

Brownlee Realty, LLC.

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OFFERING MEMORANDUM

GATEWAY TO BASEBALL

305 Randolph St. & 601 E Depot St.
Knoxville, TN 37917

Parcel:	#402	
Land: (Both Parcels)	.613 acres	
Utilities:	All at site	
Zoning:	DK-W	
Highway Access:	I-40/Hall of Fame/Magnolia Ave./Randolph	
Total Buildings Size:	20,000 sq ft	
Age:	1920-2005	
Annual Income:	305 Randolph St.	\$55,000
	601 E Depot St.	\$24,000

Total Property Tax: \$15,000
Tax Increment Funding (TIF) District

Sales Price: 305 Randolph St & 601 E Depots St. \$2,200,000

***** TIF District allows for very favorable credits for redevelopment. There are two parcels owned separately. See survey and maps. There is a new large venue development within two blocks of this property. Google – ‘Knoxville Smokie’s Baseball Stadium’.

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