



Offering Memorandum



Ground Lease Opportunity

200 HILLVALE ROAD, CLINTON, TN 37716

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Photos	5
Additional Photos	6
LOCATION INFORMATION	7
Location Description	8
Aerial Map	9
Regional Map	10
DEMOGRAPHICS	11
Demographics Map & Report	12
Disclaimer	13





Property Information



PROPERTY SUMMARY

GROUND LEASE OPPORTUNITY

200 HILLVALE ROAD
CLINTON, TN 37716

OFFERING SUMMARY

LEASE RATE: \$36,000 per year

AVAILABLE SF: 4.33 Acres

PRICE/ACRE/MONTH \$692.88/acre/month

PROPERTY SUMMARY

Available for lease at \$36,000 annually, this 4.33-acre parcel at 200 Hillvale Road in Clinton, Tennessee offers a prime development opportunity within Anderson County's most active commercial corridor. Zoned B-4 (Interstate Business District), the site sits adjacent to Walmart Supercenter at the I-75 Exit 122 interchange. The B-4 designation supports a broad range of interstate-oriented commercial uses, making this vacant land well-suited for retail, automotive, hospitality, or industrial flex development in one of East Tennessee's highest-visibility I-75 corridor locations.

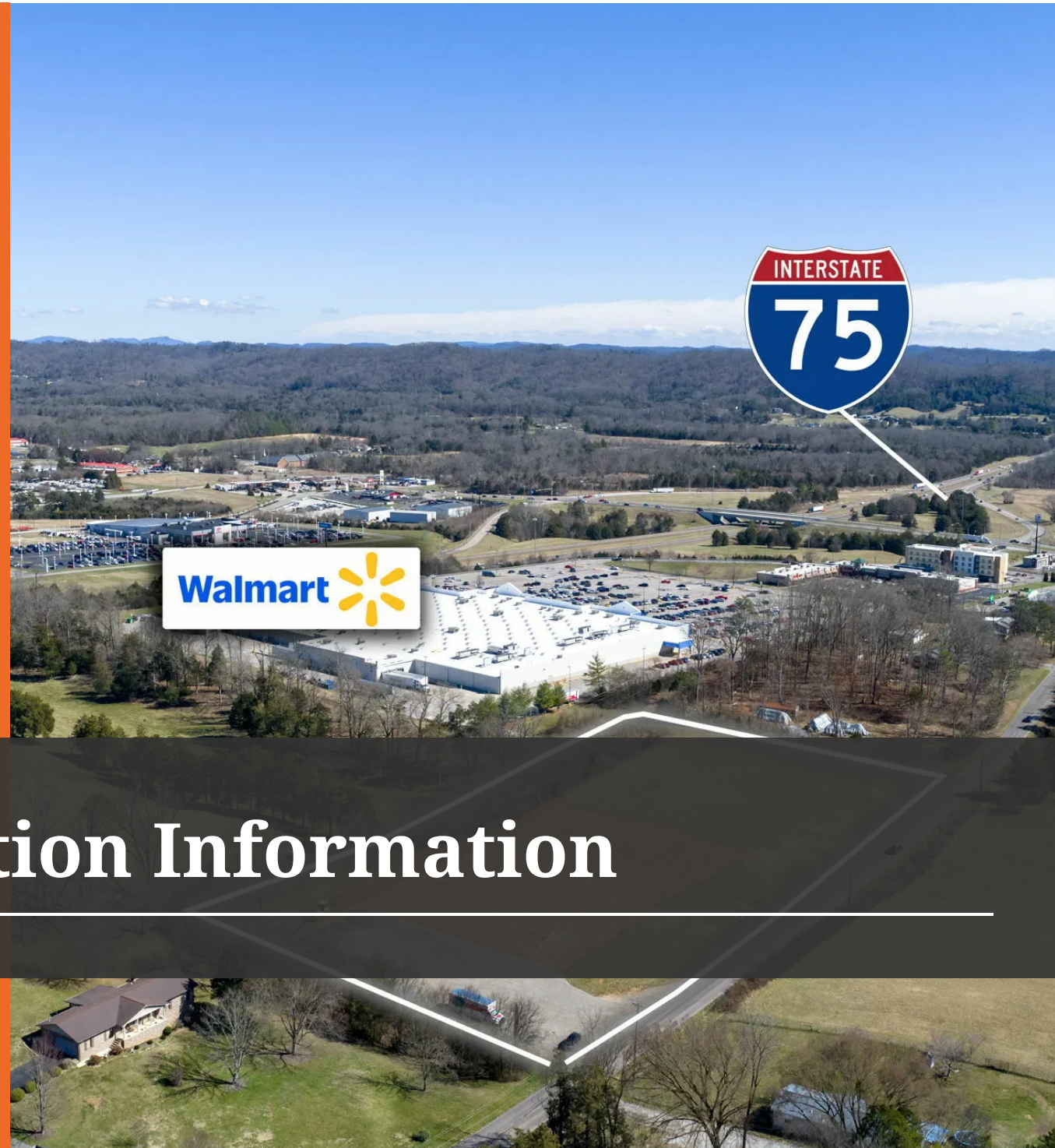


PROPERTY PHOTOS



ADDITIONAL PHOTOS



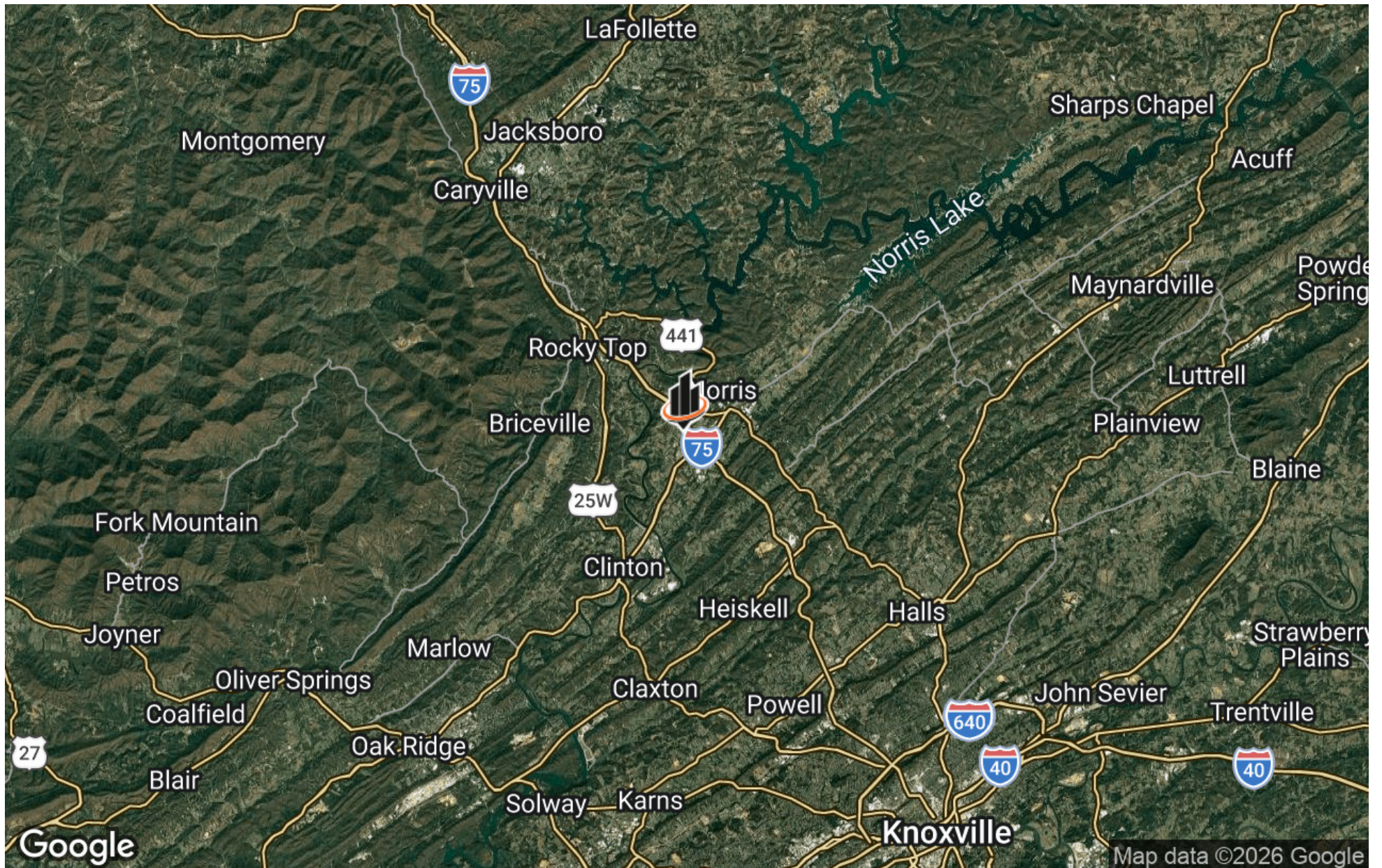


Location Information

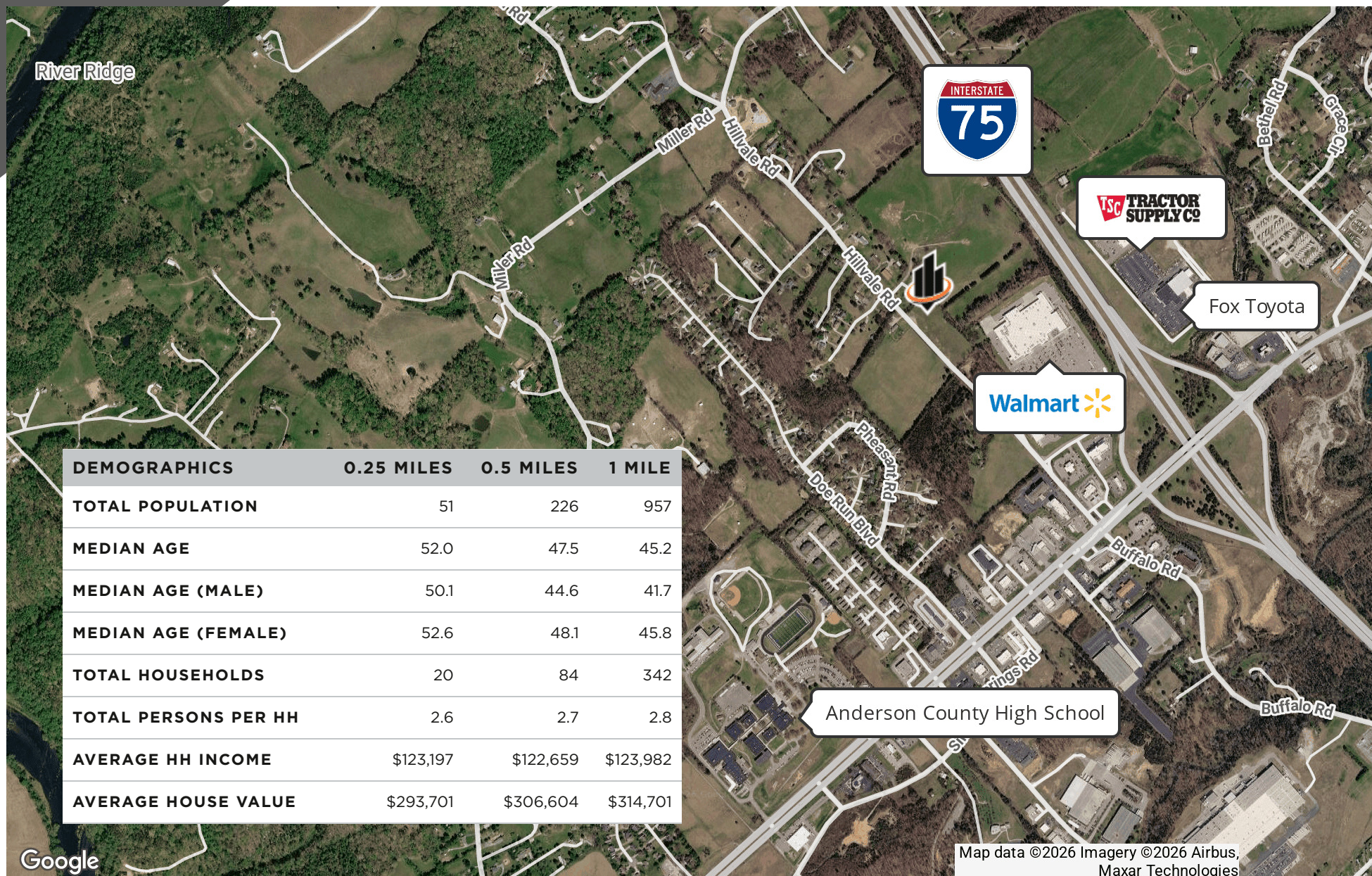
LOCATION DESCRIPTION

The subject property consists of approximately 4.33 acres located adjacent to Walmart Supercenter at the I-75 Exit 122 interchange in Clinton, Tennessee — Anderson County's premier commercial corridor. The site enjoys immediate interstate visibility and access alongside an established tenant mix including Fox Toyota, Maurices, BoxDrop, and Hammer's Dry Goods, with additional demand drivers in Anderson County High School and Aisin Automotive Casting Tennessee nearby. This corridor continues to experience steady commercial growth, making this a rare opportunity to secure development acreage within a high-traffic, proven trade area in the heart of East Tennessee's I-75 corridor.

AERIAL MAP

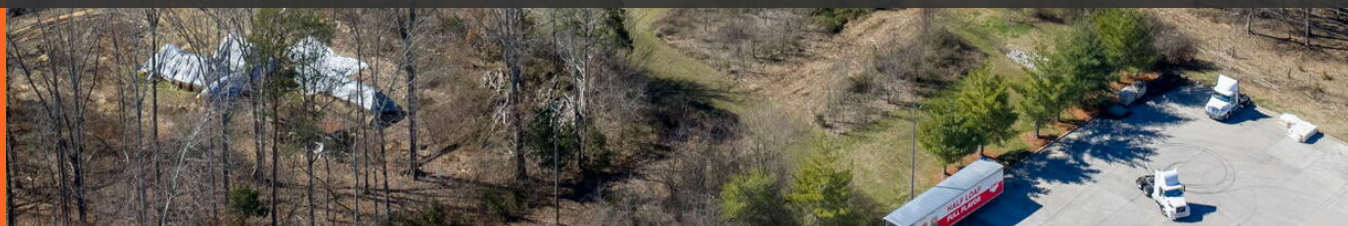


AERIAL MAP





Demographics

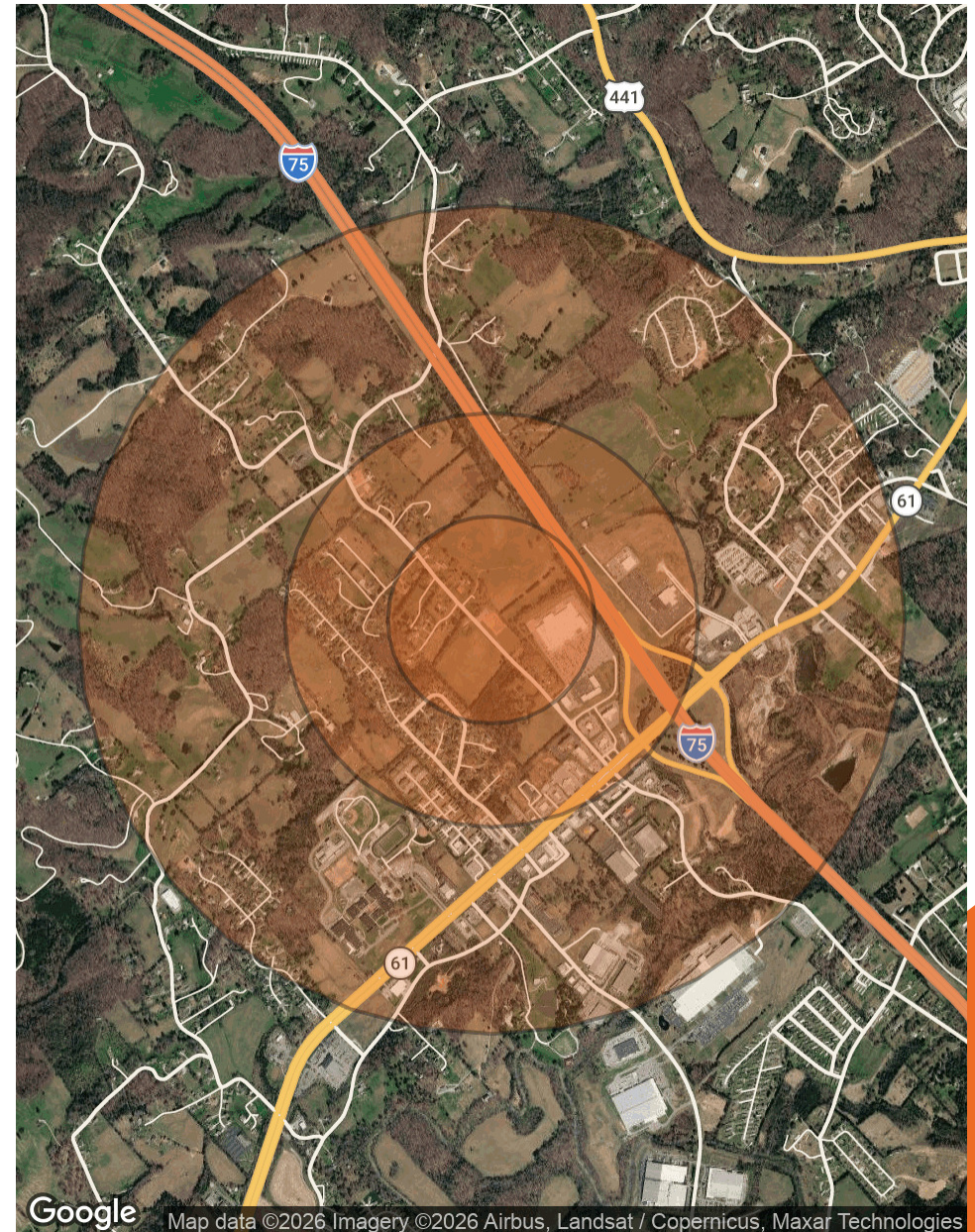


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	51	226	957
AVERAGE AGE	52.0	47.5	45.2
AVERAGE AGE (MALE)	50.1	44.6	41.7
AVERAGE AGE (FEMALE)	52.6	48.1	45.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	20	84	342
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$123,197	\$122,659	\$123,982
AVERAGE HOUSE VALUE	\$293,701	\$306,604	\$314,701

2023 American Community Survey (ACS)





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

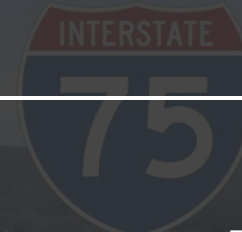
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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