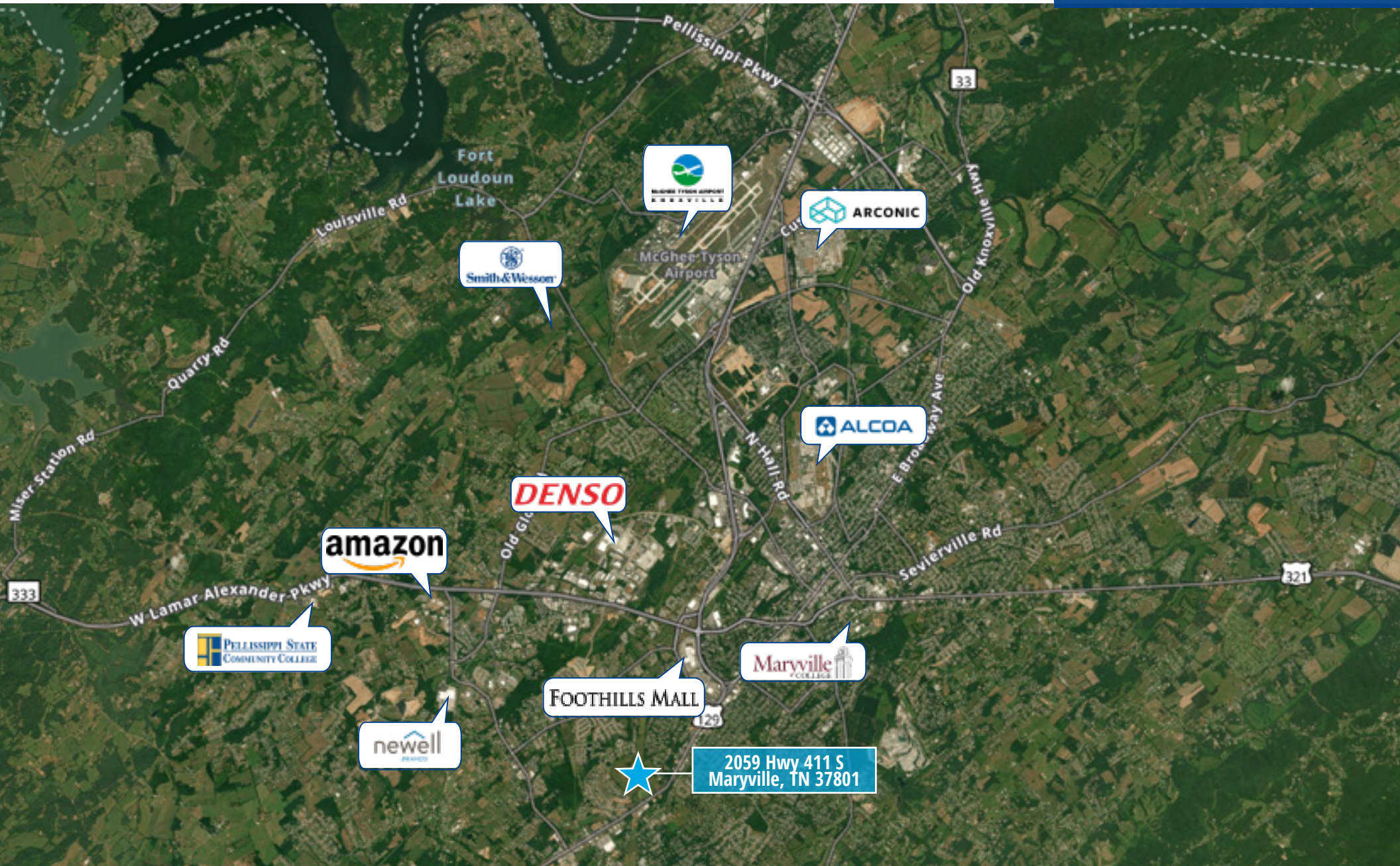
PROHIBITED USES [§14-210]:

- **Residential:** Very low density residential structures at one du/lot, low and medium density residential when more than one du/lot, planned residential developments
- **Commercial:** Incinerators, slaughter stockyards and rendering facilities, recreation facilities holding more than 1,000 people, non-residential stables, bulk petroleum storage, agricultural operations, and mining operations

DENSITY AND DIMENSIONAL REQUIREMENTS [§14-214]:

- **Minimum Lot Size:** 5,000 square feet if used for residential purposes, otherwise none
- **Minimum Lot Width:** 100 feet
- **Building Height:** 55 feet

Location





Pellissippi Place



Smith & Wesson

Blount County Partnership

Blount County is blazing trails with innovative partnerships to ensure a robust economy and fostering developments that enhances the overall quality of life in the region. Since 2017, there have been 10 economic development projects in Blount County, resulting in approximately 3,100 job commitments and \$1.4 billion in capital investment.



Pronova



Amazon

“The strong support we have received from the State of Tennessee and the entire leadership of Blount County throughout this process, combined with the quality of life, outdoor lifestyle, and low cost of living in the Greater Knoxville area has left no doubt that Tennessee is the ideal location for Smith & Wesson’s new headquarters...”

– Smith & Wesson Brands, Inc. President and CEO Mark Smith

“We are excited to continue creating a positive economic impact in the region with job opportunities and industry-leading benefits that start on the first day of the job. Tennessee is a great state for business and we are excited to have the opportunity to partner, grow and better serve our customers throughout this region.”

– Holly Sullivan, Amazon’s head of worldwide economic development

Blount County Economic Drivers

Consistently recognized for its business-friendly environment, educated workforce and compelling demographics, Blount County's focus on a mix of manufacturing, technology, corporate services and research and development industries is ensuring corporate relocations and expansions to the region.

2021 Major Corporate Investments (relocations & expansions)



\$200M, 800 JOBS



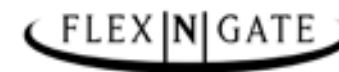
\$125M, 750 JOBS



\$108M, 200 JOBS



\$25M, 60 JOBS



\$5.5M, 90 JOBS

Top 5 Major Employers



4,200 EMPLOYEES



2,758 EMPLOYEES



2,368 EMPLOYEES



1,701 EMPLOYEES



1,609 EMPLOYEES



Maryville Library



Maryville College

Why Maryville, TN?

"#1 Best Place to live in Blount County"

-- *Niche.com*

Arts and Entertainment Channel selected Maryville as one of its "Top **10** Cities to Have it All!"

Forbes magazine moved the region's business ranking from 17th to **5th** place in the nation, ahead of all other Tennessee metro areas in overall rankings."

Your Money magazine selected Maryville one of tomorrow's "**Hottest Retirement Destinations**".

Maryville, TN

Demographics

	Maryville	Blount County	Knoxville
Population (2021)	31,225	136,044	192,041
Average Household Income	\$72,107	\$78,125	\$65,960
Median Age	40	42	32
Associates Degree+	39.4%	33.4%	42.4%
Median Home Value	\$195,987	\$197,751	\$164,146



15.7%

Below National Average
COST OF LIVING INDEX



\$0

STATE INCOME TAX



100+

Flights per day
MCGHEE TYSON AIRPORT



18+

Interstate, U.S.
& State Highways



CSX & NORFOLK
SOUTHERN RAILROADS



2.7%

Unemployment Rate-
Blount County



111,746

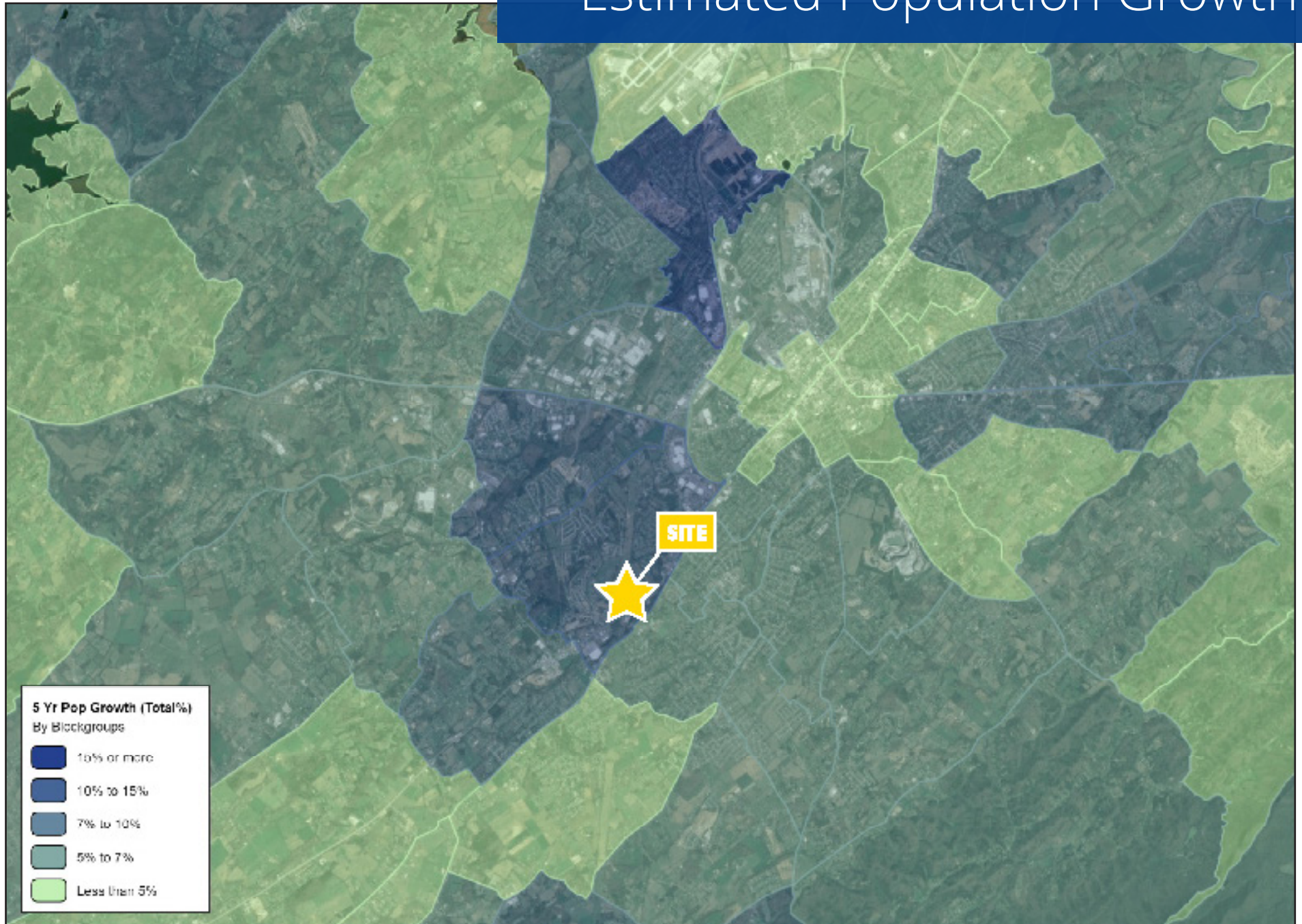
Labor Force



111,746

MARYVILLE COLLEGE

Estimated Population Growth



Development Opportunity | Offering Memorandum

2059 Highway 411 South

Maryville, TN 37801

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