



GREENBRIER
real estate advisors

**EXISTING
WALMART
SUPERCENTER**

C-145-8GR-OR
CENTER ENTRY, GARDEN RIGHT, TLE RIGHT
GROSS S.F. (EXCLUDING TLE & GARDEN CENTER) = 144,852
GROSS SF = 155,530

CONTRACTOR SHALL REFER TO ARCHITECTURAL
PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS,
TRUCK DOORS, PRECISE BUILDING DIMENSIONS, AND
EXACT BUILDING UTILITY LOCATIONS FOR ALL
BUILDINGS SHOWN.

6 BAY TLE
5,780 S.F.

SEASONAL GARDEN
CENTER
4,898 S.F.

WED CAMPES
FIXED AREA

SHOPS
16,000 SF

FUTURE
LEASE LOT

RETAINED BY
SELLER (4.32 ACRES)

STATE ROUTE 66

LINE TABLE			
MARK	BEARING	DIS.	
L1	S 70°19'04" E	71.71	
L2	S 69°22'54" E	54.34	
L3	S 15°12'56" W	90.46	
L4	S 30°08'52" E	96.96	
L5	S 30°08'52" E	101.16	
L6	N 58°44'13" E	16.16	
L7	N 20°35'34" E	20.20	
L8	S 69°22'54" E	53.53	
L9	N 30°48'40" W	30.30	

CURVE TABLE					
MARK	CHORD BEARING	CHORD	RADIUS	LENGTH	TAN
C1	S 40°42'48" W	84.95	182.00	85.74	4.3
C2	N 77°58'10" W	86.70	45.00	75.12	4.6
C3	N 04°25'07" E	51.08	45.00	54.30	3.1
C4	N 48°50'27" E	15.41	45.00	15.48	

Rogersville, TN

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