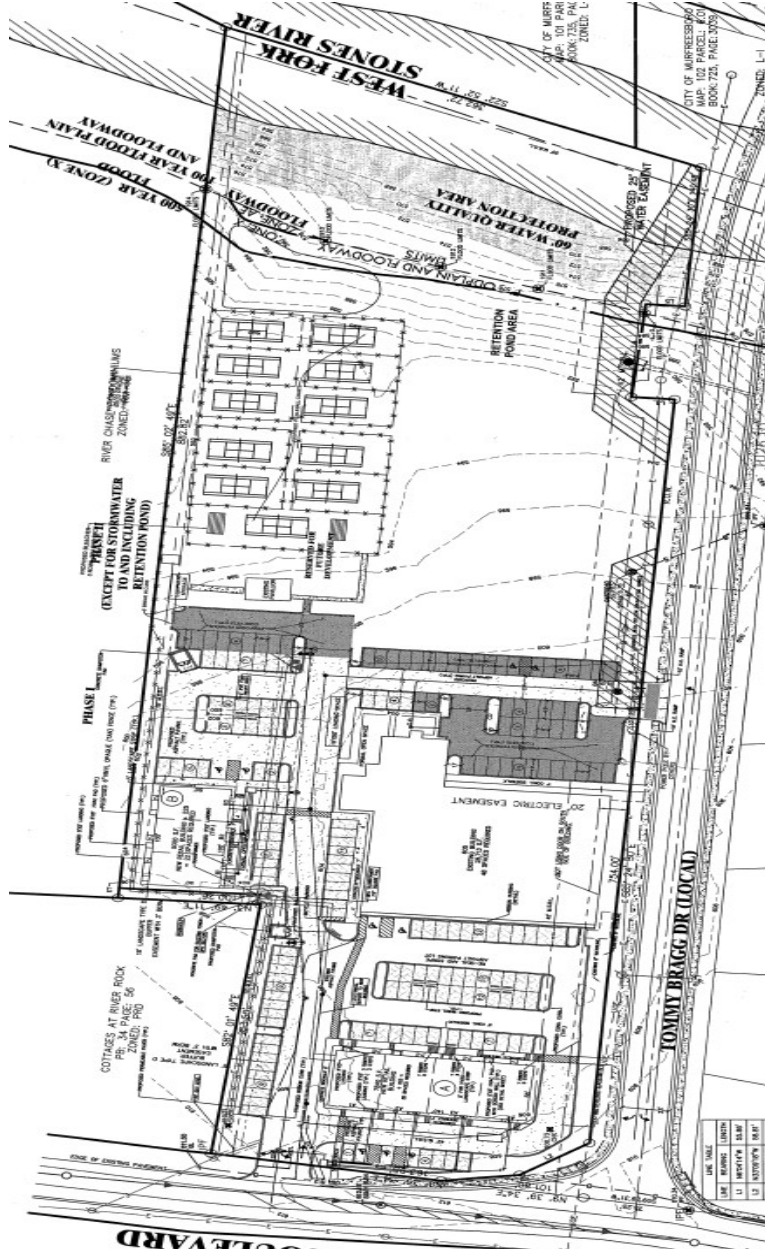




RIVER ROCK BLVD DEVELOPMENT

RIVER ROCK BLVD., MURFREESBORO, TN



Property Overview

POSITIONED ON APPROXIMATELY 8 ACRES IN A RAPIDLY EXPANDING CORRIDOR OF MURFREESBORO, THE FORMER "RACQUET CLUB" SITE PRESENTS A RARE MIXED-USE INVESTMENT OPPORTUNITY WITH BOTH STABILIZED ASSETS AND SIGNIFICANT VALUE-ADD POTENTIAL.

THE PROPERTY CURRENTLY FEATURES TWO NEWLY CONSTRUCTED BRICK OFFICE/RETAIL BUILDINGS, A LARGE WAREHOUSE WITH INTEGRATED OFFICE SPACE, AND AN ACTIVE OUTDOOR PICKLEBALL FACILITY—OFFERING IMMEDIATE INCOME-GENERATING CAPABILITY ACROSS MULTIPLE ASSET TYPES.

A KEY DIFFERENTIATOR IS THE SITE'S DIRECT ACCESS TO TOMMY BRAGG DRIVE, A NEWLY COMPLETED CONNECTOR PROVIDING SEAMLESS CONNECTIVITY TO COSTCO AND THE HIGH-TRAFFIC NEW SALEM HIGHWAY CORRIDOR. THIS ENHANCED INFRASTRUCTURE SIGNIFICANTLY INCREASES VISIBILITY, ACCESSIBILITY, AND LONG-TERM COMMERCIAL VIABILITY.

ADDITIONALLY, THE PROPERTY INCLUDES A VACANT, ROAD-FRONT PARCEL IDEALLY POSITIONED FOR FUTURE DEVELOPMENT OR PAD-READY EXPANSION, ALLOWING INVESTORS TO CAPITALIZE ON CONTINUED GROWTH IN THE SURROUNDING TRADE AREA.

THE REAR OF THE SITE BOASTS OVER 300 FEET OF FRONTAGE ALONG THE STONES RIVER, OFFERING A UNIQUE NATURAL AMENITY THAT SUPPORTS POTENTIAL PLACEMAKING, RECREATIONAL ENHANCEMENTS, OR PREMIUM POSITIONING FOR FUTURE DEVELOPMENT.



RIVER ROCK DEVELOPMENT

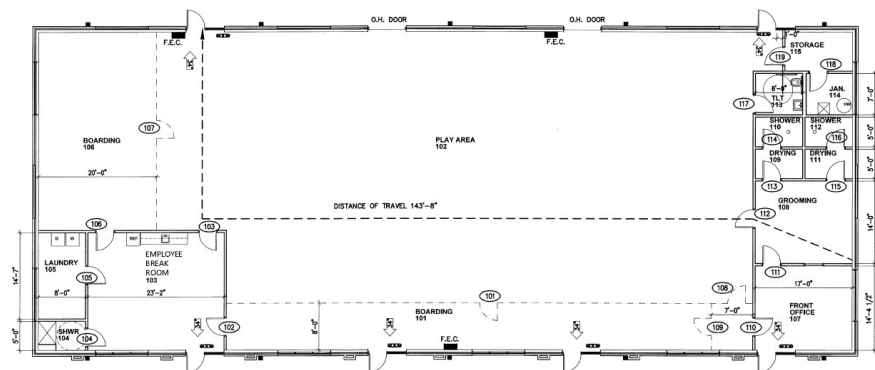
BUILDING A



BUILDING DETAILS

THE PROPERTY INCLUDES TWO NEWLY CONSTRUCTED, STICK-FRAMED BRICK OFFICE/RETAIL BUILDINGS TOTALING $\pm 12,840$ SF.

BUILDING A ($\pm 7,840$ SF) FEATURES FOUR SEPARATE ENTRANCES AND TWO REAR GLASS OVERHEAD DOORS, OFFERING FLEXIBLE CONFIGURATIONS FOR MULTI-TENANT OR SINGLE-USER OCCUPANCY.



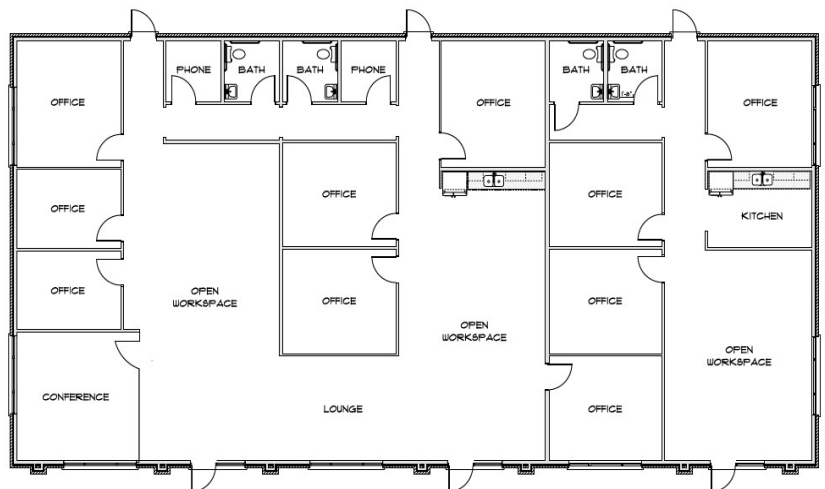
RIVER ROCK DEVELOPMENT

BUILDING B



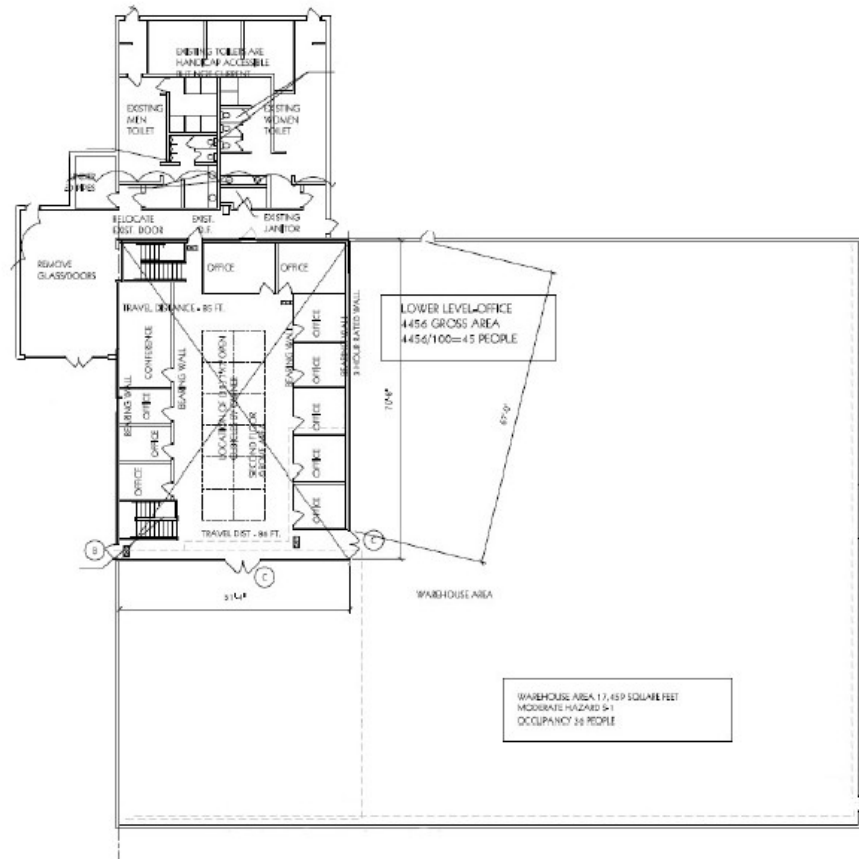
BUILDING DETAILS

BUILDING B ($\pm 5,000$ SF) IS CURRENTLY FULLY LEASED TO A SINGLE TENANT AND CAN BE DEMISED INTO THREE SUITES OF APPROXIMATELY 1,667 SF EACH, PROVIDING FUTURE LEASING FLEXIBILITY AND UPSIDE POTENTIAL.



RIVER ROCK DEVELOPMENT

605 RIVER ROCK BLVD



BUILDING DETAILS

THE ORIGINAL STRUCTURE AT 605 RIVER ROCK BLVD—FORMERLY OPERATED AS A TENNIS CLUB—OFFERS APPROXIMATELY $\pm 28,713$ SF AND PRESENTS A VERSATILE MIX OF OFFICE AND WAREHOUSE FUNCTIONALITY.

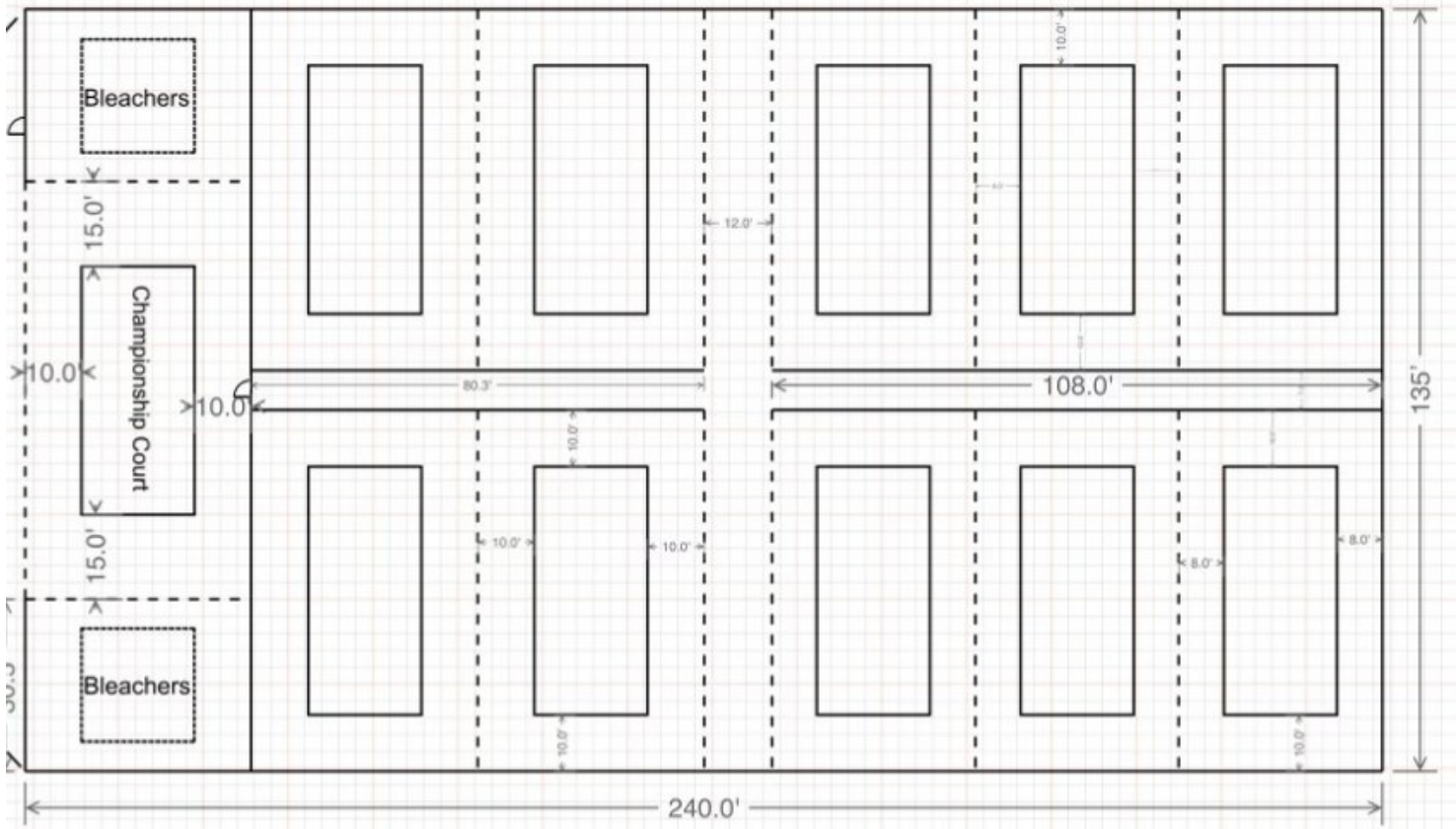
THE FRONT-OF-HOUSE AREA INCLUDES A LOBBY, RESTROOMS, AND LOCKER ROOMS TOTALING $\pm 3,200$ SF, SUPPORTING POTENTIAL REUSE FOR FITNESS, RECREATION, OR CLIENT-FACING COMMERCIAL APPLICATIONS. ADDITIONALLY, THE PROPERTY FEATURES A TWO-STORY OFFICE BUILD-OUT COMPRISING APPROXIMATELY $\pm 8,000$ SF, PROVIDING AMPLE ADMINISTRATIVE OR TENANT OFFICE SPACE.

THE REMAINING $\pm 17,500$ SF CONSISTS OF OPEN-SPAN WAREHOUSE/STORAGE AREA, OFFERING FLEXIBILITY FOR A WIDE RANGE OF LIGHT INDUSTRIAL, STORAGE, OR ADAPTIVE REUSE SCENARIOS.

THIS BLEND OF EXISTING INFRASTRUCTURE AND OPEN SPACE POSITIONS THE BUILDING FOR MULTIPLE USE CASES, ALLOWING INVESTORS TO CAPITALIZE ON BOTH IMMEDIATE FUNCTIONALITY AND LONG-TERM REPOSITIONING POTENTIAL.

RIVER ROCK DEVELOPMENT

OUTDOOR PICKLEBALL COURTS



PICKLEBALL COURTS

AT THE REAR OF THE PROPERTY, THE FORMER TENNIS COURTS HAVE BEEN FULLY REDEVELOPED INTO A MODERN PICKLEBALL FACILITY, REFLECTING THE RAPIDLY GROWING DEMAND FOR RECREATIONAL AND COMMUNITY-DRIVEN AMENITIES IN MURFREESBORO.

THE COURTS HAVE BEEN RE-PAVED AND PROFESSIONALLY COATED WITH SPORT SURFACING TO ACCOMMODATE A TOTAL OF 11 PICKLEBALL COURTS, CREATING A HIGH-CAPACITY, REVENUE-GENERATING RECREATIONAL COMPONENT. THIS AREA IS FURTHER ENHANCED WITH NEW SITE LIGHTING AND PERIMETER FENCING, SUPPORTING EXTENDED HOURS OF OPERATION AND A SECURE, WELL-DEFINED ENVIRONMENT.

ADDITIONALLY, THIS INCLUDES A COVERED PAVILION, PROVIDING SHADED GATHERING SPACE FOR PLAYERS AND EVENTS, AS WELL AS A RENOVATED STORAGE BUILDING THAT FUNCTIONS AS AN ON-SITE OFFICE. THESE FEATURES CONTRIBUTE TO A MORE COMPLETE USER EXPERIENCE WHILE ALSO SUPPORTING OPERATIONAL EFFICIENCY.

THIS AMENITY-DRIVEN COMPONENT NOT ONLY ACTIVATES THE REAR PORTION OF THE PROPERTY BUT ALSO INTRODUCES POTENTIAL FOR RECURRING INCOME STREAMS, COMMUNITY ENGAGEMENT, AND INCREASED OVERALL SITE DESIRABILITY—FACTORS THAT CAN POSITIVELY IMPACT BOTH TENANT ATTRACTION AND LONG-TERM ASSET VALUE.

RIVER ROCK DEVELOPMENT

VACANT LOT



FUTURE VACANT BUILDING LOT

THE FINAL PHASE OF THE PROPERTY INCLUDES A VACANT PARCEL OFFERING OVER ONE ACRE OF LEVEL, BUILDABLE AREA, POSITIONED FOR IMMEDIATE DEVELOPMENT.

THE SITE BENEFITS FROM READILY AVAILABLE UTILITIES AND APPROXIMATELY 400 FEET OF FRONTAGE ALONG TOMMY BRAGG DRIVE—A NEWLY CONSTRUCTED CONNECTOR LINKING RIVER ROCK BLVD TO NEW SALEM HIGHWAY.

THIS PARCEL PROVIDES A STRATEGIC OPPORTUNITY FOR PAD DEVELOPMENT OR FUTURE EXPANSION, FURTHER ENHANCING THE PROPERTY'S LONG-TERM VALUE AND FLEXIBILITY.

RIVER ROCK DEVELOPMENT

FINANCIALS

BUILDING A (7,800 SF @ \$24/SF) = \$187,200 YEARLY RENT

BUILDING B (5,000 SF @ \$24/SF) = \$120,000 YEARLY RENT

BUILDING 605 OFFICE (8,015 SF @ \$18/SF) = \$144,270 YEARLY RENT

BUILDING 605 WAREHOUSE (17,459 SF @ \$16/SF) = \$279,344 YEARLY RENT

OUTDOOR PICKLEBALL COURTS = \$180,000 YEARLY RENT

VACANT LOT VALUATION = \$1,000,000

TOTAL VALUATION AT 6.5% = \$15,012,523





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About Us

Dill Contracting and Properties is a General Contractor/Developer based in Murfreesboro, TN. We have completed work in 19 states as well as on 15 military bases across the country. We specialize in several industries including, but not limited to; Retail/Commercial, Industrial, Multi-Family, Condominiums, Healthcare and Hospitality. Some of our clients include LendLease, IHG, Cushman Wakefield, and many more.

On the development side, we have enjoyed finding the best purpose and use for each project as we preserve the past and look in to the future. We have incorporated our past projects' experience into these developments, creating a streamlined approach to getting construction started. We believe the combination of working with others and developing on our own has helped us learn to be more innovative, progressive, and on the forefront of the market and it's trends.

