

OFFERING MEMORANDUM
Oak Ridge Multifamily
Development
Opportunity

OAK RIDGE, TN 37830

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PRESENTED BY:

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This Proposal 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 Proposal 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.

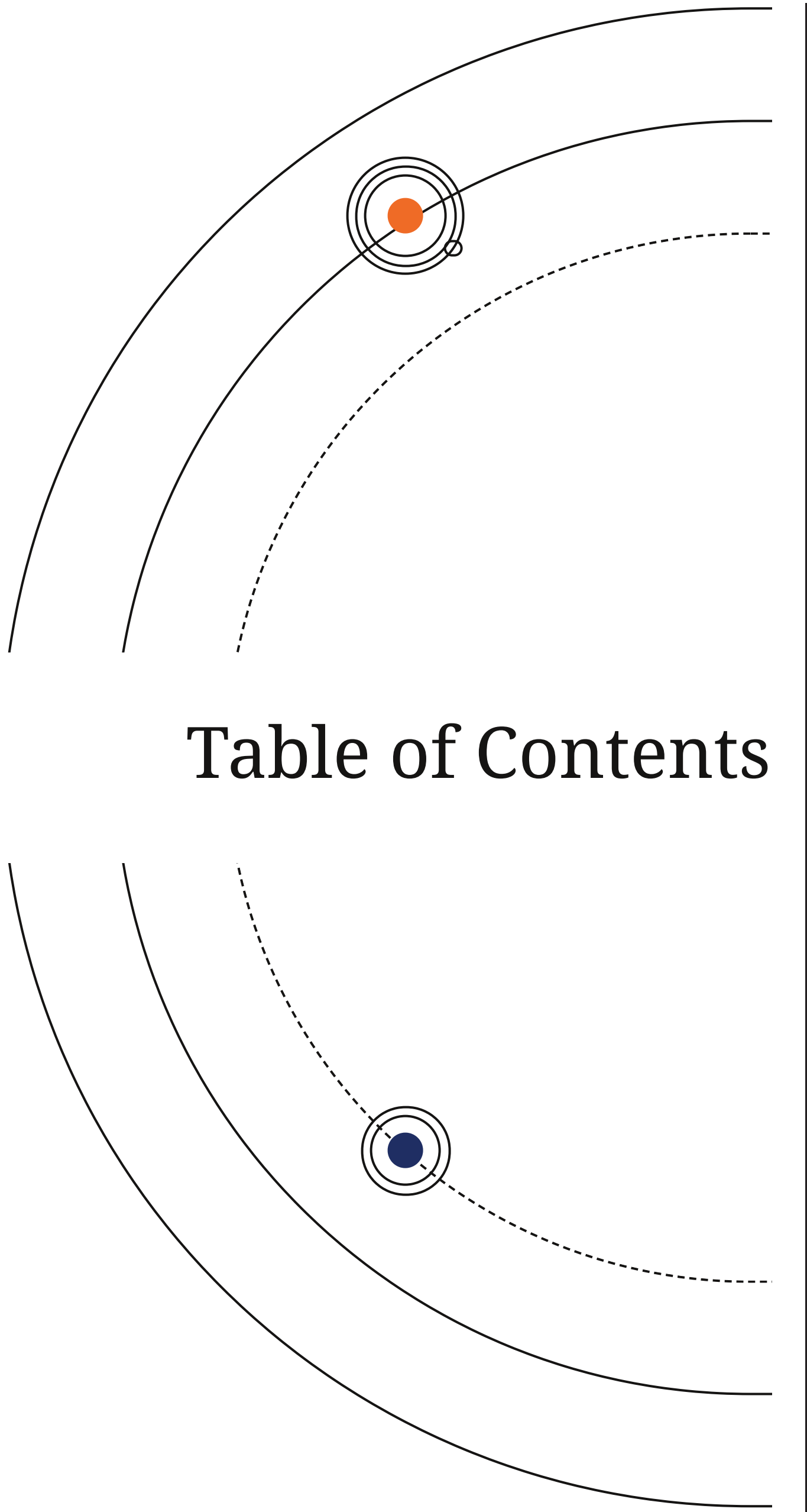


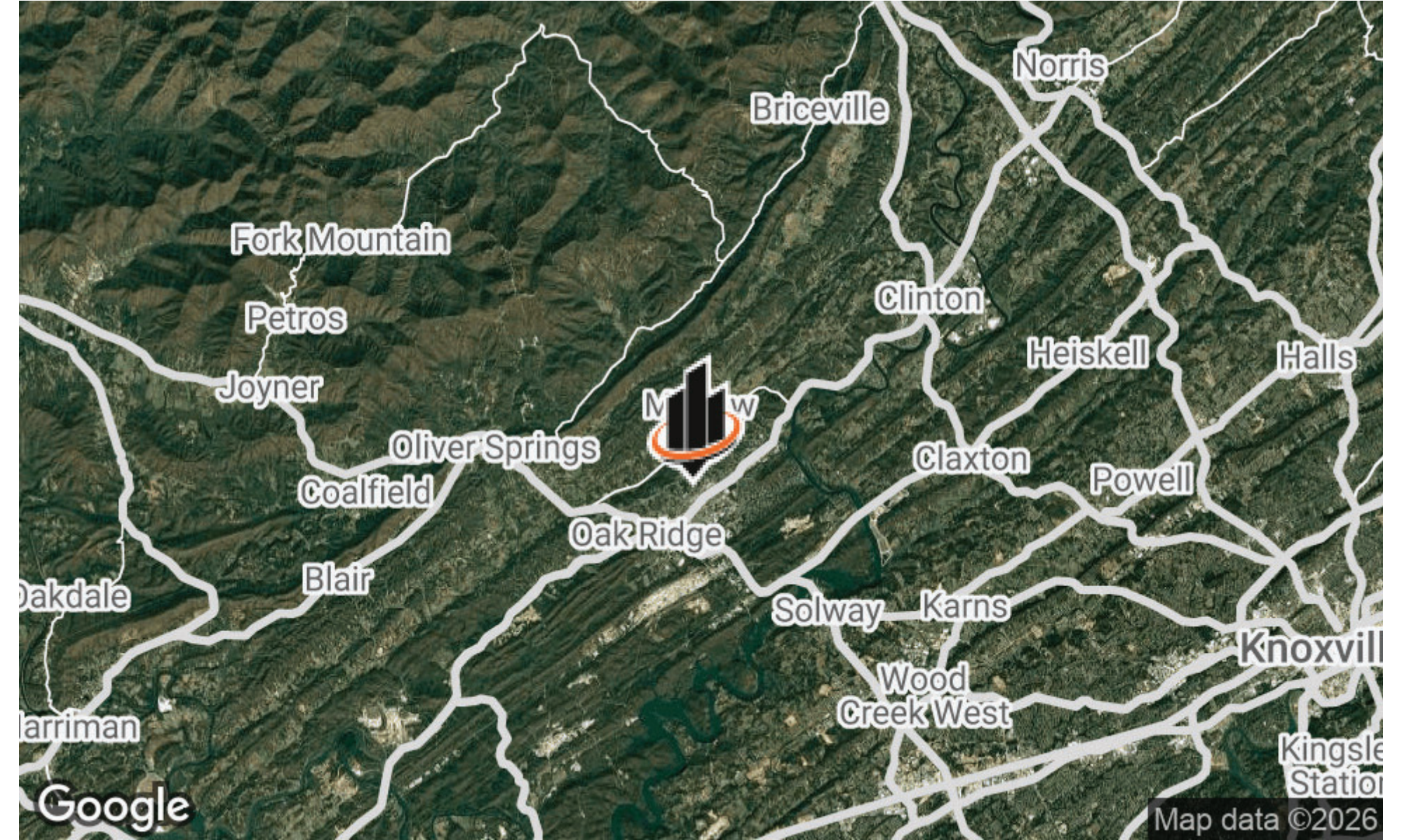
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LOT SIZE:	5.73 Acres
PRICE / ACRE:	\$366,492
ZONING:	R-3
APN:	100A A 040.00, 100A A 0414.00

PROPERTY OVERVIEW

SVN | Wood Properties is pleased to present 5.73 acres of high-density residential land located in the heart of Oak Ridge, Tennessee. This offering consists of two contiguous parcels, 203 Michigan Avenue and 141 W Madison Lane, perfectly positioned adjacent to the Methodist Medical Center, a major regional healthcare anchor. Zoned R-3 (High Density Residential), this property is ideally suited for a range of development opportunities including multifamily housing, senior living, townhomes, or medical-related residential uses. The high visibility and proximity to existing medical infrastructure also make this site an ideal candidate for assisted living facilities, medical offices with residential components, or wellness-focused communities.

Oak Ridge, home to Oak Ridge National Laboratory (ORNL) and Y-12 National Security Complex, is a thriving nuclear and advanced energy hub. Multiple companies in Oak Ridge provide thousands of high quality, high paying jobs. More housing is needed in the area as companies continue to move and expand operations in the area.

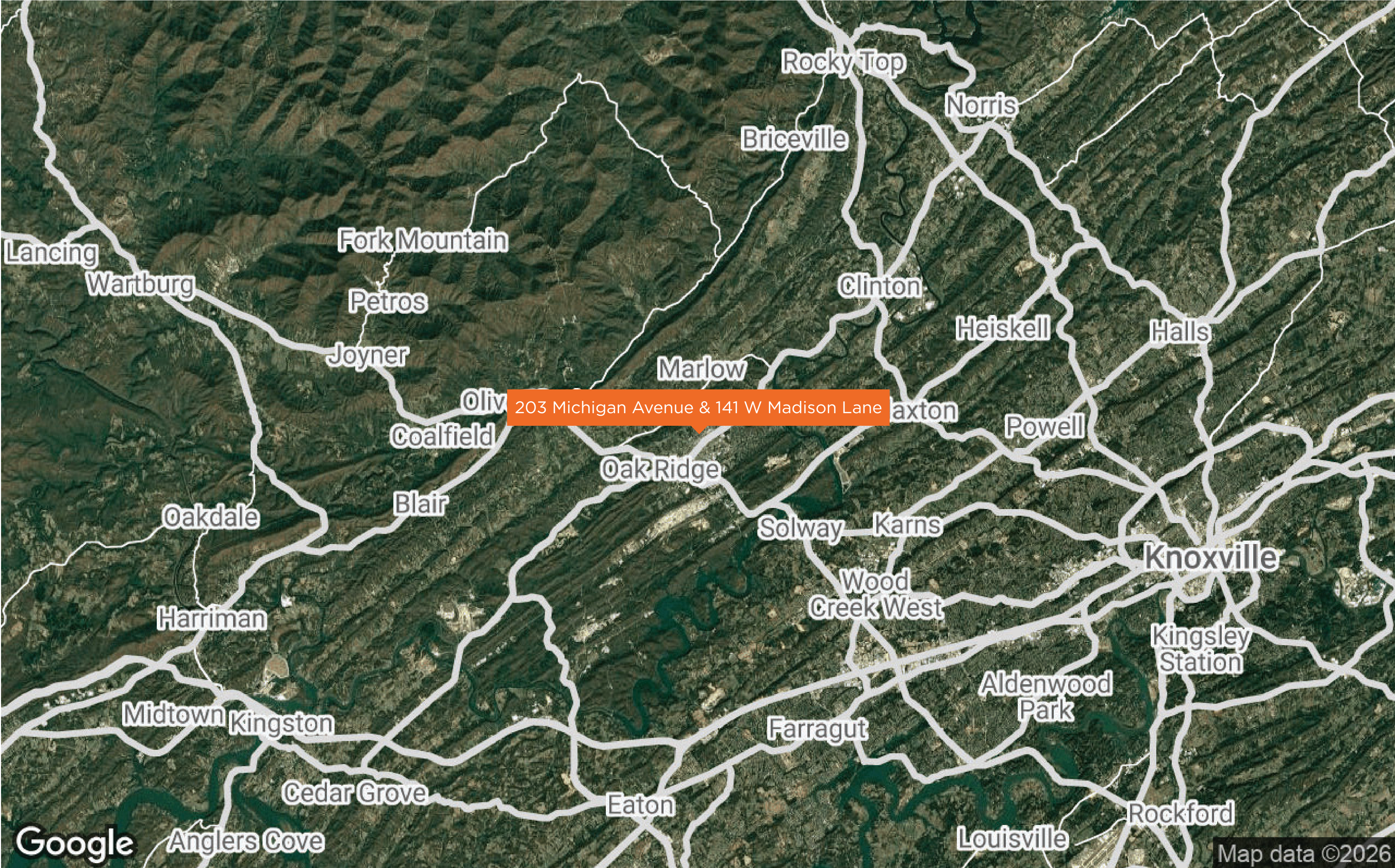
PROPERTY HIGHLIGHTS

- Excellent Oak Ridge, TN location
- R-3 Zoning - High Density Residential Opportunity
- Convenient access to I-140, I-40, and major medical hubs



SECTION 2
Location
Information

REGIONAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

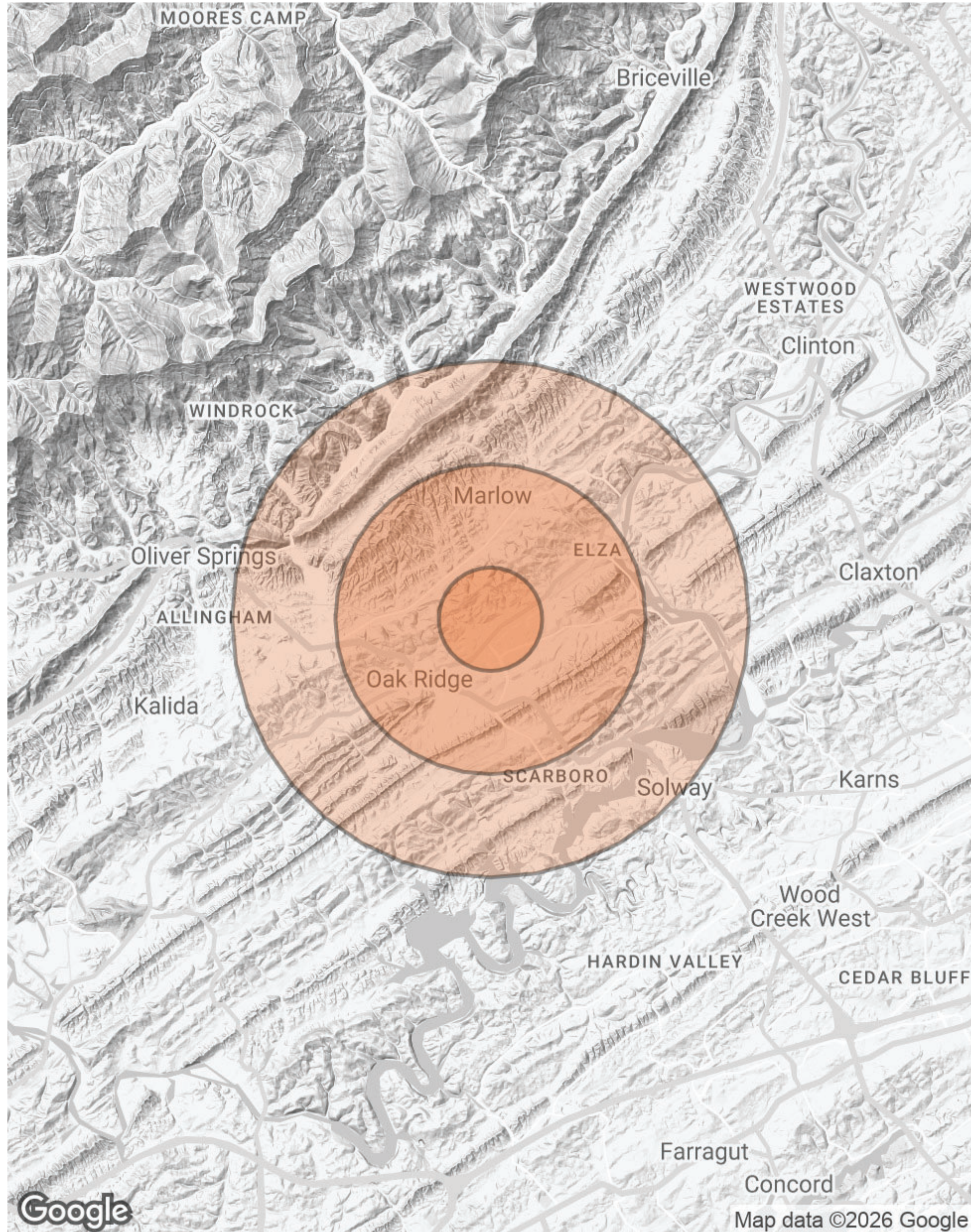
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,914	25,709	38,049
AVERAGE AGE	43	42	43
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	45	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,568	11,130	16,130
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$78,228	\$87,509	\$90,201
AVERAGE HOUSE VALUE	\$205,598	\$260,764	\$273,617

Demographics data derived from AlphaMap





SECTION 3
About SVN

ADVISOR BIOS



Jon Roosen

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After relocating to Knoxville in 2019, Jon discovered his passion for the vibrant community and quickly became enamored with its unique charm. His journey in the real estate industry began with a prominent commercial real estate investment firm, where he gained invaluable insights into the profound influence that investors can have on the communities they serve. Having experienced the transformative power of real estate firsthand, Jon developed a deep appreciation for its potential to effect positive change.

With over five years of experience under his belt, Jon brings a wealth of knowledge to his role as part of the multifamily team at SVN | Wood Properties. As an active investor himself, he has personally played a pivotal role as a general partner in managing real estate assets in the southeast. This extensive involvement has honed his expertise and cultivated a keen understanding of the industry's intricacies.



Matthew Strother

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Matthew Strother joined SVN | Wood Properties in August of 2021. His area of expertise is in industrial sales and leasing, with a background in multi-family. Matthew also enjoys walking his clients through the underwriting process on investment sales and is passionate about helping people continue to build their wealth through real estate.

Born and raised in Brea, California, just 30 minutes south of Los Angeles, Matthew moved to Knoxville in January 2021. Matthew spent little time getting his start in real estate in Knoxville, joining SVN | Wood Properties months after moving to Tennessee. Since joining SVN | Wood Properties, Matthew formed the Office and Industrial Advisory Group with Taylor Durand, where he has a focus on the sales and leasing of Office and Industrial properties. Matthew spent his first few years of college playing baseball and utilized a hard work ethic to build a career in real estate.



Taylor Durand

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Taylor joined SVN | Wood Properties after a successful career in both the medical sales and housing industries. He was consistently ranked among the top of his peers and won numerous sales awards in that five-year span. In 2020, he began to focus some of his spare time in the investment and development of short-term rentals, which ignited a passion for the real estate industry.

Since joining SVN | Wood Properties, Taylor formed the Office and Industrial Advisory Group with Matthew Strother, where he has a focus on the sales and leasing of Office and Industrial properties. Taylor is an Oak Ridge, TN native and attended Western Carolina University, where he was a two-sport athlete. After graduation, Taylor pursued a baseball career with the Toronto Blue Jays for two years, before moving back to Tennessee to start his career outside of sports. He currently resides in downtown Knoxville, and in his free time, he loves to golf, travel and spend time with friends and family.

Phone:
Cell:

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate.** Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

200+
OWNERS

2,000+
ADVISORS
& STAFF

\$13.2B
TOTAL VALUE OF
SALES & LEASE
TRANSACTIONS

3
GLOBAL OFFICES
& EXPANDING

15
CORE SERVICES
& SPECIALTY
PRACTICE AREAS

66M+
SF IN PROPERTIES
MANAGED

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