

Grassy Creek Development

6701 Oak Ridge Hwy
Knoxville, TN 37931



Grassy Creek Development


Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

BY THE NUMBERS

30 Acres	2,376
PROJECT SIZE	TRADE AREA NEW HOMES
14	52,910 VPD
OUTPARCEL SITES	2022 COMBINED TRAFFIC

VITAL DATA

LOCATION	6701 Oak Ridge Hwy, Knoxville, TN 37931 35°59'15" N, 84° 2'46" W	
INTERSECTION	 Oak Ridge Hwy 30,730 VPD ('22)	Schaad Road 22,180 VPD ('22)
DELIVERY	2020	
DEMOGRAPHICS	<u>Trade Area</u>	<u>3 Mile Radius</u>
Population	42,531	45,940
Avg HH Income	\$64,538	\$61,863
10 Yr Growth	31.4%	28.6%

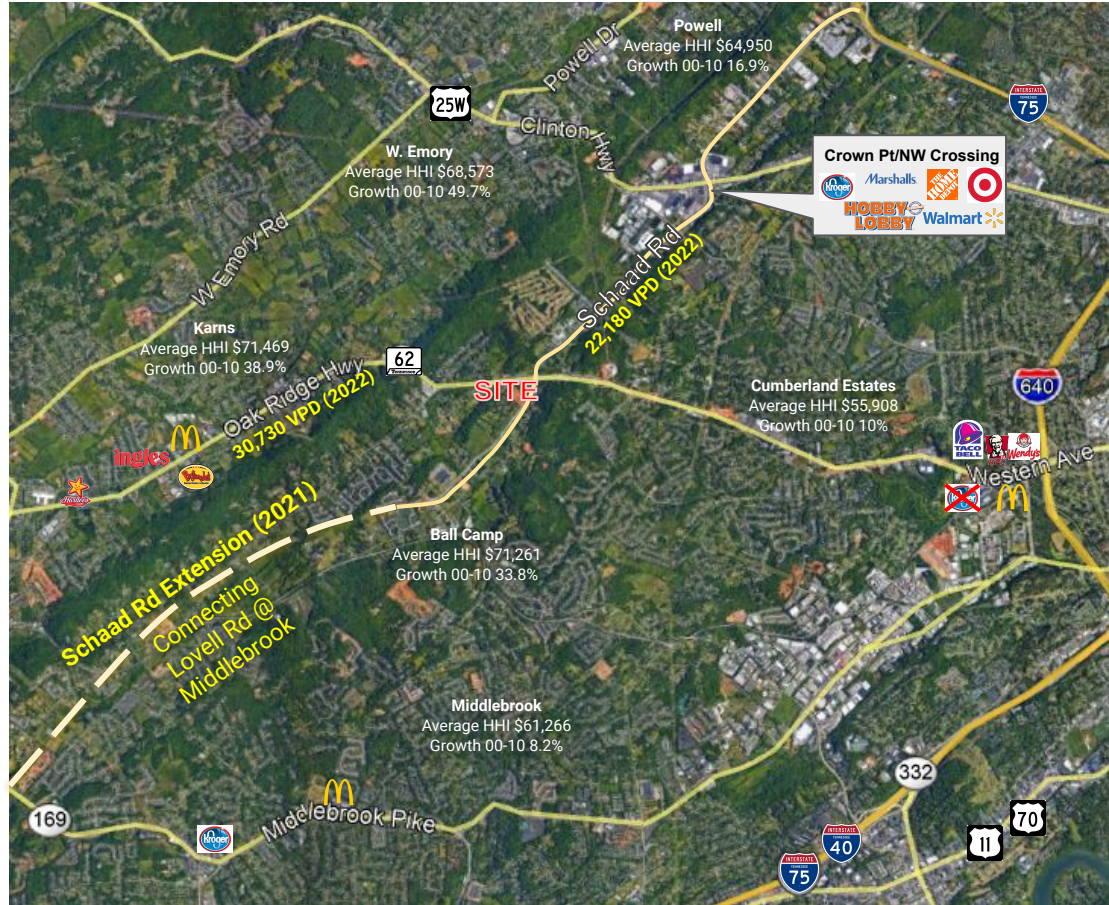
HIGHLIGHTS

- **Anchored by new Food City grocery store** opening 1Q21. Food City (KVAT Food Stores) is the 33rd largest grocer in the US with 127 stores and 16,000+ employees across Tennessee, Georgia, Virginia and Kentucky, and sales exceeding \$2B.
- **Freestanding, endcap and shop space opportunities**, with sites delivered pad ready 4Q20 available for sale, ground lease or build-to-suit.
- **Intersection of Oak Ridge Hwy and Schaad Road**, Oak Ridge Hwy (TN-62) has recently been widened to 5 lanes and connects Karns with Downtown Knoxville. Schaad Road is a new 5 lane ring road to connect I-75 in N. Knoxville with I-40/75 in W. Knoxville, on track for 2021 completion.
- **Combined Traffic Count of 52,910 VPD** upon 2022 completion of Schaad Road (CDM Smith TIA). Current combined traffic count of 34,410 VPD has been reduced due to road construction.
- **Limited inventory, High growth area** with great schools, and over 2,376 new homes approved in the trade area. This is one of the few areas in Knox County with remaining developable land for residential growth.
- **Easy access and visibility** via new project roads signalized at Oak Ridge Hwy and the new Schaad Road.
- **Serving the growing Karns community of Knoxville**, convenient to employees in the CBD, Pellissippi Technology Corridor, Oak Ridge National Lab/DOE Installation and the University of Tennessee.

Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info



Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

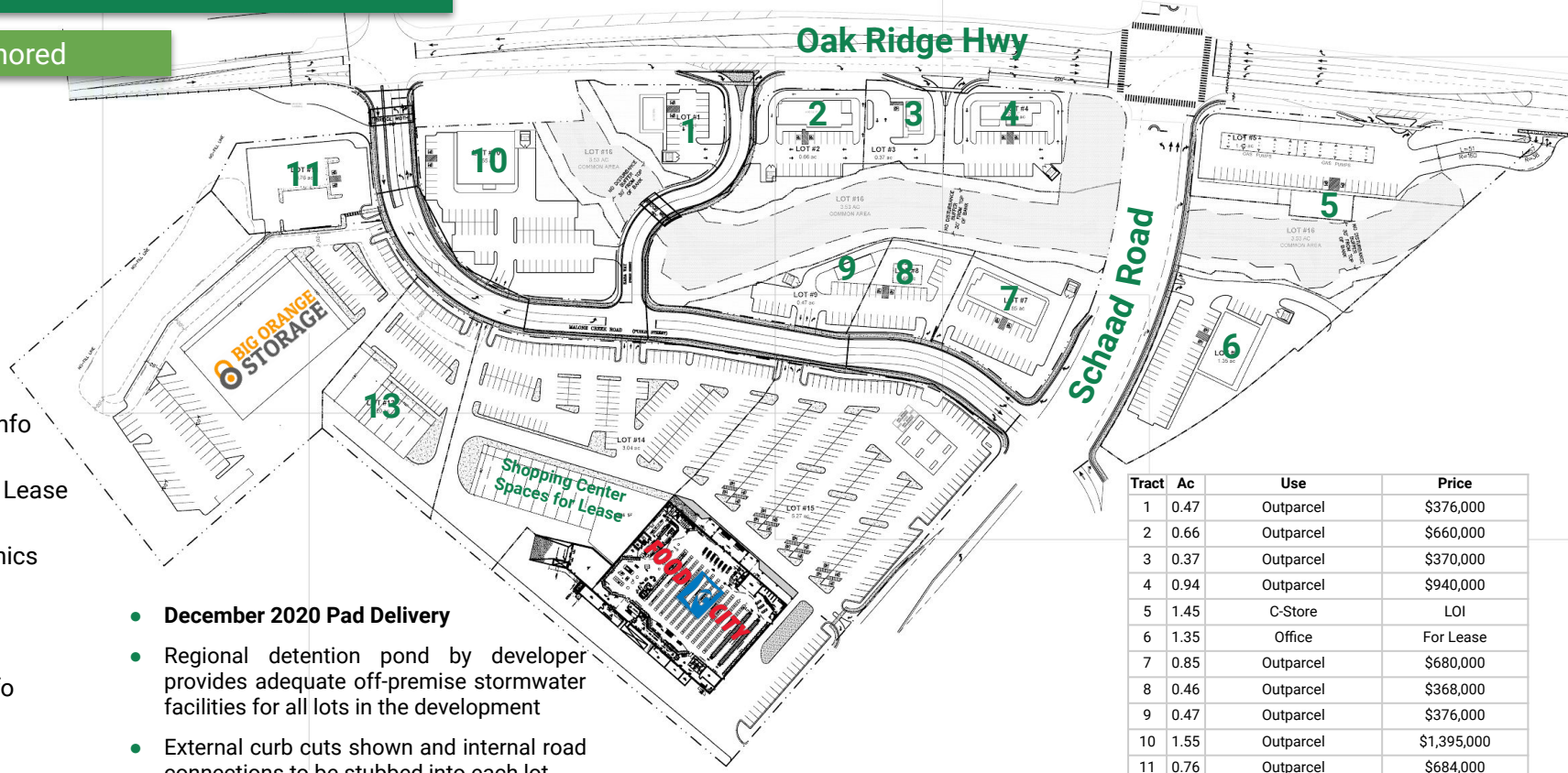


Grassy Creek Development

SITE PLAN

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info



- **December 2020 Pad Delivery**
- Regional detention pond by developer provides adequate off-premise stormwater facilities for all lots in the development
- External curb cuts shown and internal road connections to be stubbed into each lot
- All utilities stubbed into each site
- Pad sites can be replatted/combined without planning commission hearing

Tract	Ac	Use	Price
1	0.47	Outparcel	\$376,000
2	0.66	Outparcel	\$660,000
3	0.37	Outparcel	\$370,000
4	0.94	Outparcel	\$940,000
5	1.45	C-Store	LOI
6	1.35	Office	For Lease
7	0.85	Outparcel	\$680,000
8	0.46	Outparcel	\$368,000
9	0.47	Outparcel	\$376,000
10	1.55	Outparcel	\$1,395,000
11	0.76	Outparcel	\$684,000
12	4.43	Multistory Self Storage	Opening in 2021
13	1.20	Mid-Box	For Lease
14	3.04	Shopping Center	Lease: \$24-\$32 PSF
15	5.27	Food City	Opening in 2021

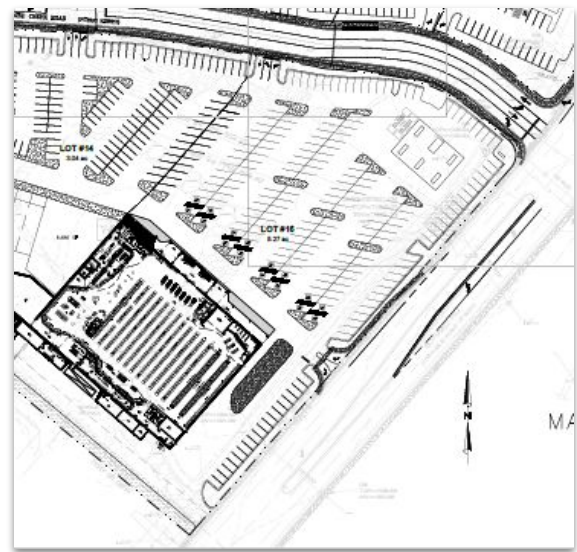
Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

Food City (KVAT Food Stores, Inc.)

- Anchored by new Food City grocery store to open in February 2021.
- Food City (KVAT Food Stores) is the **33rd largest grocer in the US** with 129 stores and 16,000+ employees across Tennessee, Georgia, Virginia and Kentucky, and sales exceeding \$2B.
- Food City, successor to hometown brand White Stores, is a **longstanding leader in the Knoxville market.**
- Sponsor of the annual Bristol Motor Speedway **NASCAR Food City 500** and Food City 300 races.



2018 Rank	2017 Rank	Company	Fiscal Year-end Sales (000)	No. of Supermarkets	Top Banners	Employees (Total or Full-time Equivalents)	Website
33	34	K-V-A-T Food Stores Inc. Abingdon, Va.	\$2,046,720	129	Food City Super Dollar Discount Foods	6,875	www.foodcity.com



Grassy Creek Development

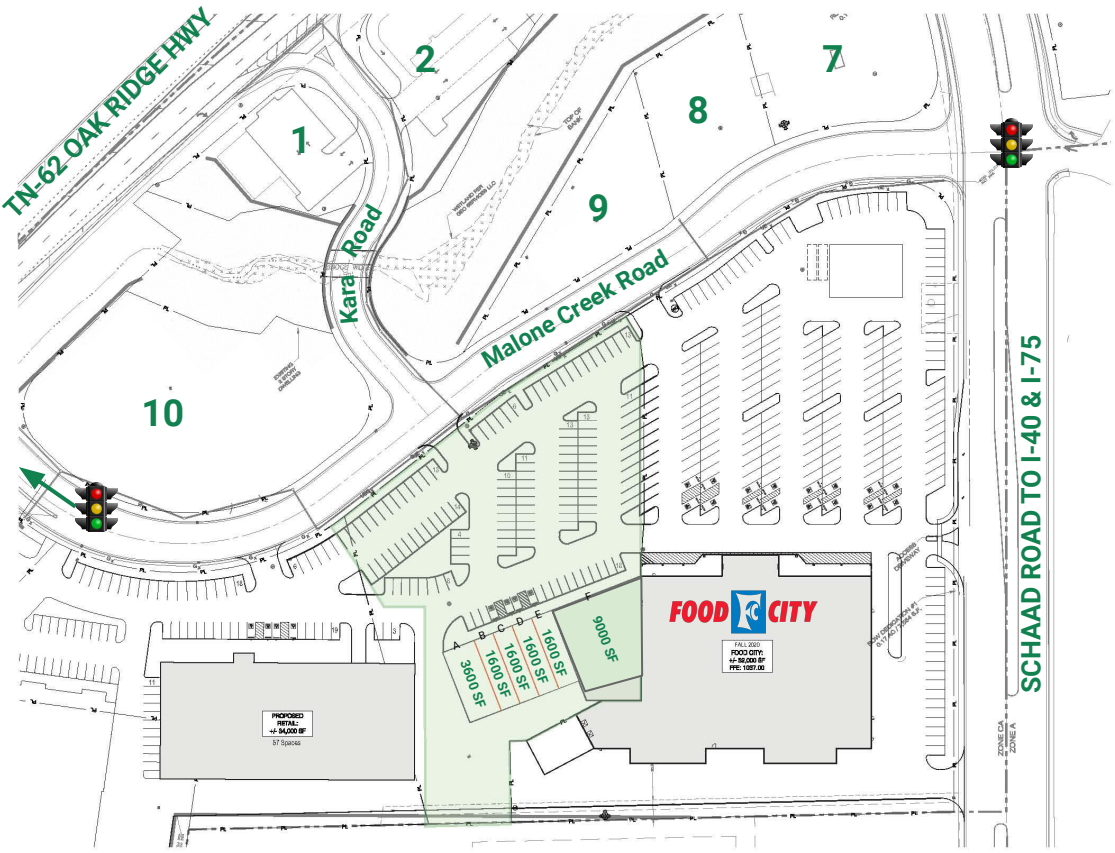
Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

Shop Spaces For Lease

- **February 2021 Delivery**
- **Adjoins New Food City**
- Estimated NNN's: \$4.50 PSF
- \$20/SF T.I. Allowance
- 80' depth (except Ste F)
- 6.43 spaces / 1,000 SF
- RTU's set by LL (320sf/tn)

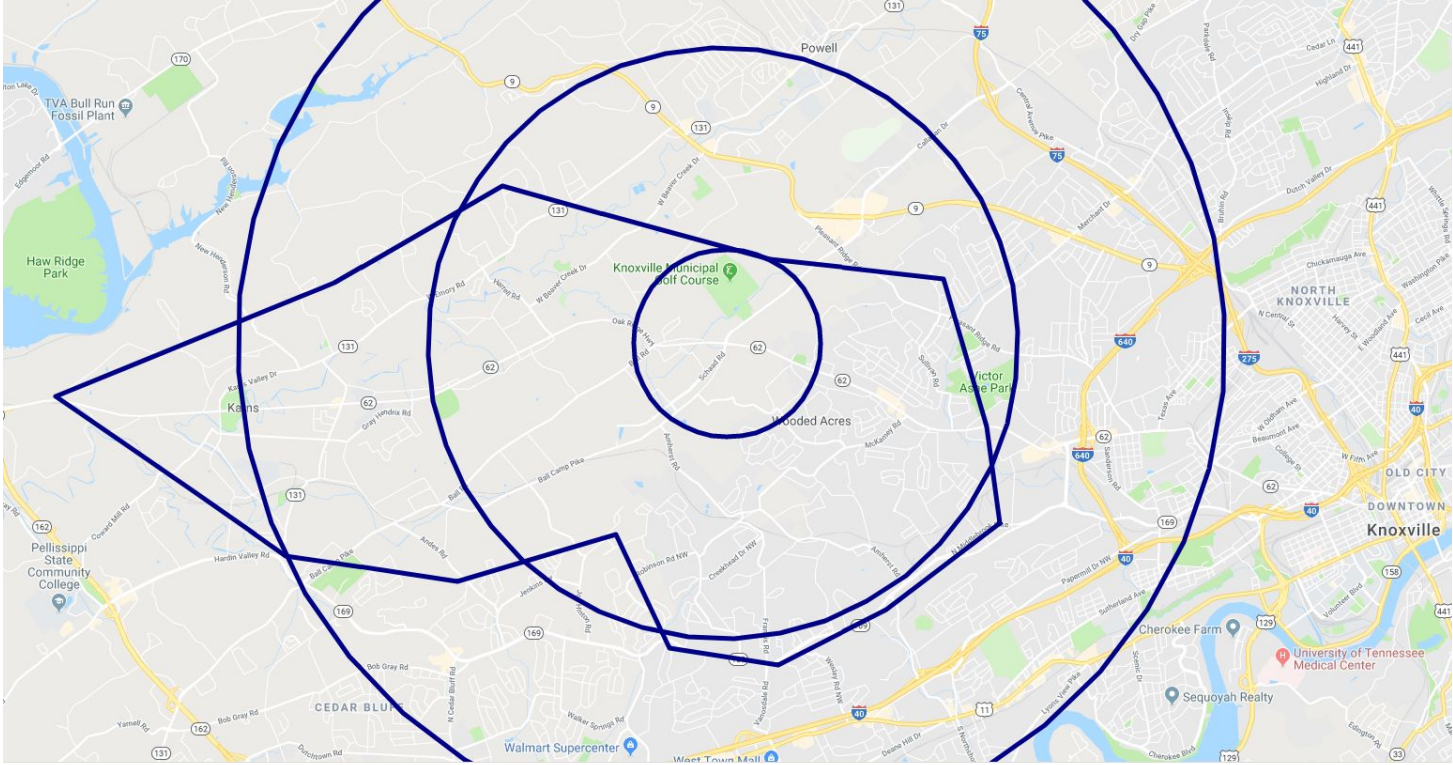
Unit	Size	PSF NNN
A	3,600 SF	LOI
B	1,600 SF	\$26.00
C	800 SF	\$26.00
D	2,400 SF	LOI
E	1,600 SF	LEASED
F	9,000 SF	\$24.00



Grassy Creek Development

Grocery Anchored

LOCAL TRADE AREA & 1-3-5 MILE RADIUS



- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

Traffic Patterns

- The new five-lane **Schaad Road will be a major arterial connecting I-40/75** at Lovell Road in West Knoxville **with the I-75 Callahan Road interchange north of downtown Knoxville**
- All phases of the Schaad Road project are being timed for **simultaneous completion in 2022**
- Grassy Creek is at the intersection of the **new Schaad Road 5-lane** and the **primary East-West arterial in northwest Knox County, Oak Ridge Hwy/Western Ave. (TN-62), recently five-laned.**
- The project includes a **new signalized access road** at the Oak Ridge Hwy & Schaad Road entrances, as well as addition of new turn lanes at the Oak Ridge Hwy / Schaad Rd intersection
- Knox County's local daily traffic patterns follow highways that radiate from downtown between parallel ridges that blanket the county. This **unique topography makes Grassy Creek a natural "choke point"** - most accessible and traveled by a broad swath of northwest Knox County. Despite other shopping areas within 2-4 miles of some parts of the trade area **as the crow flies**, traffic to those other areas funnels past Grassy Creek due to topography. Schaad Road will be the **only continuous north-south arterial** in this quadrant of the county.

Grassy Creek Mixed Use Development should generate approximately 27,800 daily weekday trips. After the consideration of pass-by traffic, approximately 18,100 new daily trips will be generated for a typical weekday.



Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

	1 Mile Radius	3 Mile Radius	5 Mile Radius	Trade Area
2018A Demographics:				
Q3 2018 Employees	797	14,084	68,136	13,737
Q3 2018 Establishments*	83	1,023	5,196	964
Total Population	3,760	46,804	130,872	43,834
Total Households	1,692	19,092	57,091	17,673
Female Population	1,951	24,439	67,928	22,805
% Female	51.9%	52.2%	51.9%	52.0%
Male Population	1,809	22,365	62,944	21,029
% Male	48.1%	47.8%	48.1%	48.0%
Population Density (per Sq. Mi.)	1,307.09	1,640.98	1,640.02	1,554.76
Employed Civilian Population 16+				
Total	2,067	26,954	75,254	24,874
White Collar	72.7%	69.9%	68.9%	69.5%
Blue Collar	27.3%	30.1%	31.1%	30.5%
Median Age	36.1	36.1	35.3	35.8
Housing Units				
Total Housing Units	1,843	20,237	60,957	18,861
Occupied Housing Units	91.8%	94.3%	93.7%	93.7%
Vacant Housing Units	8.2%	5.7%	6.3%	6.3%
Housing Units by Tenure				
Total Households in Tenure	1,692	19,092	57,091	17,673
Owner Occupied Housing Units	1,249	13,831	32,092	12,357
Owner Occupied free and clear	29.8%	31.0%	34.6%	30.4%
Owner Occupied with a mortgage or loan	70.2%	69.0%	65.4%	69.6%
Renter Occupied Housing Units	443	5,261	24,999	5,315
Race and Ethnicity				
American Indian, Eskimo, Aleut	0.3%	0.3%	0.4%	0.3%
Asian	0.9%	1.4%	2.7%	1.5%
Black	6.2%	7.3%	8.4%	7.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%	0.1%
White	88.9%	85.8%	82.7%	85.7%
Other	1.3%	2.4%	2.9%	2.4%
Multi-Race	2.3%	2.8%	2.9%	2.9%
Hispanic Ethnicity	2.9%	5.1%	6.1%	5.1%
Not of Hispanic Ethnicity	97.1%	94.9%	93.9%	94.9%

	1 Mile Radius	3 Mile Radius	5 Mile Radius	Trade Area
Educational Attainment:				
Total Population Age 25+	2,498	31,712	88,967	29,566
Grade K - 8	1.0%	1.6%	2.4%	1.9%
Grade 9 - 12	5.0%	5.1%	5.4%	5.5%
High School Graduate	28.2%	27.1%	25.2%	26.4%
Associates Degree	8.2%	8.8%	8.3%	8.4%
Bachelor's Degree	22.0%	22.6%	22.0%	23.2%
Graduate Degree	11.6%	11.0%	13.1%	11.7%
Some College, No Degree	23.6%	23.3%	22.7%	22.4%
No Schooling Completed	0.4%	0.5%	0.9%	0.6%
Household Income:				
Income \$ 0 - \$9,999	4.9%	4.6%	6.5%	4.4%
Income \$ 10,000 - \$14,999	4.2%	4.2%	5.5%	4.3%
Income \$ 15,000 - \$24,999	8.3%	9.4%	11.2%	9.4%
Income \$ 25,000 - \$34,999	7.1%	9.3%	10.9%	8.9%
Income \$ 35,000 - \$49,999	16.8%	15.1%	14.2%	14.7%
Income \$ 50,000 - \$74,999	23.5%	24.6%	20.5%	23.9%
Income \$ 75,000 - \$99,999	16.6%	16.3%	13.6%	16.0%
Income \$100,000 - \$124,999	8.1%	7.6%	7.3%	8.1%
Income \$125,000 - \$149,999	4.9%	4.0%	3.9%	4.0%
Income \$150,000 +	5.4%	5.0%	6.3%	6.5%
Average Household Income	\$72,252	\$69,313	\$68,362	\$73,385
Median Household Income	\$59,553	\$57,461	\$51,810	\$58,386
Per Capita Income	\$32,509	\$28,351	\$29,947	\$29,666
Population Trend				
2000	2,988	36,915	108,422	33,190
2010	3,549	44,175	123,928	40,617
Change 2000 to 2010	18.8%	19.7%	14.3%	22.4%
2018A	3,760	46,804	130,872	43,834
2023	4,165	49,591	137,059	46,953
Change 2018A to 2023	10.8%	6.0%	4.7%	7.1%
Household Trend				
2000	1,303	14,996	47,576	13,388
2010	1,601	18,068	54,185	16,454
Change 2000 to 2010	29.9%	27.3%	20.0%	32.0%
2018A	1,692	19,092	57,091	17,673
2023	1,906	20,511	60,326	19,169
Change 2018A to 2023	12.6%	7.4%	5.7%	8.5%

Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Maddox Companies and it should not be made available to any other person or entity without the registration to and written consent of Maddox Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy, forward or duplicate any part of these materials. This document, and any other information provided by Maddox Companies, is intended to provide summary, unverified financial and physical information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property. Such information is not a substitute for a thorough due diligence investigation. Maddox Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any such information provided by Maddox Companies has been obtained from sources we believe reliable; however, Maddox Companies has not verified, and will not verify, any of the information contained herein, nor has Maddox Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any measurements or outlines of property or improvements are approximate and have not been verified. All potential buyer/tenants must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. MADDOX COMPANIES IS PROVIDING THIS INFORMATION ON THE SPECIFIC CONDITION THAT THE RECIPIENT WILL NOT CONTACT OR INTERFERE WITH OPERATIONS OF CURRENT TENANT(S), NOR WILL IT INSPECT THE PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF MADDOX COMPANIES. BROKER OWNERSHIP INTEREST.

Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

ABOUT MADDOX COMPANIES

Maddox Companies, founded in 1979 in Knoxville, Tenn, has a track record of working on properties along the I-75 corridor from Louisville, KY to Tampa, FL. We lease, sell and manage office, retail, industrial, multifamily, development sites and general commercial properties across the Southeast. We develop shopping centers, office buildings, business parks, industrial facilities, residential subdivisions, apartments and sports/entertainment venues. As an unlimited license general contractor, we handle projects ranging from commercial buildings, tenant finish and remodeling to land development and business park developments. Our team maintains real estate brokerage licenses, unlimited general construction licenses, and property management certifications across multiple southern states to allow full-service, turnkey execution of development, management and brokerage strategies.

Maddox Companies has been active in the International Council of Shopping Centers, Urban Land Institute and the International Real Estate Institute (RPM) since its inception, and is a BBB accredited business , with an A+ rating.



VICE PRESIDENT/BROKER



Brandon Clark
(865) 805-5502

BClark@MaddoxCompany.com

PRESIDENT/BROKER



Steven K. Maddox
(865) 522-9910

SMaddox@MaddoxCompany.com