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Former Sonic - Seymour, TN

FOR LEASE

10642 Chapman Highway
Seymour, TN 37865



Contacts:

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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
419 N Forest Park Boulevard
Knoxville, TN 37919
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Property Details

Name	Former Sonic: FOR LEASE ~ Seymour, TN
Address	10642 Chapman Highway Seymour, TN 37865
Space	1,829 SF +/-
Lot Size	0.80 Acres +/-
Price	**See Agent

Demographic Snapshot *2026 Data

	1 Mile	3 Mile	5 Mile
Population	3,987	18,964	31,684
Average Household Income	$99,458	$105,168	$105,273

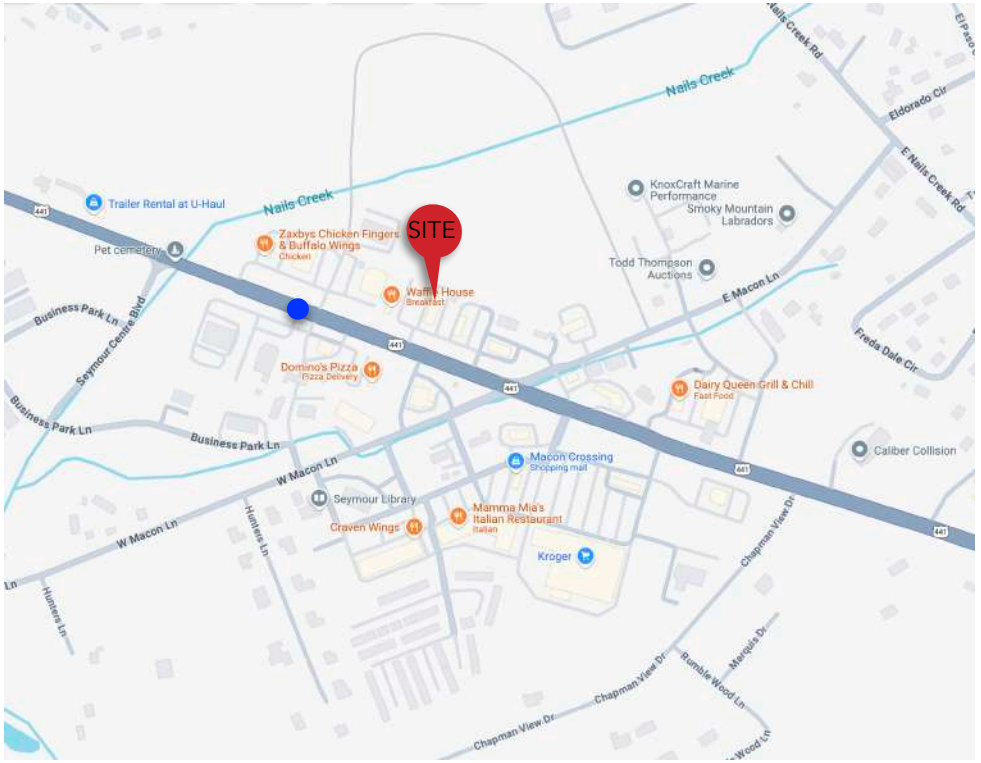
Market Overview

- Property located in Seymour, TN @ Chapman and Macon intersection
- Full access on Chapman Highway
- Additional cross access to traffic light intersection allows for multiple access points
- High growth area with traffic counts of between 21,000 - 22,000 +/- ADT on Chapman Highway
- Regional trade area between Knoxville, Maryville & Sevierville
- Excellent incomes with new neighboring commercial & residential development

Traffic Counts *2025 Data

Chapman Highway	22,119 ADT

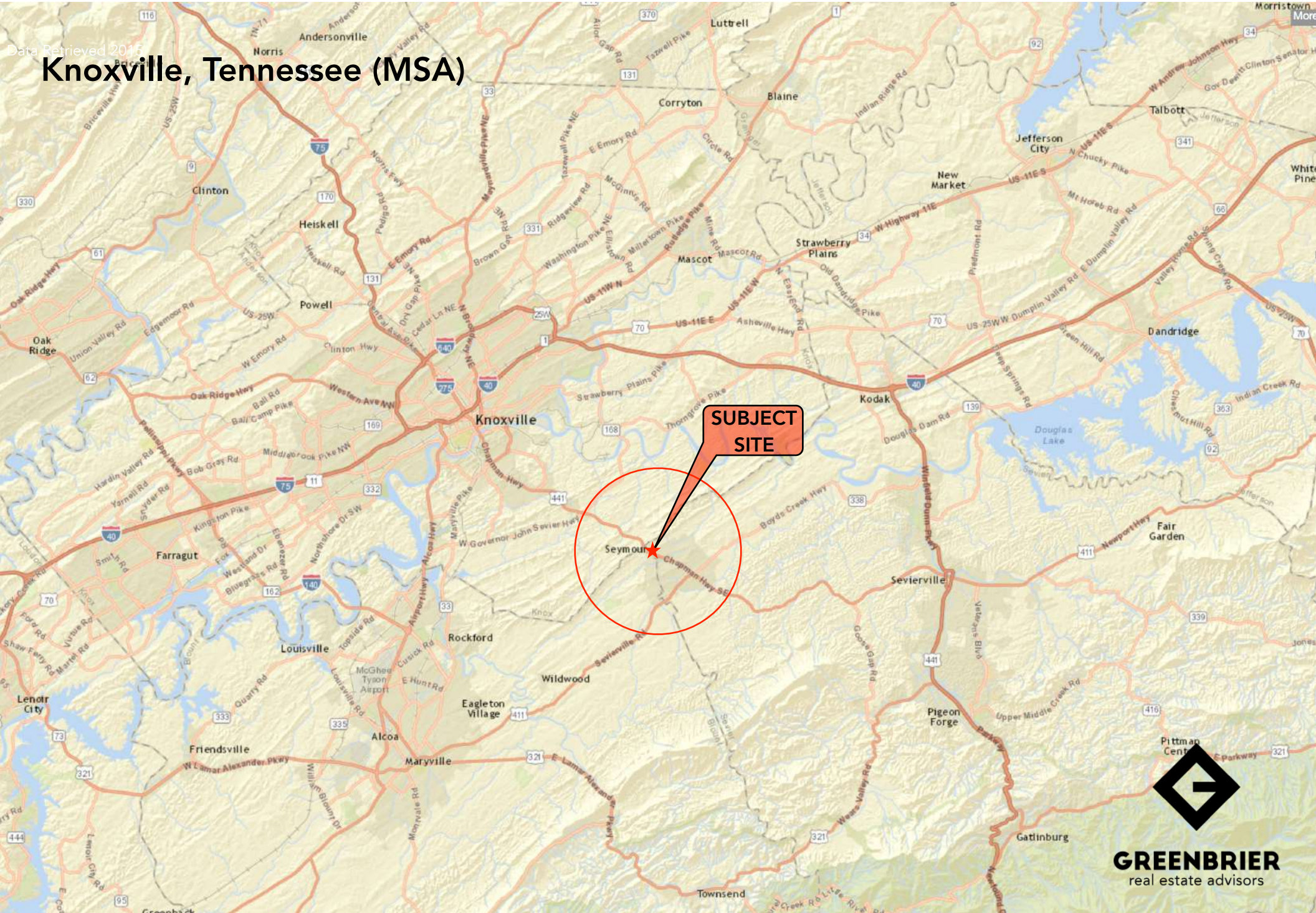
Map



Regional Map

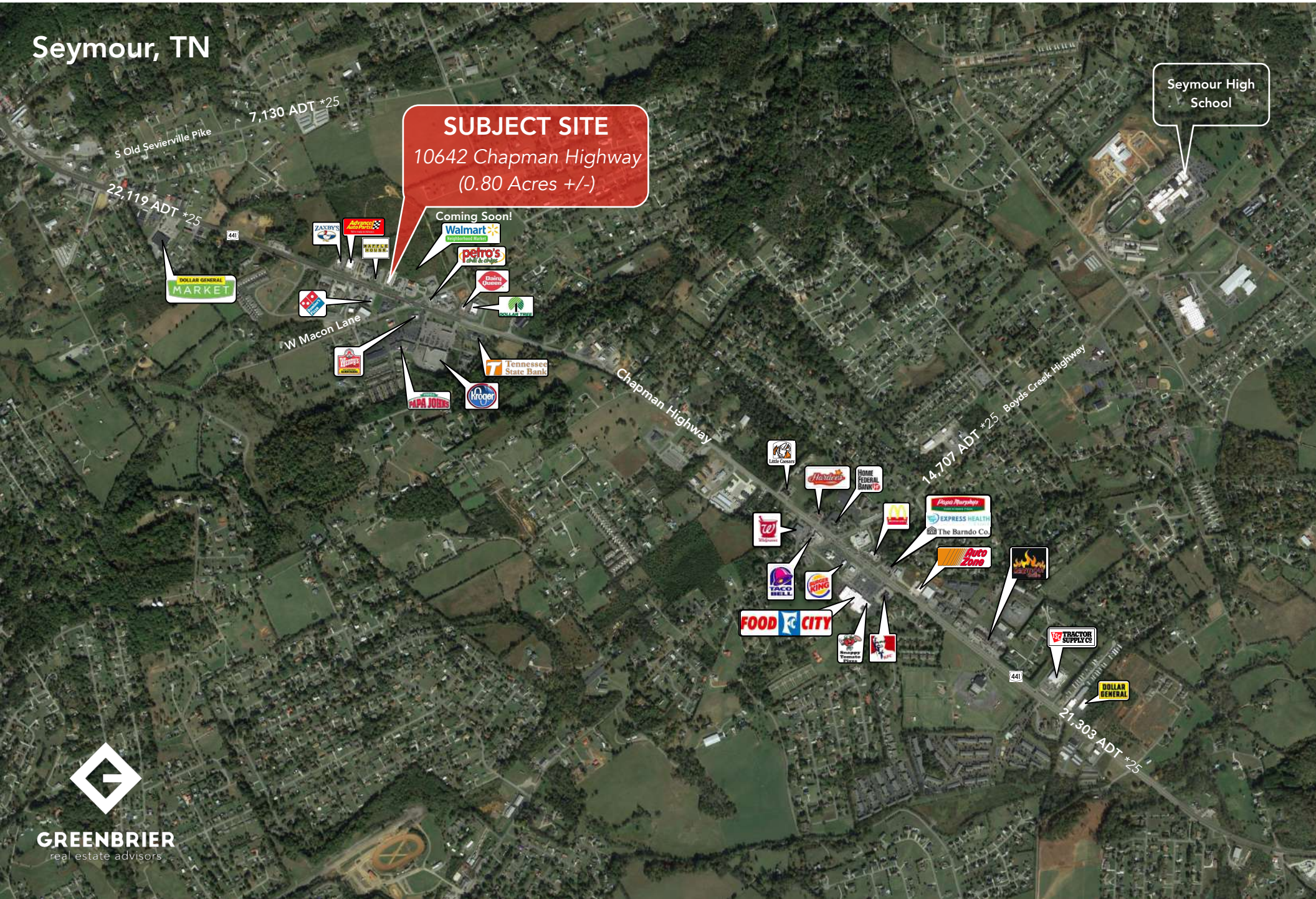
Data Retrieved 2015

Knoxville, Tennessee (MSA)



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Market Aerial



Market Aerial



Close Aerial



Bird's Eye

Looking Northeast



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Bird's Eye

Looking Southeast

Seymour, TN



Exterior Photos





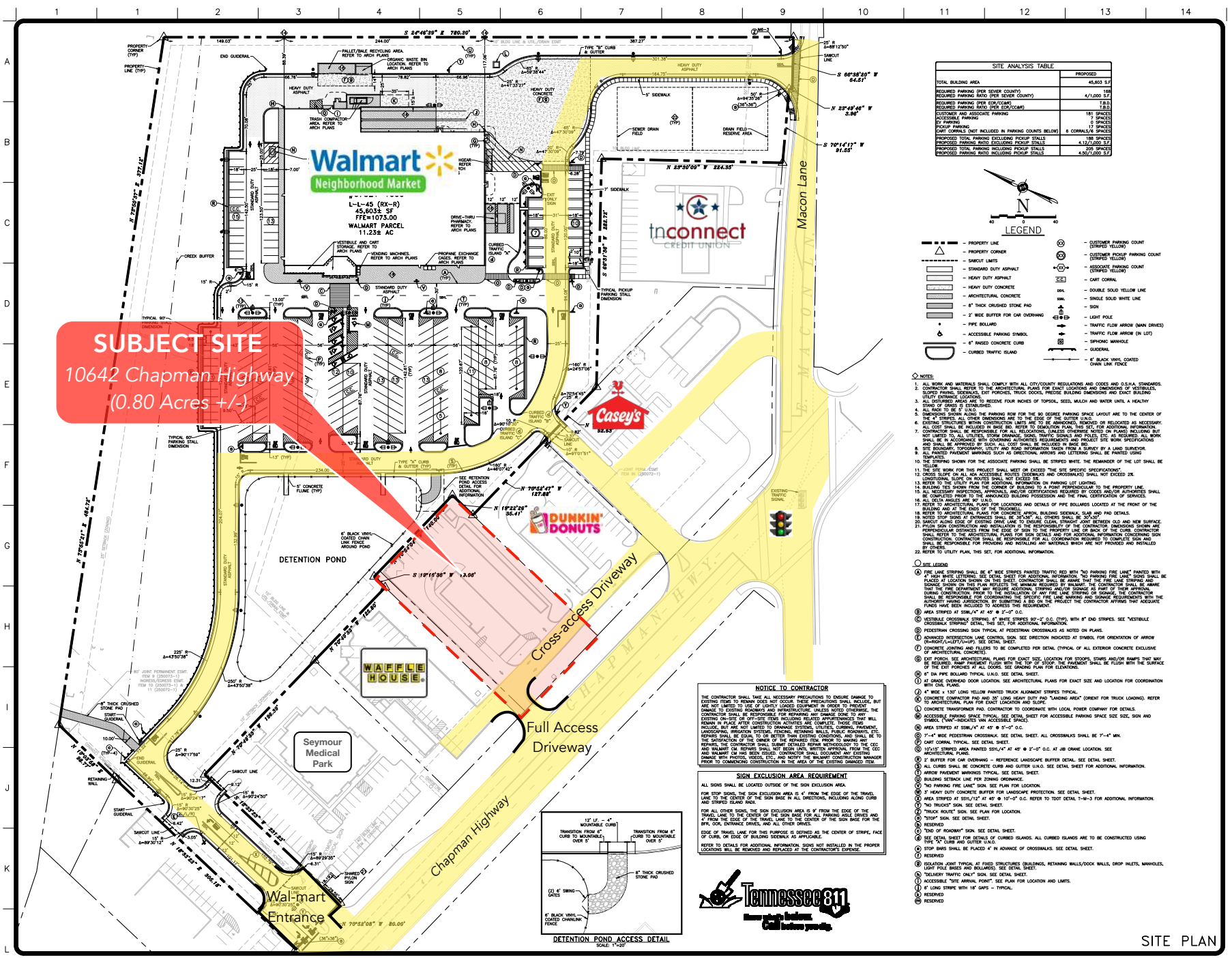




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Site Plan

**Access Highlighted in yellow



SITE ANALYSIS TABLE	
	PROPOSED
TOTAL BUILDING AREA	45,603 S.F.
REQUIRED PARKING (PER SEVIER COUNTY)	168
REQUIRED PARKING RATIO (PER SEVIER COUNTY)	4/1,000 S.F.
REQUIRED PARKING (PER EOR/CCdR)	T.B.D.
REQUIRED PARKING RATIO (PER EOR/CCdR)	T.B.D.
CUSTOMER AND ASSOCIATE PARKING	181 SPACES
ACCESSIBLE PARKING	7 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	17 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	188 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.16/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	205 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.50/1,000 S.F.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 6" THICK CRUSHED STONE PAD
- 2' WIDE BUFFER FOR CAR OVERHANG
- PIPE BOLLARD
- ACCESSIBLE PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- CUSTOMER PICKUP PARKING COUNT (STRIPED YELLOW)
- ASSOCIATE PARKING COUNT (STRIPED YELLOW)
- CART CORRAL
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW (MAIN DRIVES)
- TRAFFIC FLOW ARROW (IN LOT)
- SIPHONIC MANHOLE
- GUIDERAIL
- 6' BLACK VINYL COATED CHAIN LINK FENCE

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 3' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID. REFER TO UTILITY PLAN SET FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND OTHER STRUCTURES INFLUENCING WORK NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THIS SITE WORK FOR FINE PRODUCTS SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".
12. LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE ON ROUTES SHALL NOT EXCEED 5%.
13. REFER TO THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWELL.
18. REFER TO ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. ALL CONCRETE SIDEWALKS SHALL BE 6" THICK UNLESS NOTED OTHERWISE. ALL OTHERS SHALL BE 30"x30".
20. SAWCUT ALONG EDGE OF EXISTING DRIVE LANE TO ENSURE CLEAN, STRAIGHT JOINT BETWEEN OLD AND NEW SURFACE.
21. PYLON SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR. DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE OR BACK OF THE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.
22. REFER TO UTILITY PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

SITE LEGEND

- (A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS ADDITIONAL REQUIREMENTS REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE AUTHORITY HAVING JURISDICTION MAY REQUIRE ADDITIONAL STRIPING AND SIGNAGE. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.
- (B) AREA STRIPED AT SSW/4" AT 45° @ 2'-0" O.C.
- (C) VESTIBULE CROSSWALK STRIPING, 6" WHITE STRIPES 80'-2" O.C. (TYP), WITH 8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL FOR ORIENTATION OF ARROW (R=RIGHT/L=LEFT/U=UP). SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) SEE PORCH, SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT DOORSILL AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.
- (H) 6" DIA PIPE BOLLARD TYPICAL U.N.O. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) CONCRETE COMPACTOR PAD AND 35' LONG HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) AREA STRIPED AT SSW/4" AT 45° @ 5'-0" O.C.
- (O) 7'-4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET. ALL CROSSWALKS SHALL BE 7'-4" MIN.
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET.
- (Q) 10'x15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (W) 5' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) AREA STRIPED AT SSYL/12" AT 45° @ 10'-0" O.C. REFER TO TDOT DETAIL T-M-3 FOR ADDITIONAL INFORMATION.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (a) "STOP" SIGN. SEE DETAIL SHEET.
- (b) RESERVED
- (c) "ONE WAY ROADWAY" SIGN. SEE DETAIL SHEET.
- (d) SEE DETAIL SHEET FOR DETAILS OF CURBED ISLANDS. ALL CURBED ISLANDS ARE TO BE CONSTRUCTED USING TYPE "A" CURB AND GUTTER U.N.O.
- (e) STOP BARS SHALL BE PLACED 4' IN ADVANCE OF CROSSWALKS. SEE DETAIL SHEET.
- (f) RESERVED
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6" LONG STRIPE WITH 18" GAPS – TYPICAL.
- (k) RESERVED
- (m) RESERVED

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, ASPHALT, CURB, CONCRETE, HOUSING, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS, UTILITIES, TURNOUT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

SIGN EXCLUSION AREA REQUIREMENT

ALL SIGNS SHALL BE LOCATED OUTSIDE OF THE SIGN EXCLUSION AREA.

FOR STOP SIGNS, THE SIGN EXCLUSION AREA IS 6' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR ALL PARKING AISLE DRIVES AND 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR THE BFR, DCR, ENTRANCE DRIVES, AND ALL OTHER DRIVES.

EDGE OF TRAVEL LANE FOR THIS PURPOSE IS DEFINED AS THE CENTER OF STRIPE, FACE OF CURB, OR EDGE OF BUILDING SIDEWALK AS APPLICABLE.

REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

Tennessee 811 Know what's below. Call before you dig.

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7586 LIGHTSTONE COMMONS BLVD, SUITE 100, KNOXVILLE, TENNESSEE 37938 (865) 384-0710
TN AUTHORIZATION NO. 3811 TN QUALIFIED CORPORATION

NOT FOR CONSTRUCTION

WALMART NEIGHBORHOOD MARKET #07321-1000
SEYMOUR, TENNESSEE (CHAPMAN HWY. & E. MACON LN.)
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	DPS
CHECKED	JSP
DATE	09/10/2025
SCALE	1"=40'
JOB No.	07321-1000
SHEET	13 OF 28

GREENBRIER
real estate advisors

Survey

RECORD/TITLE COMMITMENT LEGAL DESCRIPTION

Land in Sevier County, Tennessee, and being described as follows, to-wit:

Tract 1:

Land situated in the Ninth (9th) Civil District of Sevier County, Tennessee, being known and designated as "Out Lot 1", on the plan of Resubdivision of Parcel 62.01 for Sonic of Seymour, LLC, of record in Large Map Book LM8, Page 48, Registers Office for Sevier County, Tennessee, and being more particularly bound and described as follows:
Beginning on an iron pin located in the northeastern right of way line of Chapman Highway (U. S. Highway 441). Said iron pin marking a common corner with Out Lot 3 (as shown on plat of record in Large Map Book 7, Page 199, Registers Office, Sevier County, Tennessee;

Thence from said point of beginning, and with the northeastern right of way line of Chapman Highway (U. S. Highway 441), North 71 deg 12 min 41 sec. West 130.00 feet to an iron pin; thence leaving said right of way line of Chapman Highway, North 18 deg 56 min 26 sec East 250.00 feet to an iron pin; thence South 71 deg 12 min 41 sec East 130.00 feet to an iron pin; thence South 18 deg 56 min 26 sec West 35.50 feet to an iron pin marking; a common corner with Out Lot 3; thence continuing with the line of Out Lot 3, South 18 deg 56 min 26 sec West 214.50 feet to the point of beginning, containing 0.75 acre more or less, as shown on plat of survey or David L. Hurst, RLS #1885, dated April 9, 2007, entitled "Resubdivision of Parcel 62.01 for Sonic of Seymour, LLC." The address of the surveyor is Michael Brady, Inc. 299 N. Weisgarber Road. Knoxville, Tennessee 37919.

Tract 2:

Together with rights benefiting the property in and to the joint use of the non-exclusive easement for ingress and egress over and across the "30 foot access easement" and the "joint permanent easement" leading to Chapman Highway (U. S. Highway 441) as shown and depicted on the plat of record in Plat Book P39, Page 141, Registers Office for Sevier County, Tennessee.

Tract 3:

Also together with rights benefiting the property in and to the Frontage Road Easement and Maintenance Agreement of record in Book 2871, Page 347, Register's Office for Sevier County, Tennessee, and the Access Easement and Maintenance Agreement of record in Book 3509, Page 641, Register's Office for Sevier County, Tennessee.
Being the same property conveyed to James J. Collings and Desiree D. Collings by Special Warranty Deed from Peter Hanny Brenn, Trustee of the Peter Hanny Brenn Separate Property Trust, dated 01/28/2022, of record in Book 6013, Page 786, Register's Office for Sevier County, Tennessee.

NOTES CORRESPONDING TO SCHEDULE B-2

CROSS-REFERENCED ON DRAWING AS: #

9. All matters shown on the plat of record in Plat Book P32, Page 12, and re-subdivided in Plat Book LM7, Page 199, Plat Book LM8, Page 48, Plat Book LM8, Page 108, and Plat Book P39, Page 141, in the Register's Office for Sevier County, Tennessee. (RELATED MATTERS, IF ANY, SHOWN HEREON)

10. Restrictions as set out in Deed of record in Book 2800, Page 563, in the Register's Office for Sevier County, Tennessee. (SUBJECT PROPERTY DESCRIBED – RESTRICTIONS TO BE IN EFFECT UNTIL THE 17TH OF APRIL, 2037.)

11. Easement Grant and Agreement of record in Book 10, Page 308, in the Register's Office for Sevier County, Tennessee.(EASEMENT DOES NOT SERVE, IS NOT LOCATED ON, OR ACROSS SUBJECT PROPERTY)

12. Slope Easement Agreement of record in Book 2733, Page 100, in the Register's Office for Sevier County, Tennessee. (TEMPORARY EASEMENT WAS ABANDONED UPON COMPLETION OF GRANTEE'S DEVELOPEMENT)

13. Frontage Road Easement and Maintenance Agreement of record in Book 2871, Page 347, in the Register's Office for Sevier County, Tennessee. (SHOWN HEREON)

14. Subject to Utility and Drainage Easement as set out in Deed of record in Book 332, Page 210, in the Register's Office for Sevier County, Tennessee. (SUBJECT PROPERTY IS A PORTION OF TRACT 2 – SEE 10' U/D ESMT. ALONG FRONTAGE)

15. Subject to Joint Permanent Non-Exclusive Easement as set out in Deed of record in Book 1137, Page 783, in the Register's Office for Sevier County, Tennessee. (EASEMENT IS NOT LOCATED ON OR ACROSS SUBJECT PROPERTY)

16. Subject to Non-Exclusive Easement for ingress and egress as set out in Deed of record in Book 2800, Page 563, and restated in Book 5193, Page 347, Book 5267, Page 490, and Book 6013, Page 786, in the Register's Office for Sevier County, Tennessee. (SEE ITEM NO. 13)

17. Access Easement and Maintenance Agreement of record in Book 3509, Page 641, in the Register's Office of Sevier County, Tennessee. (SHOWN HEREON)

18. Rights of others under the terms and conditions contained in the Memorandum of Lease executed between HGC Limited Partnership, a Tennessee limited partnership as "Lessor" and Pilot Corporation, a Tennessee corporation as"Lessee" of record in Book 2716, Page 715, Register's Office for Sevier County, Tennessee. (MATTERS ARE NOT SURVEY RELATED.)

First Modification of Lease and Memorandum of Lease recorded in Book 2800, Page 566, Register's Office for Sevier County, Tennessee. (MATTERS ARE NOT SURVEY RELATED.)

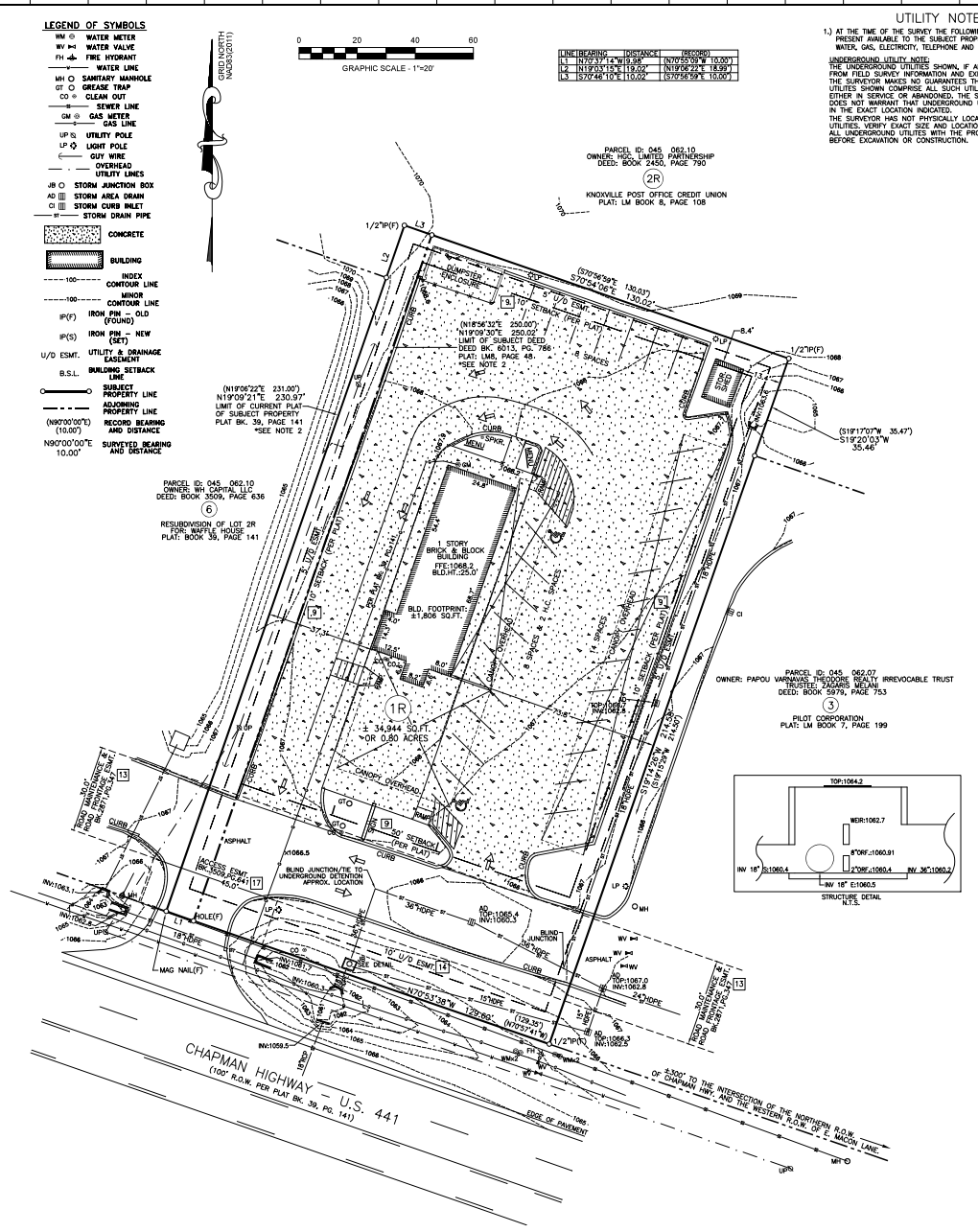
Second Modification of Lease and Memorandum of Lease of record in Book 2906, Page 561, Register's Office for Sevier County, Tennessee. (MATTERS ARE NOT SURVEY RELATED.)

Third Modification of Lease and Memorandum of Lease of record in Book 3563, Page 636, Register's Office for Sevier County, Tennessee. (MATTERS ARE NOT SURVEY RELATED.)

19. Rights of others under the terms and conditions contained in the Memorandum of Lease executed between SD RealEstate Holdings, LLC, a Delaware limited liability company as "Landlord" and SD-Missouri, LLC, a Delaware limitedliability company as "Tenant" of record in Book 5267, Page 485, Register's Office for Sevier County, Tennessee. (MATTERS ARE NOT SURVEY RELATED.)

LEGEND OF SYMBOLS

- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- WATER LINE
- MH — SANITARY MANHOLE
- GT — GREASE TRAP
- CO — CLEAN OUT
- SEWER LINE
- GM — GAS METER
- GAS LINE
- UP — UTILITY POLE
- LP — LIGHT POLE
- GUY WIRE
- OVERHEAD UTILITY LINES
- JB — STORM JUNCTION BOX
- AD — STORM AREA DRAIN
- CI — STORM CURB INLET
- ST — STORM DRAIN PIPE
- CONCRETE
- BUILDING
- 100 — INDEX CONTOUR LINE
- 100 — MINOR CONTOUR LINE
- IP(F) — IRON PIN – OLD (FOUND)
- IP(S) — IRON PIN – NEW (SET)
- U/D ESMT. — UTILITY & DRAINAGE EASEMENT
- B.S.L. — BUILDING SETBACK LINE
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- (N90°00'00"E) (10.00') — RECORD BEARING AND DISTANCE
- N90°00'00"E 10.00' — SURVEYED BEARING AND DISTANCE

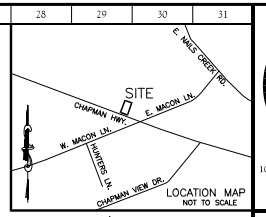


LINE	BEARING	DISTANCE	(RECORD)
L1	N70°57'38"W	19.98'	(N70°55'09"W 19.00')
L2	N19°03'14"E	19.02'	(N19°06'22"E 18.99')
L3	S70°46'10"E	10.02'	(S70°56'59"E 10.00')

UTILITY NOTES

1.) AT THE TIME OF THE SURVEY THE FOLLOWING UTILITIES WERE PRESENT AVAILABLE TO THE SUBJECT PROPERTY: SANITARY SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION

UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



Surveyor's Certification

To: WRE Acquisitions, LLC, James J. Collings and Desiree D. Collings; Stewart Title Guaranty Company, and Stewart Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 3/20/2025.

Date of Plat or Map: 4/1/2025

Howard T. Dawson, RLS 1301

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.
--G.P.S. RECEIVER INFO.: FOIF A90
--G.P.S. SURVEY TYPE: REAL-TIME KINEMATIC(NETWORK)
--ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD88 DATUM (GEOID18).
--NEAREST BASE INFO.: TDOT CORS BASE ID TN10 PUBLISHED BASE POSITION NAD83(CORS96).EPOCH2002.0
LATITUDE = 35° 51' 57.94883" N
LONGITUDE = 83° 33' 29.17304" W
ELLIPSOID HEIGHT = 259.013 M
COMBINED SCALE FACTOR = 0.99992110
--DATA COLLECTED ON: 3/20/2025
THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF SITE, INC.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAP (FIRM) 47155C0070E, LAST REVISED MAY 18, 2009, THE PROPERTY DOES NOT LIE WITHIN IN A SPECIAL FLOOD HAZARD ZONE AND IS DETERMINED TO BE IN ZONE "X".
BASE FLOOD ELEVATION: N.A.

ZONING INFORMATION

-NO ZONING REPORT AND/OR LETTER HAS BEEN PROVIDED FOR THE PREPARATION OF THIS SURVEY.
-PROPERTY IS ZONED "C-2" PER CURRENT STATE MAPPING DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.

PARKING DETAIL

8 REGULAR SPACES (UNCOVERED)
22 REGULAR SPACES UNDER CANOPY
2 HANDICAP SPACES UNDER CANOPY
TOTAL PARKING SPACES = 32

STATEMENT OF ENCROACHMENTS

AT THE TIME OF THIS SURVEY NO EVIDENCE OF ENCROACHMENTS ONTO OR OFF OF THE SUBJECT PROPERTY WERE OBSERVED.

STATEMENT OF ACCESS

PROPERTY HAS DIRECT PHYSICAL ACCESS TO THE PUBLIC RIGHT-OF-WAYS OF CHAPMAN HWY.(U.S. 441) AND MACON LN. VIA ACCESS RIGHTS OF RECORD UNDER BOOK 2871 PAGE 347 & BOOK 3509, PAGE 641.

MISCELLANEOUS NOTES

1. SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. THIS SURVEY WAS PREPARED WITH REFERENCES MADE TO TITLE COMMITMENT OF STEWART TITLE GUARANTY COMPANY, ISSUED BY STEWART TITLE COMPANY, COMMITMENT NO. 2573157 WITH AN EFFECTIVE DATE OF MARCH 17, 2025 AT 8:00 AM.
   --THE SUPPLIED TITLE COMMITMENT AND SUBJECT DEED OF RECORD UNDER DEED BK. 6013, PAGE 786 DESCRIBES OUTLOT 1 AS SHOWN ON PLAT OF RECORD UNDER LM8, PAGE 48. HOWEVER, THE SUBJECT PROPERTY WAS RESUBDIVIDED UNDER PLAT BOOK 39, PAGE 141 INTO LOT 1R. NO DEED HAS BEEN FOUND OR SUPPLIED TO INCLUDE THE ADDITIONAL 10 FOOT WIDE STRIP OF PROPERTY ADDED TO THE SUBJECT PROPERTY BY SAID PLAT.
3. THIS SURVEY DOES NOT WARRANT TITLE.
4. SUBJECT PROPERTY IS IDENTIFIED AND REFERENCED AS:
   --SEVIER CO., TN PARCEL ID: 045 062.06
   --DEED REF.: BOOK 6013, PAGE 786
   --LOT 1R OF RESUB. OF LOT 2R FOR WAFFLE HOUSE "LOT 6" --PLAT REF.: BOOK P39, PAGE 141
5. AT THE TIME OF THIS SURVEY THERE WAS NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED OR AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY THERE WAS NO OBERSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
7. NO EVIDENCE OF WETLAND MARKINGS OR DELINEATIONS WERE OBSERVED DURING THE PREPARATION OF THIS SURVEY.
8. PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD UNDER DEED BK. 2800, PAGE 563.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 250029-A

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE COMMERCE
TENNESSEE NO. 1301

ALTA/NSPS Land Title Survey for

WRE Acquisitions, LLC

10642 Chapman Hwy, Seymour, TN 37865
Civil District No. 9 of Sevier County, Tennessee
Current Owner: James J. & Desiree D. Collings, 1616 Addison Road, Palos Verdes Estates, CA 90274

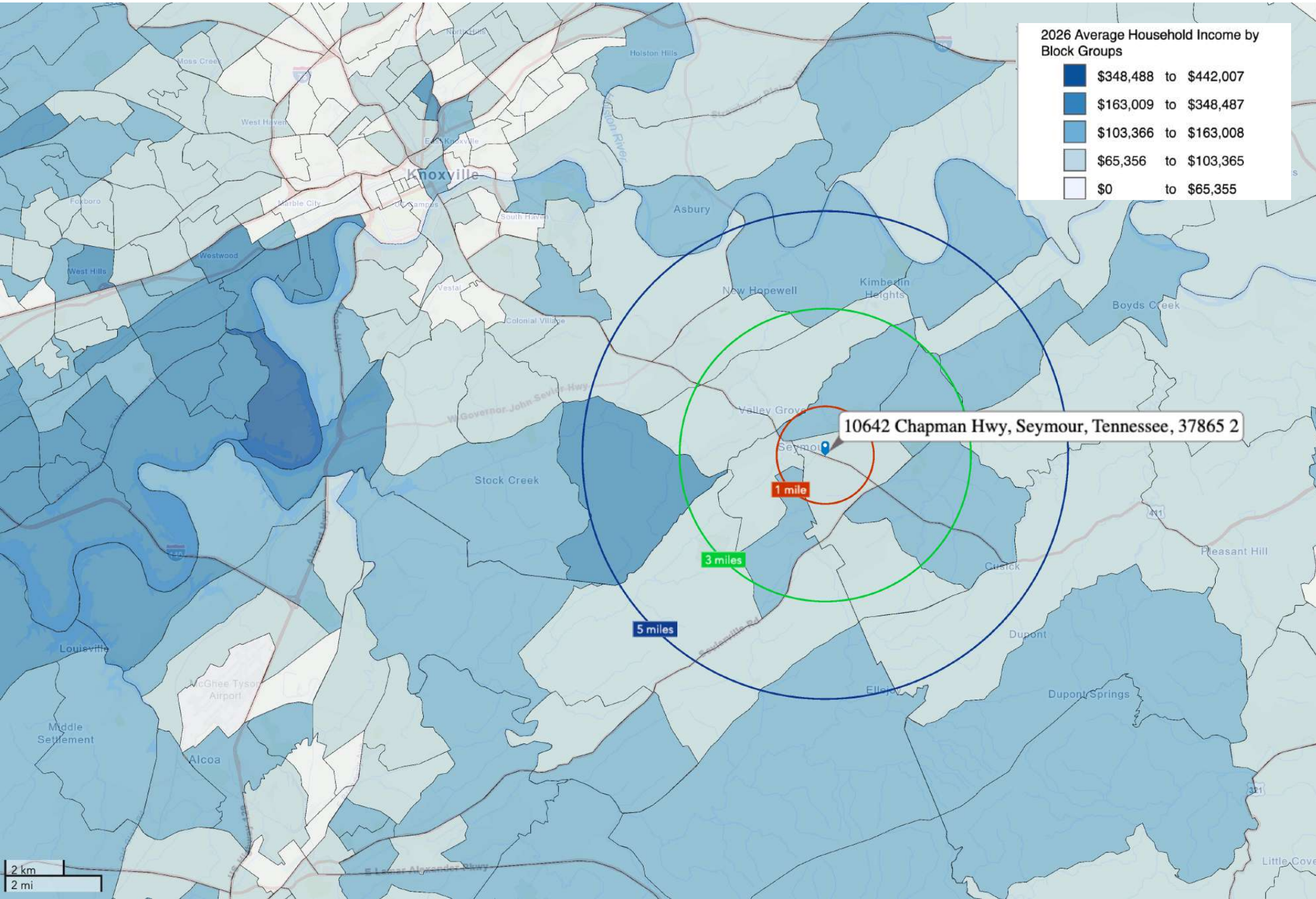
REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 4-3-2025
SITE PROJECT #: ...
FILE: 250029-A

ALTA

Income Map


2026 Average Household Income by Block Groups
$348,488 to $442,007
$163,009 to $348,487
$103,366 to $163,008
$65,356 to $103,365
$0 to $65,355
10642 Chapman Hwy, Seymour, Tennessee, 37865 2
1 mile
3 miles
5 miles
Knoxville
Asbury
New Hopewell
Kimberlin Heights
Boyds Creek
Stock Creek
Seymour
Pleasant Hill
Cusick
Dupont
Dupont Springs
Louisville
Middle Settlement
Alcoa
McGhee Tyson Airport
Westwood
West Hills
Holston Hills
Valley Grove
2 km
2 mi

GREENBRIER real estate advisors

Demographic Summary

(5 Mile Radius)

KEY FACTS

31,684
2026 Total Population (Esri)

2.5
Average Household Size

44.1
2026 Median Age (Esri)

$83,457
Median Household Income

EDUCATION

6%
No High School Diploma

36%
High School Graduate

30%
Some College

28%
Bachelor's/Grad/Prof Degree

2026 Daytime Population	
2026 Total Daytime Population	23,906
2026 Daytime Population: Workers	8,156
2026 Daytime Population: Residents	15,750

BUSINESS

730
2026 Total Businesses (NAICS)

6,306
2026 Total Employees (NAICS)

EMPLOYMENT

66%
White Collar

22%
Blue Collar

12%
Services

3.8%
Unemployment Rate

10642 Chapman Hwy, Seymour, Tennessee, 37865



Average Household Income

$105,273
2026 Average Household Income

Total Retail Sales

$1,004,833,673
2026 Total Sales (NAICS)