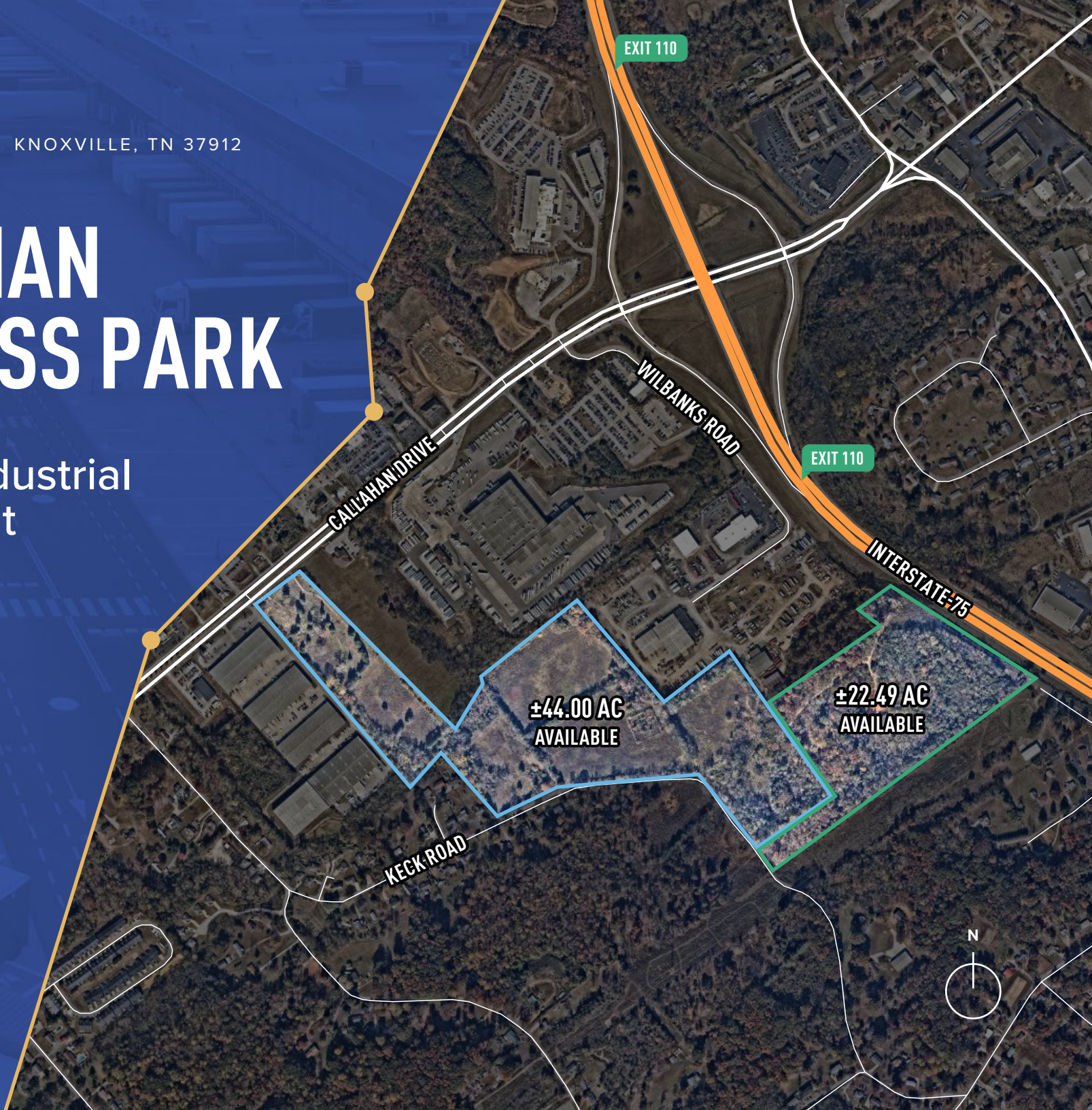


726 CALLAHAN DRIVE | KNOXVILLE, TN 37912

# CALLAHAN BUSINESS PARK

Interstate Industrial  
Development  
Opportunity



CBRE



## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# EXECUTIVE SUMMARY



FOR SALE | CALLAHAN BUSINESS PARK

CBRE, INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE CALLAHAN BUSINESS PARK (THE 'PROPERTY'), THE LARGEST AND MOST WELL-LOCATED INDUSTRIAL PARK AVAILABLE IN KNOX COUNTY.

### **The Offering**

This is a prime, interstate industrial development site consisting of ±66.49 acres in the North/Broadway submarket of Knoxville, offering the best access to the interstate and labor market in the Knoxville area. The Property is located on I-75 at the Callahan Road exit. The Property is 7 exits north of downtown Knoxville and 2 exits north of the I-640, providing multiple opportunities to travel in Knox County and the Knoxville MSA quickly.

### **Strategic Location**

The Property is within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville. The Property is offered for sale without an asking price, and the owner will sell all or individual lots.



# INVESTMENT HIGHLIGHTS



FOR SALE | CALLAHAN BUSINESS PARK

TRAFFIC COUNTS

INTERSTATE-75  
AADT

91,419

CALLAHAN  
DRIVE AADT

23,094



Approximately

7.3 MILES/11 MINS  
to Downtown Knoxville, TN



Price:

SUBJECT TO OFFERS

Please call brokers for additional information, or to set up a tour

ACCESS TO  
LABOR

64,937  
EMPLOYEES  
IN A 5-MILE RADIUS

PROXIMITY TO

RESTAURANTS, HOTELS  
AND SHOPPING

IMMEDIATE  
INTERSTATE  
ACCESS

0.3 MILE TO I-75 AND CALLAHAN  
DRIVE INTERCHANGE (EXIT 110)

- Interstate Visibility
- No railroad crossings or school zones between the Property and interstate

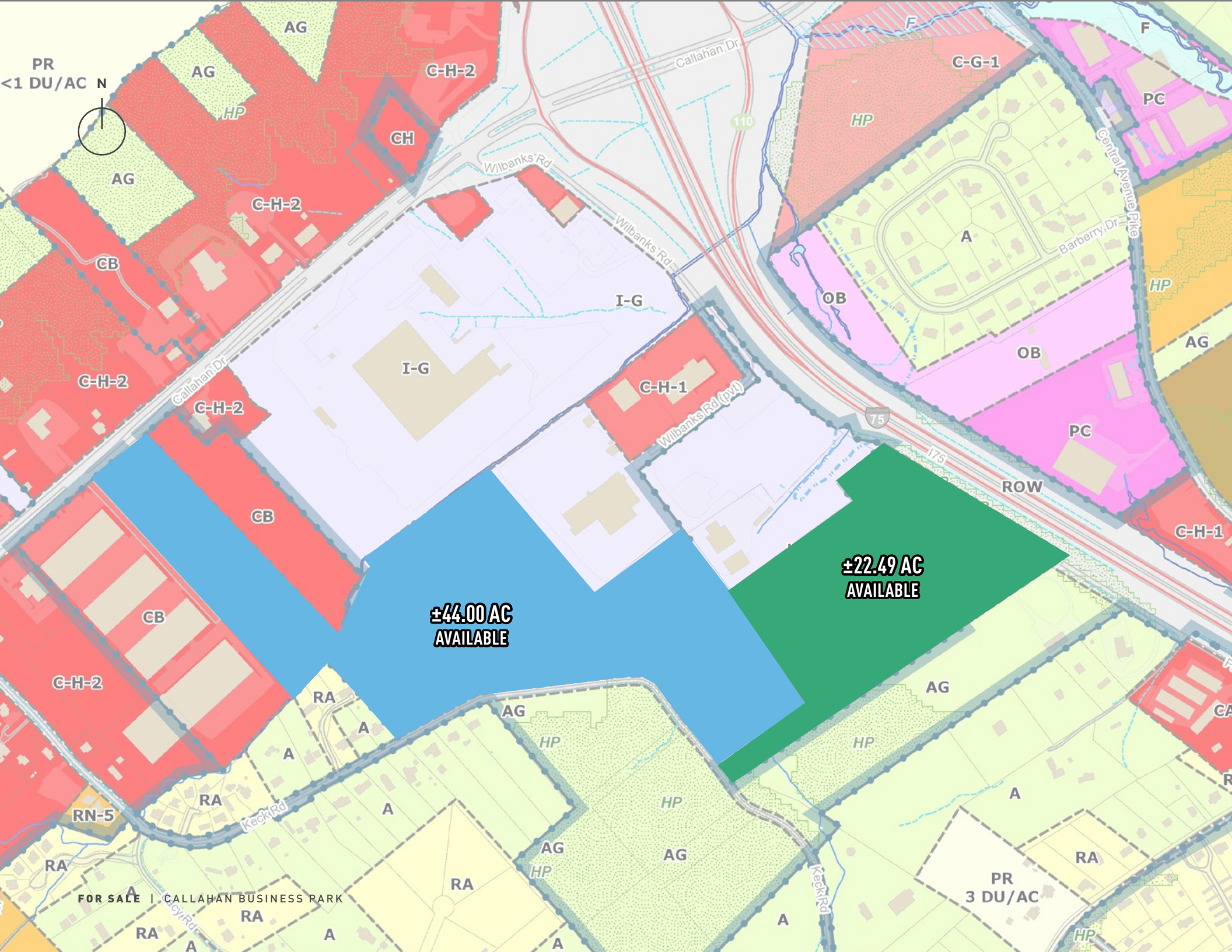


# PROPERTY DESCRIPTION



**Property Overview**

Address:	726 Callahan Drive, Knoxville, TN 37912
Market/Submarket:	NE Tennessee
Total Area:	±66.49 AC



PR  
<1 DU/AC N



**±44.00 AC  
AVAILABLE**

**±22.49 AC  
AVAILABLE**

FOR SALE | CALLAHAN BUSINESS PARK

PR  
3 DU/AC

Callahan Dr

Wilbanks Rd

Wilbanks Rd

Wilbanks Rd (pvt)

Callahan Dr

Keck Rd

Keck Rd

Barberry Dr

Central Avenue Pike

110

75

175

ROW

AG

AG

C-H-2

HP

CH

C-G-1

HP

PC

AG

C-H-2

CB

A

C-H-2

C-H-2

I-G

OB

HP

I-G

C-H-1

OB

AG

CB

PC

C-H-1

CB

±22.49 AC  
AVAILABLE

C-H-2

RA

AG

AG

RN-5

RA

A

A

HP

HP

RA

A

A

RA

AG

HP

AG

A

RA

A

A

RA

A

A

RA

HP

CA

R

# KGIS ZONING

Lot	Blue ●	Green ●
Gross Acreage:	±44.00 AC Available	±22.49 AC Available
Estimated Usable:	TBD	TBD
Zoning:	I-G (General Industrial)  LI (Light Industrial)	C-H-1 (Highway Commercial)  LI (Light Industrial)
Access Road(s):	Callahan Drive Keck Road	Keck Road Primus Road

# TRAILER PARKING CONCEPT



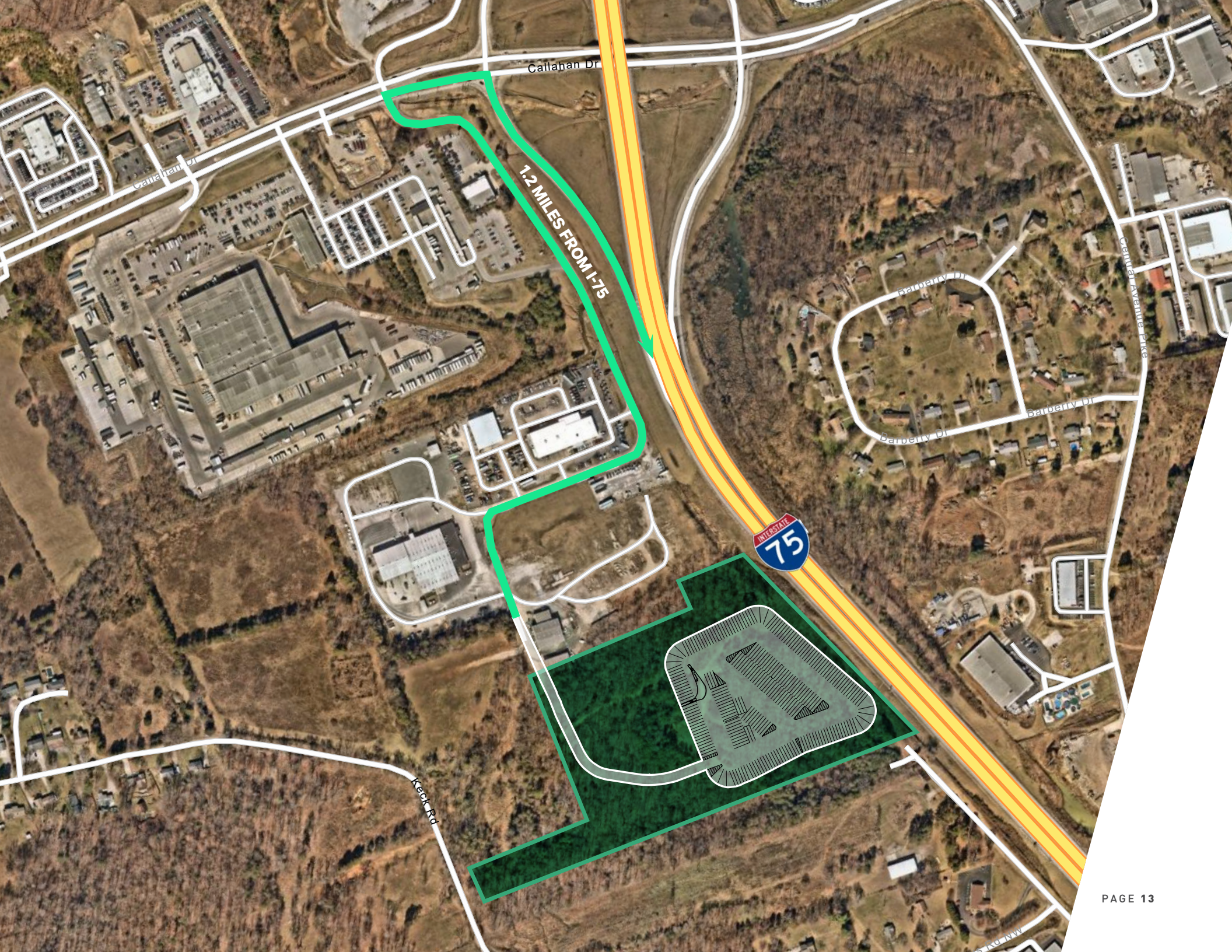
**SURVEY, PHASE 1 ESA,  
& geotechnical report on file**



**Well suited for  
7.9 ACRE SITE**



**144, 12' X 75' PARKING SPACES**  
with parking aisles that accommodate  
full-size 18 wheel truck & trailers



Callahan Dr

Central Ave

1.2 MILES FROM I-75

Barberty Dr

Central Avenue Pike

Barberty Dr

Barberty Dr

INTERSTATE  
75

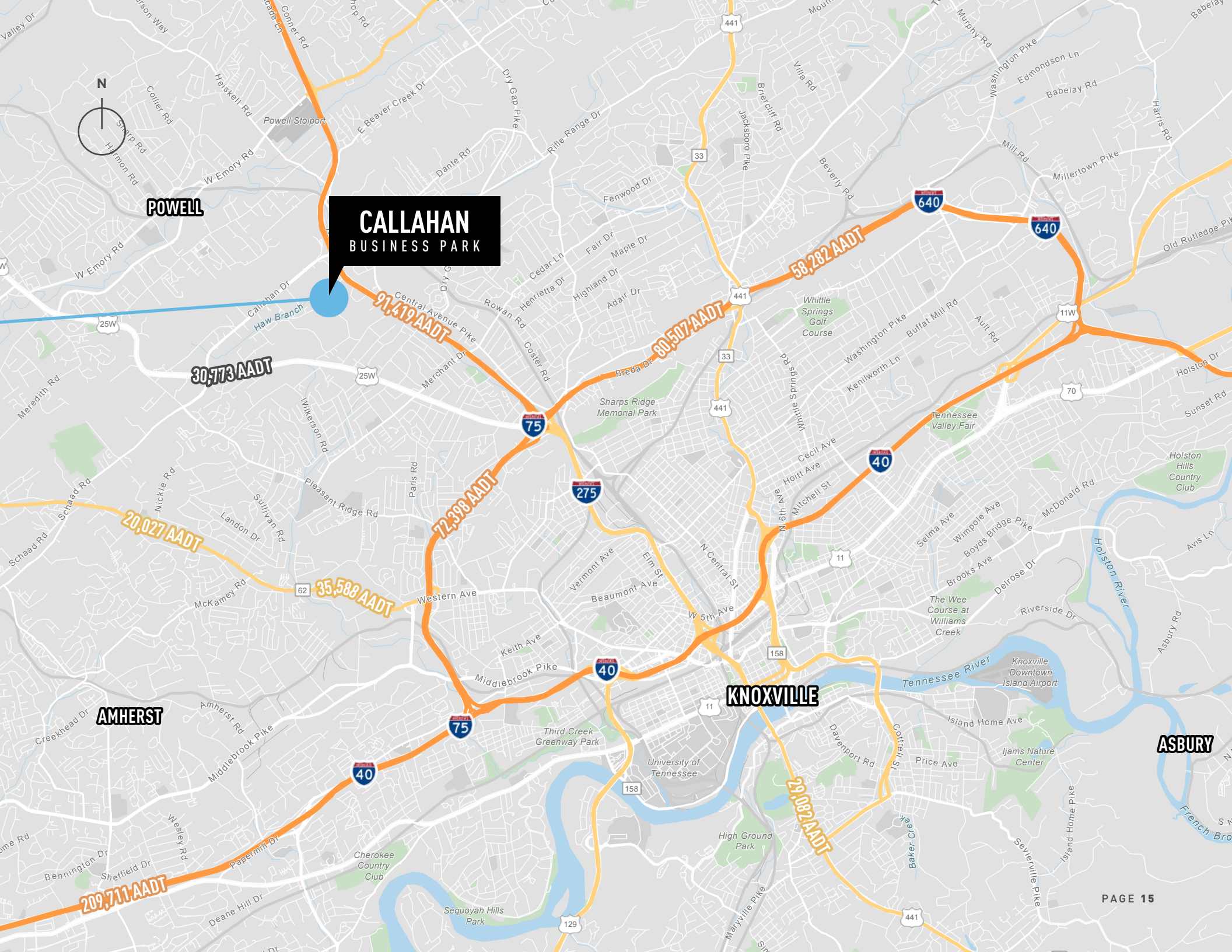
Keok Rd

N  
S  
E  
W

# LOCATION OVERVIEW

## **Key Location Benefit**

This is a prime, interstate industrial development site consisting of ±66.49 acres in the North/Broadway submarket of Knoxville, offering the best access to the interstate and labor market in the Knoxville area. The Property is located on I-75 at the Callahan Road exit. The Property is 7 exits north of downtown Knoxville and 2 exits north of the I-640, providing multiple opportunities to travel in Knox County and the Knoxville MSA quickly. The Property is within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville.



**CALLAHAN  
BUSINESS PARK**

**POWELL**

**KNOXVILLE**

**AMHERST**

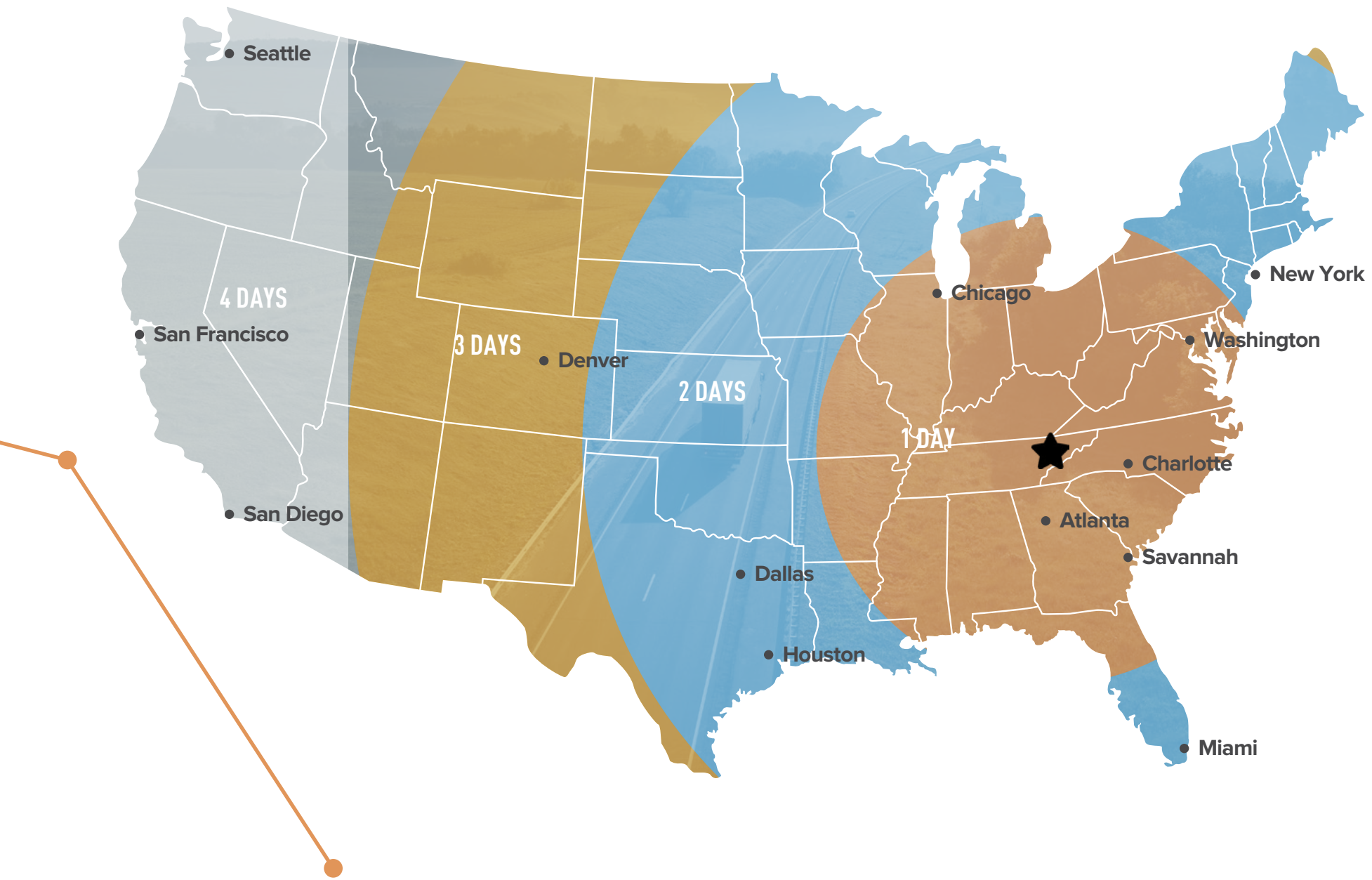
**ASBURY**



# TRUCK DRIVE TIME



FOR SALE | CALLAHAN BUSINESS PARK



# LOCATION AMENITIES



# DEMOGRAPHIC SNAPSHOT

<b>Population</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Population - Current Year Estimate	51,260	124,968	391,770
Median Age	38.9	38.0	37.7
High School Diploma and higher	91.9%	91.6%	93%
Employed Civilian Population 16+	95.7%	95.4%	95.7%

<b>Households</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Households - Current Year Estimate	22,369	52,892	165,517
Average Household Income	\$84,127	\$84,465	\$96,808

Source: Esri | ProjectID: 1719093



FOR SALE | CALLAHAN BUSINESS PARK



# MARKET OVERVIEW

## **Q3 2025 – Industrial**

Knoxville's industrial market is still constrained, suitable for owners and landlords but challenging for occupiers. The total inventory for the Knoxville MSA is 92.5M square feet and is increasing slightly. The vacancy rate is 1.9%, making the area's vacancy rate one of the lowest in the Southeast. The lack of supply within the market results from growing demand from a robust owner/user market and limited developable land due to topography, lakes, creeks, and electrical transmission lines. Additional supply for the healthy demand within the market is limited as most projects in 2025 are build-to-suit. Speculative development is much needed to relieve the market's constraints.

The largest lease over the past year was JLG Industries, occupying 313,500 square feet in the Forks of the River Industrial Park. The average space size in the market is 39,000 square feet. Year-Over-Year asking rents grew 5%, back to the 2020 annual average growth rate of about 5%. However, annual growth has been declining from the average 8% YOY increase post-Covid. TPA Group delivered the only speculative building over 100,000 sf in the market in the first quarter of 2025. With only 25,000 sf of speculative space under construction, rent should continue to increase even if demand eases in a softening economy. The metro area doesn't function as a distribution hub; rather, manufacturers and companies serving the local population generate most of the demand.

# WHY KNOXVILLE?

## DEMOGRAPHICS

**942,204**  
Population

**3.5%**  
Projected Population  
Growth 2024 – 2029

**\$375,000**  
6% Median Home Sale Price  
Increase Year Over-Year

**15%**  
Below The National,  
Cost-Of-Living Average

**12.5%**  
Population Growth  
Since 2010

**\$98,024**  
2024 Average  
Household Income

**30%**  
2023 Household Incomes  
Above \$100K

**33%**  
Bachelors Degrees  
and Higher

Source: CBRE Fast Report, RedFin

### Largest Employers by # of Employees

1	U.S. Department of Energy	16,975
2	Covenant Health	11,963
3	University of Tennessee	11,197
4	Knox County Schools	10,118
5	Walmart Stores, Inc.	6,614
6	University Health System	5,387
7	Clayton Homes, Inc.	5,047
8	DENSO	5,000
9	Roark Capital Group	4,608
10	Dollywood	4,500

Source: Knoxville Chamber of Commerce, Knox News

**Less than one day's drive from  
60% of the U.S. Population**

## ECONOMY

**\$52.9B**  
GDP 2021

**2%**  
GDP Growth Y-O-Y

**31%**  
GDP Growth Since 2015

Source: Oxford Economics

# UNIVERSITY OF TENNESSEE KNOXVILLE

## Robust Regional Talent Pipeline

Over half of UTK undergrads graduate with a business or STEM-related degree, adding new talent in technical fields to the local and regional workforce.

**#1**  
Public University  
in Tennessee

**#1**  
Graduate Supply Chain  
Management/ Logistics program  
GARTNER

**\$1.7B**  
Annual Impact on the  
Tennessee Economy

**8,749**  
Degreed Professionals  
Graduate in 2024

Source: The University of Tennessee Knoxville



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