



Offering Memorandum



High-Visibility Office Building with Additional Developable Land

326 PARTNERSHIP PARKWAY, MARYVILLE, TN 37801

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Property Information



PROPERTY SUMMARY

HIGH-VISIBILITY OFFICE BUILDING WITH ADDITIONAL DEVELOPABLE LAND

326 PARTNERSHIP PARKWAY
MARYVILLE, TN 37801

OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	5,164 SF
LOT SIZE:	4 Acres
PRICE / SF:	\$290.47



PROPERTY SUMMARY

326 Partnership Parkway presents an opportunity to acquire a well-maintained, move-in-ready office building in a highly visible location in Maryville, TN. The property is located on a 4.0-acre site, the property features a 5,164 SF single-story office building constructed in 2014 with a layout that includes private offices, open work areas, conference space, reception area, breakroom, and ample parking. The building has been exceptionally maintained and offers immediate occupancy for an owner-user seeking a professional corporate presence.

A significant differentiator is the property's approximately 2.0 acres of excess land, providing opportunities for future expansion, additional development, or long-term value creation. Zoned Business & Transportation (BT), the property is well suited for a variety of office, professional, medical, and commercial uses. With 27 parking spaces, attractive curb appeal, and excellent visibility.

PROPERTY HIGHLIGHTS



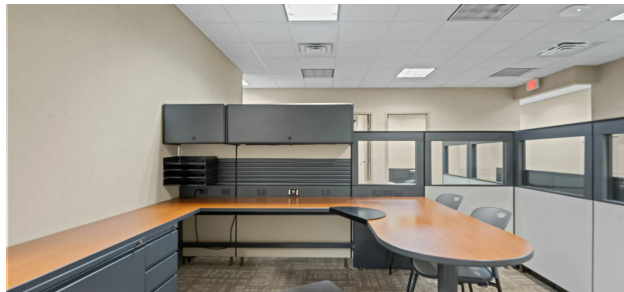
BUILDING INFORMATION

BUILDING CLASS	A
OCCUPANCY %	0.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2014
YEAR LAST RENOVATED	2021

PROPERTY HIGHLIGHTS

- 5,164 SF office building constructed in 2014
- 4 acres
- Prominent visibility along US Highway 321
- 27 on-site parking spaces
- BT (Business & Transportation) zoning
- Minutes from Pellissippi Parkway, McGhee Tyson Airport, Alcoa, and Knoxville
- Located within a rapidly growing commercial and industrial corridor
- Ideal for owner-users, professional offices, medical users, or future expansion opportunities

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



5104 SF

formCREDIT
MID-AMERICA
Maryville, Tenn.

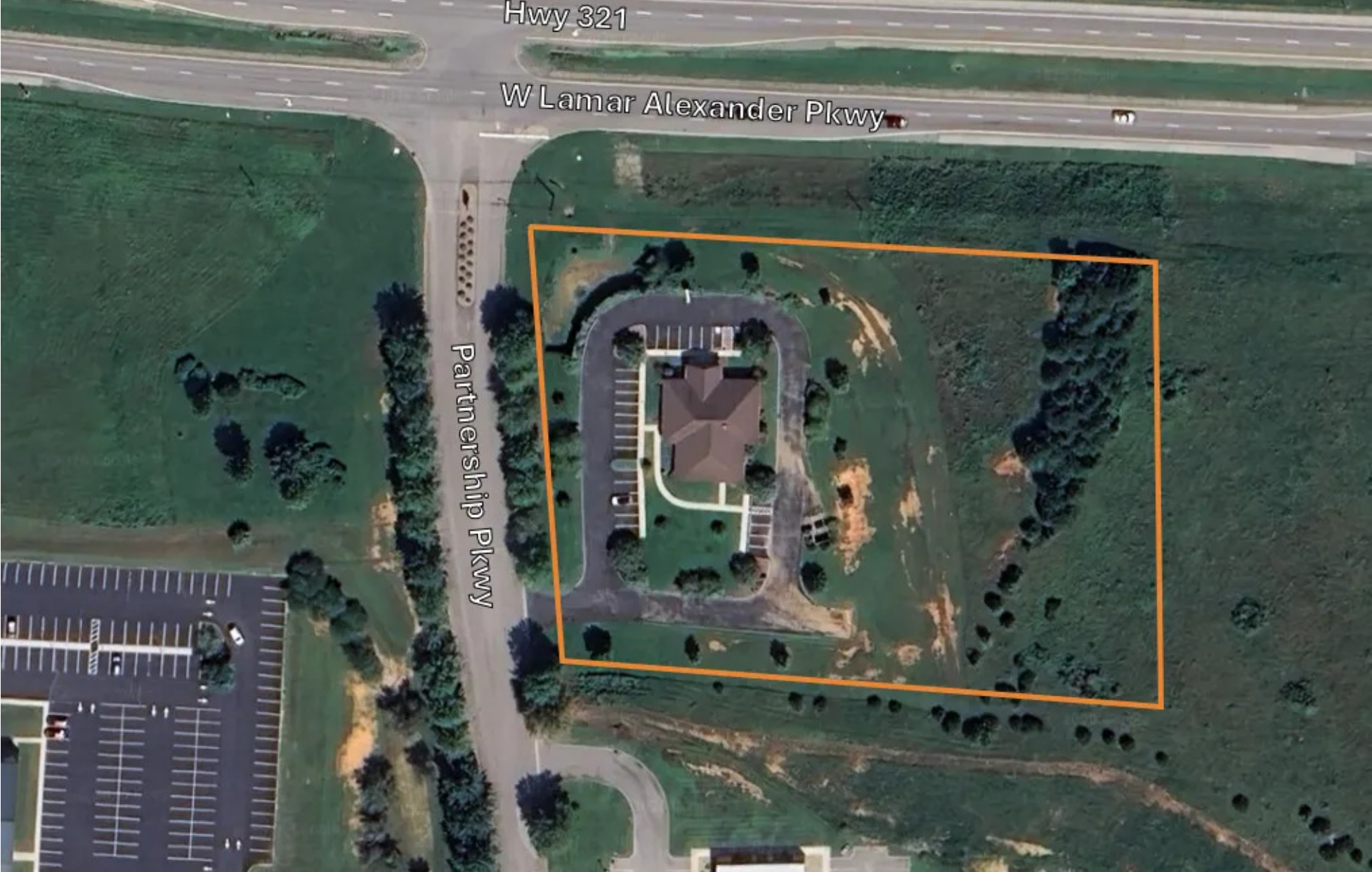
DATE: 10/14/2013
DESIGNED: DC
DRAWN: DB

Floor Plan

AJRC PROJECT # 13001.00
A101

ARRASMITI, LLOYD, RAPP, CHOVAN, INC.
Architects & Planners
Louisville, Kentucky

PARCEL OUTLINE





Location Information



LOCATION DESCRIPTION

Located in Maryville, Tennessee, 326 Partnership Parkway presents a highly visible position along Lamar Alexander Parkway (US Highway 321). The property offers access to Pellissippi Parkway, Alcoa Highway, McGhee Tyson Airport, and the greater Knoxville metropolitan area, making it an ideal location for businesses serving clients and employees throughout East Tennessee.

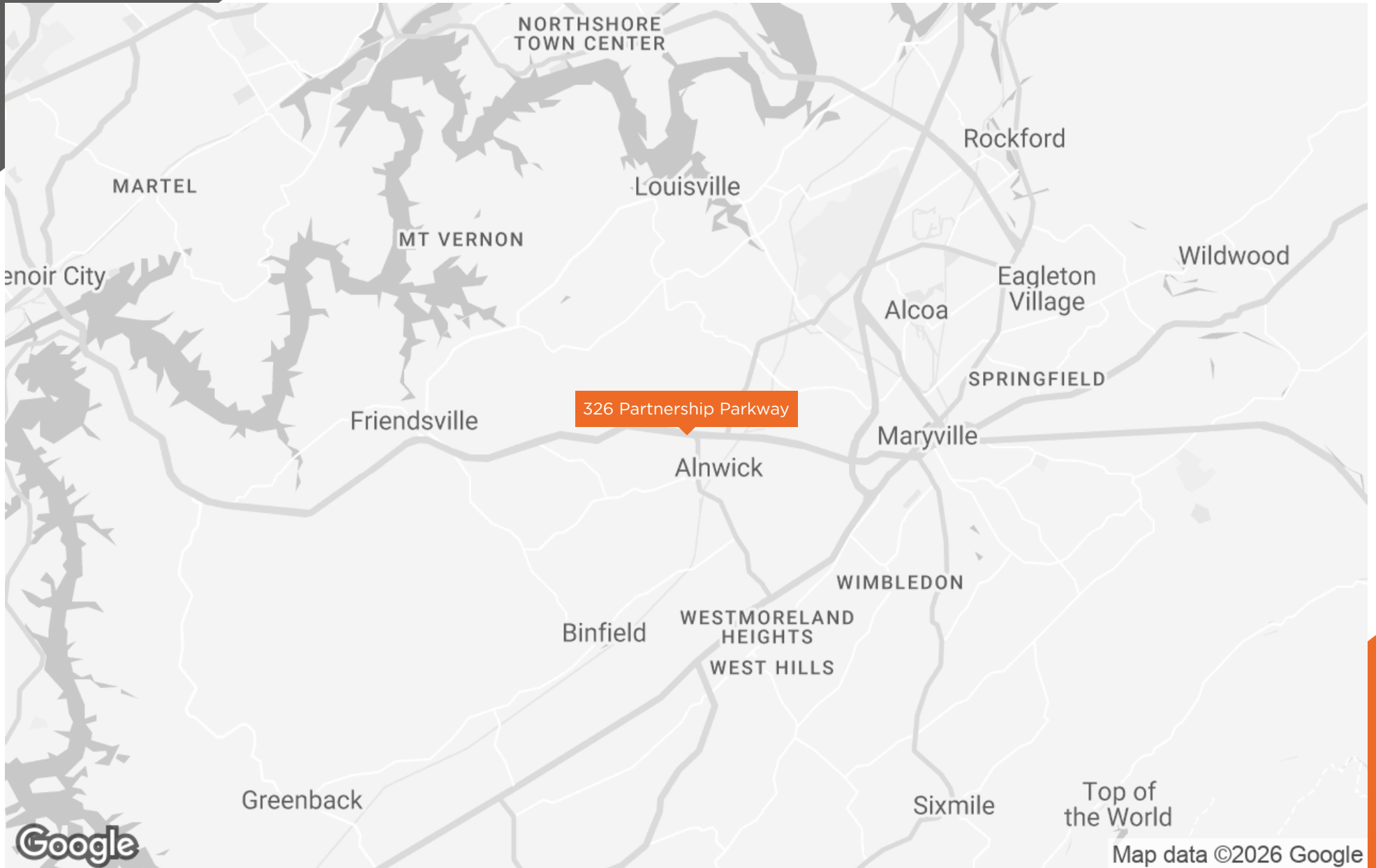
Maryville and Blount County continue to experience strong population and economic growth, driven by major employers such as DENSO, Clayton Homes, and a diverse mix of manufacturing, technology, healthcare, and professional service companies. The area benefits from a highly educated workforce, low unemployment, and continued commercial investment, while maintaining the quality of life that has made the region one of Tennessee's most desirable places to live and work. Positioned within a growing business park environment and surrounded by expanding commercial and industrial development, 326 Partnership Parkway offers a strategic location in a market poised for continued growth.



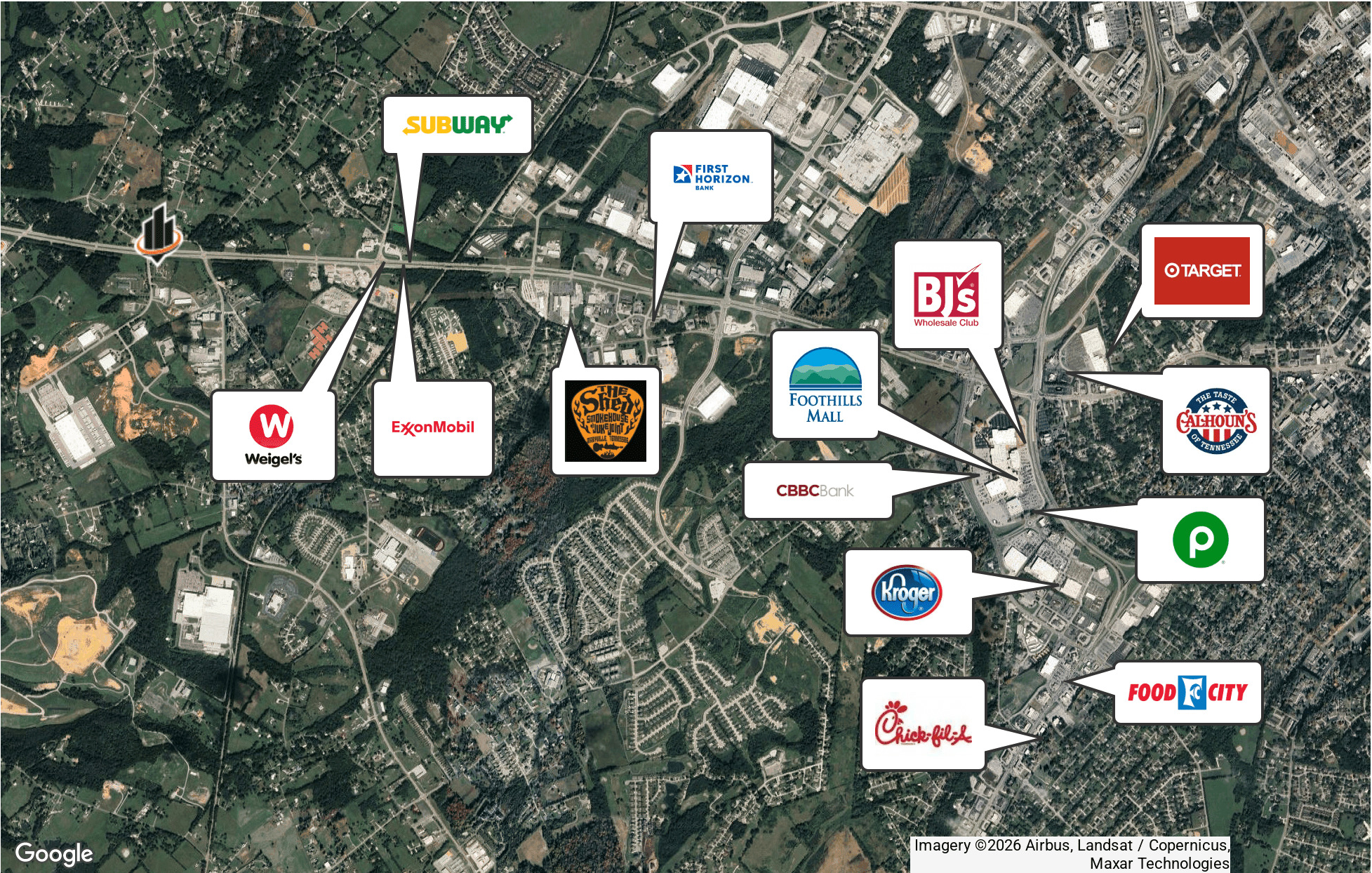
LOCATION MAP



REGIONAL MAP



RETAILER MAP

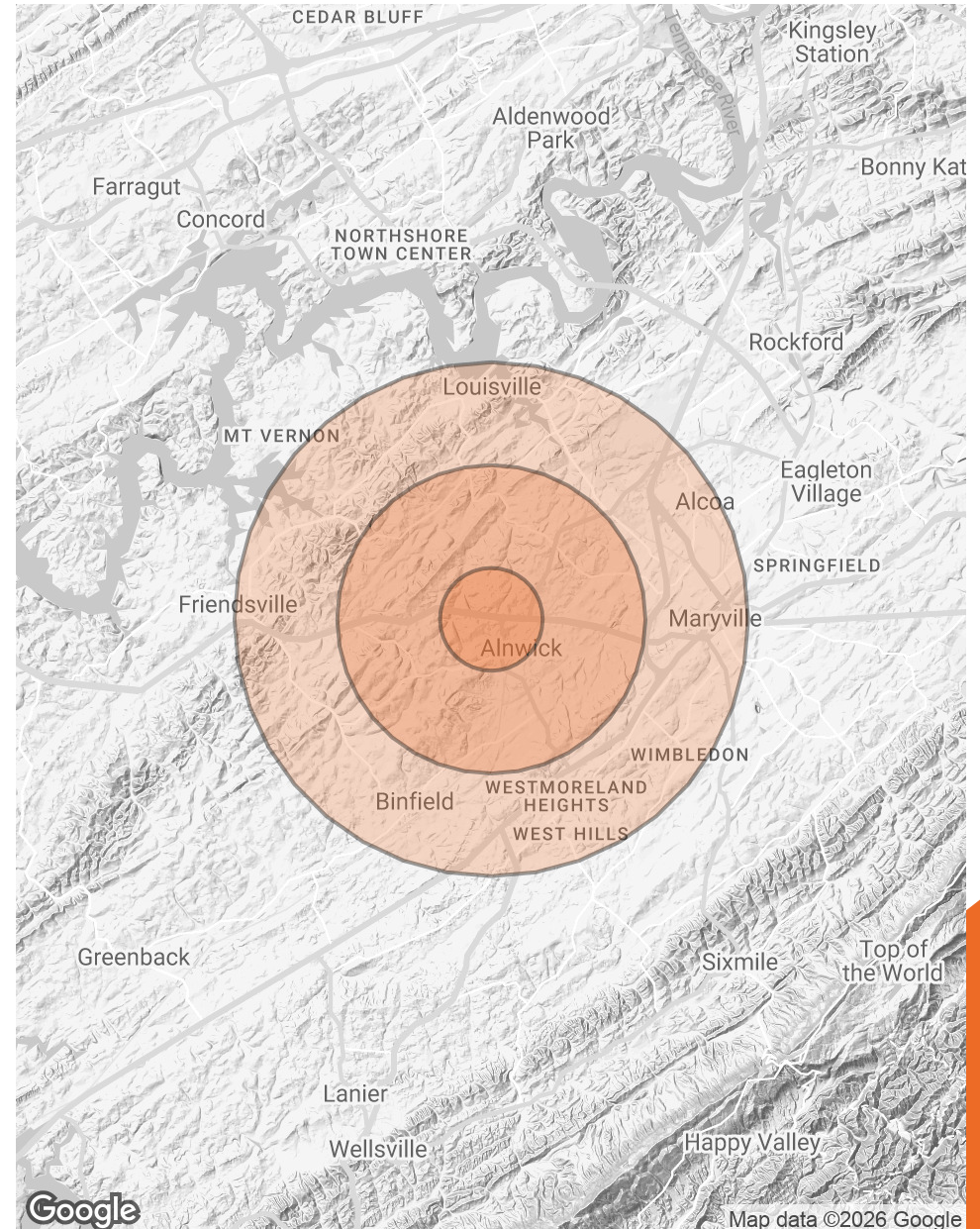


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,470	18,097	51,159
AVERAGE AGE	46.0	41.9	42.0
AVERAGE AGE (MALE)	45.1	42.5	42.2
AVERAGE AGE (FEMALE)	48.4	41.5	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	632	7,144	20,205
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$96,083	\$96,009	\$96,679
AVERAGE HOUSE VALUE	\$291,720	\$298,243	\$334,342

2023 American Community Survey (ACS)





Market Information



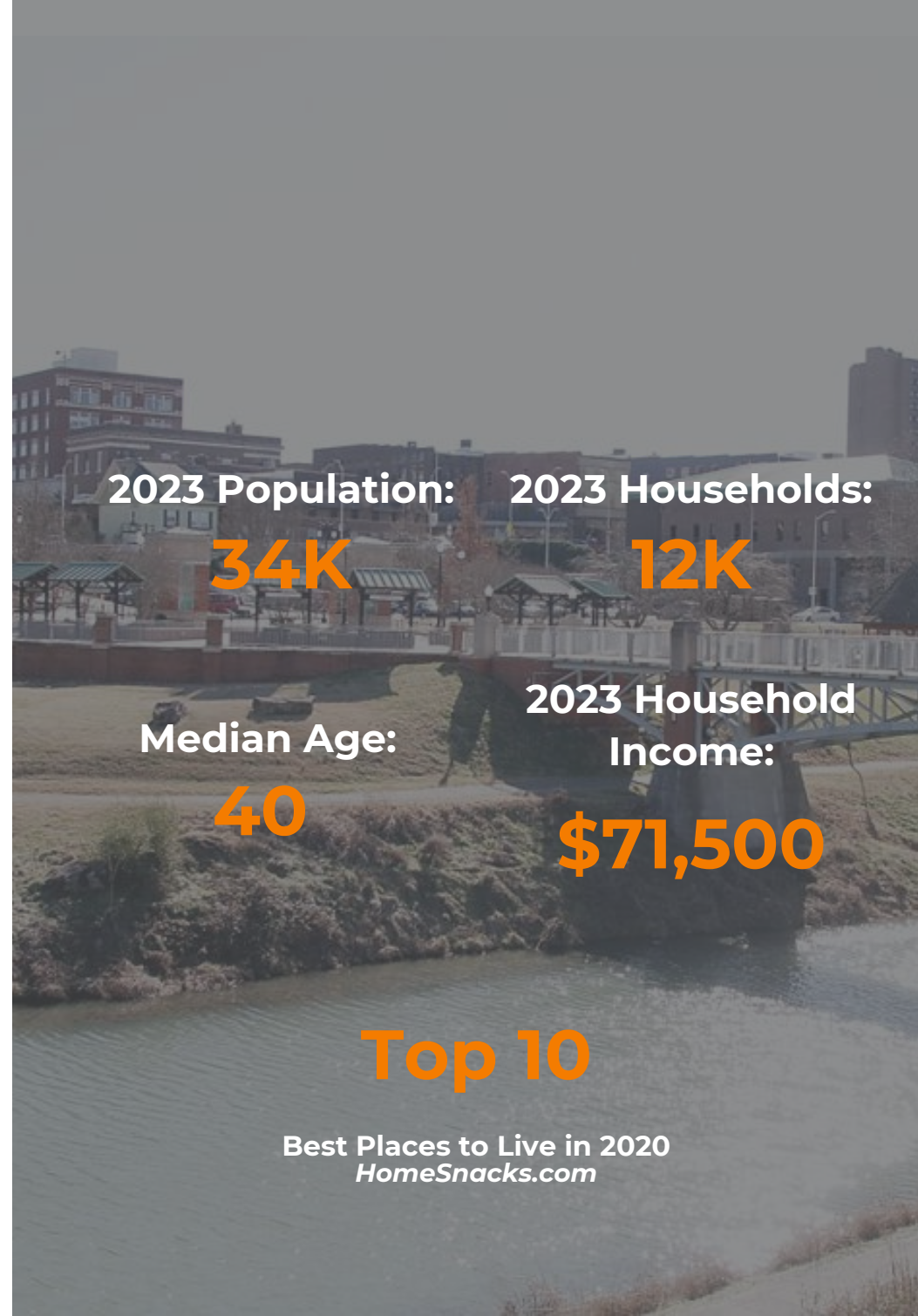
MARYVILLE ECONOMY



Maryville, Tennessee, boasts a diverse and resilient economy that contributes significantly to the region's prosperity. The city's economic landscape is characterized by a mix of industries, including manufacturing, healthcare, and tourism. With a strategic location near the Great Smoky Mountains National Park, Maryville attracts visitors seeking outdoor adventures, leading to a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies contributing to the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the well-being of the community. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, reflecting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries present in the area, including manufacturing, healthcare, and technology. The city's strategic location, coupled with a business-friendly environment, has attracted new businesses and contributed to job creation. Major employers new to the area include Amazon and Smith & Wesson Facilities. This, in turn, has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.



2023 Population: **2023 Households:**

34K

12K

Median Age:

40

**2023 Household
Income:**

\$71,500

Top 10

Best Places to Live in 2020
HomeSnacks.com

EMPLOYMENT & ECONOMY Blount County, Tennessee



Denso Manufacturing in Maryville is a prominent automotive component manufacturing facility. Denso's Maryville plant contributes significantly to the region's economy and employs over 4,000 people.

McGhee Tyson Airport, situated in Blount County, is a key transportation hub serving the Knoxville metropolitan area. With over 2,700 employees, McGhee Tyson Airport brings value to the local and regional communities in East

In October 2023, Amazon opened a new \$200 million facility in Blount County, TN. The job creation impact in the community was huge as thousands of jobs were created to open and operate this new facility.

Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023. This created over 600 jobs and the company had plans to open an additional building housing a museum and retail space in 2024.



Collective Strength, Accelerated Growth

119 W 5TH AVE.
SUITE 100
KNOXVILLE, TN 37917



SVNWOOD.COM