



Tyler Pointe

(1146 North Gateway Ave.)

- Wal-Mart outparcels available
- Recent new McDonalds constructed
- Fully leased retail center at WM
- Excellent access & visibility
- Graded & pad ready sites (Lot 2 & 3)
- 2,000 SF +/- Retail Space Available (Lot 1)
- Pricing:
 - ▶ Lot 3 - \$425,000
 - ▶ Lot 2 - \$425,000
 - ▶ Lot 1 (2,000 SF +/- Space) - \$12/SF NNN

1146 N Gateway Ave.
Rockwood, TN 37854

Demographics

| | 3 Mile | 5 Mile | 10 Mile |
|-----------------------|----------|----------|----------|
| Population | 8,202 | 11,468 | 37,936 |
| Avg. HH Income | \$44,391 | \$46,732 | \$53,727 |



Contacts:

Caleb Glafenhein
(865) 356-5526
caleb@greenbrier-rea.com

Ryan Matthews
(865) 320-0646
ryan@greenbrier-rea.com



Greenbrier Real Estate Advisors
2099 Thunderhead Road, Suite 204
Knoxville, TN 37922
www.greenbrier-rea.com



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real estate advisors



Rockwood

Rockwood, Tennessee



Proton Power, Inc

Roane Metals

Express Health Care

SUBJECT SITES

27

BIG LOIS

TRACTOR SUPPLY CO

SONIC

burkes OUTLET

GameStop

McDonald's

WAL-MART

12-585 ADT

4-532 ADT

70

Roane State Highway

70

Roane State Community College

Rockwood Golf & County Club

27

DOLLAR GENERAL

SUBWAY

Hardee's

15-430 ADT



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Rockwood, Tennessee



SUBJECT SITE
(2,000 SF +/- Available)

SUBJECT SITE
(1.28 Acres +/-)

SUBJECT SITE
(1.52 Acres +/-)



12,585 ADT

4,532 ADT

Roane State Highway



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N.T.S. VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date _____ 2000
Owner _____
Owner _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Rockwood Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Rockwood Regional Planning Commission.

Date _____ 2000
Registered Engineer or Surveyor _____

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date _____ 2000
City or County Health Officer _____

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (1) that streets have been installed in an acceptable manner and according to planning commission specifications or, (2) that a security bond in the amount of \$ _____ has been posted with the planning commission to assure completion of all required improvements in case of default.

Date _____ 2000
County Road Commissioner or City Street Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for _____ with the exception of the planning commission and that it has been approved for recording in the office of the county register.

Date _____ 2000
Secretary, Planning Commission _____

CERTIFICATION OF SURVEY

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.

WILLIAM B. STEELMAN R.L.S. DATE
Tenn. Reg. No. 1831

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP No. 420267 0080 B AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. (ZONE "C")

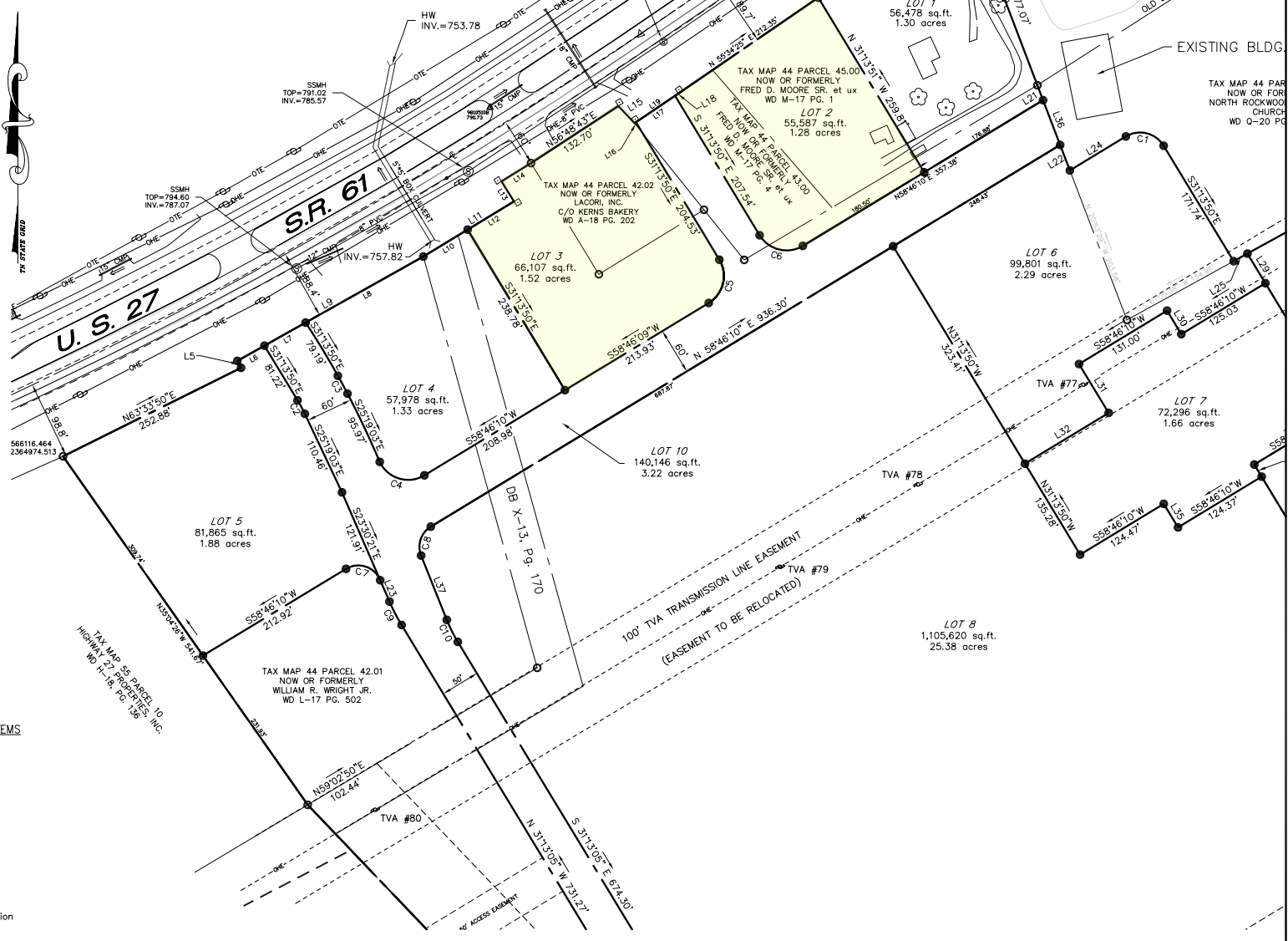
WILLIAM B. STEELMAN R.L.S. DATE
Tenn. Reg. No. 1831

NOTES:

- NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
- IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.
- PROPERTY IS ZONED C-2 AND R-2.
C-2 SETBACKS:
FRONT.....35'
REAR.....20'
SIDE.....10'
R-2 SETBACKS:
FRONT.....30'
REAR.....20'
SIDE.....ONE STORY - 10',
TWO STORY - 15',
THREE STORY - 20'
- CLT MAP 44 PARCELS 42, 42.01, 42.02, P/O 42.03, 43, & 45 & P/O 10
- DEED REFERENCES: DB U-18, PG 1
DB L-17, PG 502
DB A-18, PG 202
DB M-17, PG 4
DB M-17, PG 1
DB Q-20, PG 769
- TENNESSEE STATE GRID COORDINATES WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. JOB # 98_1051, DATED 4/1/98

LEGEND

| | |
|---------|---------------------------|
| ● | IRON ROD (FOUND) |
| ● | IRON ROD (SET) |
| ■ | CONCRETE MONUMENT (FOUND) |
| ⊕ | UTILITY POLE |
| —○— | OVERHEAD UTILITY LINE |
| —○— | OVERHEAD TELEPHONE LINE |
| —x— | FENCE |
| - - - - | ZONING LINE |
| ● | PROPERTY CORNER |
| — | PROPERTY LINE |
| ⊕ | ROAD CENTERLINE |
| - - - - | EASEMENT LINE |



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



FINAL PLAT OF

TYLER POINTE
U.S. Highway 27 & State Route 61
City of Rockwood, Roane County, TN
CLT Map 44, Parcels 42, 42.01, 42.02, part of 42.03, 43, and 45

Owner

Certified Properties, LLC
5731 Lyons View Drive, Suite 209
Knoxville, Tennessee
(423) 558-8862

DRAWN BY: GSN DATE: 6/9/99
CHECKED BY: WBS FILE: 1093PLAT
SHEET NO.: 2 of 4

REVISIONS

| NO. | DATE | COMMENTS |
|-----|----------|--------------------------------------|
| 1 | 08/02/99 | GENERAL PLAT REVISIONS |
| 2 | 08/18/99 | CHANGED LOT LINE BETWEEN LOTS 8 & 7 |
| 3 | 08/25/99 | REMOVE 30' MAINTENANCE EASEMENT LINE |
| 4 | 01/25/00 | GENERAL PLAT REVISIONS |



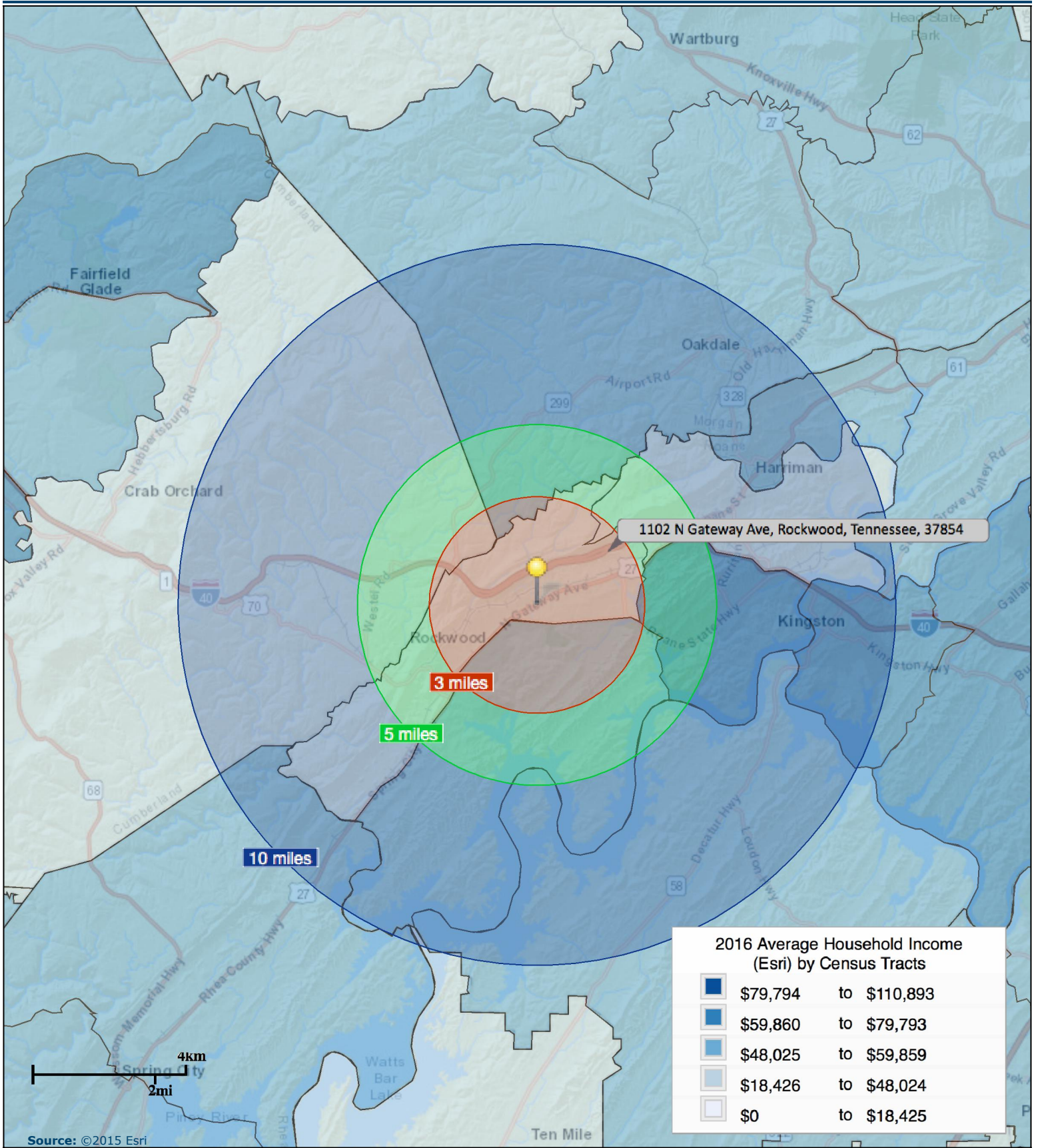
CSP1

| DRAWN BY: | js | DATE: | 3/12/01 |
|-------------|------|----------|------------|
| CHECKED BY: | der | FILE: | 400outlot1 |
| REVISIONS | | | |
| NO. | DATE | COMMENTS | |
| | | | |
| | | | |
| | | | |

Conceptual Site Plan
Shops
 US Highway 27
 Rockwood, Tennessee
 Owner: Certified Properties, LLC

SITE
INCORPORATED
Site Infrastructure Management & Logistics

8915 George Williams Drive Knoxville, TN 37923
 Phone: (865) 693-5010 Fax: (865) 693-5069





Executive Summary

1102 N Gateway Ave, Rockwood, Tennessee, 37854
Rings: 3, 5, 10 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.88177
Longitude: -84.66070

| | 3 miles | 5 miles | 10 miles |
|------------------------|---------|---------|----------|
| Population | | | |
| 2000 Population | 7,830 | 10,757 | 36,677 |
| 2010 Population | 8,210 | 11,417 | 38,059 |
| 2016 Population | 8,202 | 11,468 | 37,936 |
| 2021 Population | 8,133 | 11,422 | 37,684 |
| 2000-2010 Annual Rate | 0.48% | 0.60% | 0.37% |
| 2010-2016 Annual Rate | -0.02% | 0.07% | -0.05% |
| 2016-2021 Annual Rate | -0.17% | -0.08% | -0.13% |
| 2016 Male Population | 48.3% | 48.9% | 49.2% |
| 2016 Female Population | 51.7% | 51.1% | 50.8% |
| 2016 Median Age | 46.7 | 46.2 | 46.0 |

In the identified area, the current year population is 37,936. In 2010, the Census count in the area was 38,059. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 37,684 representing a change of -0.13% annually from 2016 to 2021. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 46.7, compared to U.S. median age of 38.0.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2016 White Alone | 91.4% | 92.4% | 93.5% |
| 2016 Black Alone | 3.9% | 3.3% | 3.0% |
| 2016 American Indian/Alaska Native Alone | 0.7% | 0.7% | 0.5% |
| 2016 Asian Alone | 0.3% | 0.3% | 0.5% |
| 2016 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2016 Other Race | 0.6% | 0.6% | 0.6% |
| 2016 Two or More Races | 3.1% | 2.7% | 1.9% |
| 2016 Hispanic Origin (Any Race) | 2.2% | 2.0% | 1.8% |

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 15.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2000 Households | 3,227 | 4,414 | 15,123 |
| 2010 Households | 3,361 | 4,674 | 15,762 |
| 2016 Total Households | 3,329 | 4,658 | 15,601 |
| 2021 Total Households | 3,287 | 4,619 | 15,437 |
| 2000-2010 Annual Rate | 0.41% | 0.57% | 0.41% |
| 2010-2016 Annual Rate | -0.15% | -0.05% | -0.16% |
| 2016-2021 Annual Rate | -0.25% | -0.17% | -0.21% |
| 2016 Average Household Size | 2.38 | 2.40 | 2.39 |

The household count in this area has changed from 15,762 in 2010 to 15,601 in the current year, a change of -0.16% annually. The five-year projection of households is 15,437, a change of -0.21% annually from the current year total. Average household size is currently 2.39, compared to 2.38 in the year 2010. The number of families in the current year is 10,385 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1102 N Gateway Ave, Rockwood, Tennessee, 37854
Rings: 3, 5, 10 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.88177
Longitude: -84.66070

| | 3 miles | 5 miles | 10 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2016 Median Household Income | \$32,709 | \$34,576 | \$39,301 |
| 2021 Median Household Income | \$31,768 | \$33,856 | \$41,003 |
| 2016-2021 Annual Rate | -0.58% | -0.42% | 0.85% |
| Average Household Income | | | |
| 2016 Average Household Income | \$44,391 | \$46,732 | \$53,727 |
| 2021 Average Household Income | \$47,174 | \$49,955 | \$58,285 |
| 2016-2021 Annual Rate | 1.22% | 1.34% | 1.64% |
| Per Capita Income | | | |
| 2016 Per Capita Income | \$19,177 | \$19,746 | \$22,634 |
| 2021 Per Capita Income | \$20,264 | \$20,980 | \$24,424 |
| 2016-2021 Annual Rate | 1.11% | 1.22% | 1.53% |

Current median household income is \$39,301 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$41,003 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$53,727 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$58,285 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,634 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,424 in five years, compared to \$32,025 for all U.S. households

| Housing | | | |
|------------------------------------|-------|-------|--------|
| 2000 Total Housing Units | 3,550 | 4,835 | 16,763 |
| 2000 Owner Occupied Housing Units | 2,302 | 3,265 | 11,429 |
| 2000 Renter Occupied Housing Units | 925 | 1,148 | 3,694 |
| 2000 Vacant Housing Units | 323 | 422 | 1,640 |
| 2010 Total Housing Units | 3,847 | 5,328 | 18,246 |
| 2010 Owner Occupied Housing Units | 2,238 | 3,284 | 11,462 |
| 2010 Renter Occupied Housing Units | 1,123 | 1,390 | 4,300 |
| 2010 Vacant Housing Units | 486 | 654 | 2,484 |
| 2016 Total Housing Units | 3,860 | 5,364 | 18,373 |
| 2016 Owner Occupied Housing Units | 2,102 | 3,130 | 10,875 |
| 2016 Renter Occupied Housing Units | 1,227 | 1,528 | 4,726 |
| 2016 Vacant Housing Units | 531 | 706 | 2,772 |
| 2021 Total Housing Units | 3,865 | 5,382 | 18,442 |
| 2021 Owner Occupied Housing Units | 2,070 | 3,103 | 10,763 |
| 2021 Renter Occupied Housing Units | 1,216 | 1,516 | 4,674 |
| 2021 Vacant Housing Units | 578 | 763 | 3,005 |

Currently, 59.2% of the 18,373 housing units in the area are owner occupied; 25.7%, renter occupied; and 15.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 18,246 housing units in the area - 62.8% owner occupied, 23.6% renter occupied, and 13.6% vacant. The annual rate of change in housing units since 2010 is 0.31%. Median home value in the area is \$120,325, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 6.49% annually to \$164,747.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.