

Glen Alpine Mixed-Use Development

2180 N. Charles G. Seivers Blvd., Clinton, TN



14-Acre Mixed-Use Development

Phase I

- Road Improvements
- Glen Alpine Shops – 10k sq. ft. retail center
- Out parcels for single tenant users – restaurants/retail

Phase II

- Retail, office, hotel, apartments

Demographics	15 Minute Drive
2017 Population	37,134
2017 Combined Total Population	52,448
2017 Average Household Income	\$56,992

- Approximately 31,000 VPD daily traffic count in front of site
- Strong daytime population within trade area drawing from a large radius
- Clinton Industrial Parks employ 6,200+ people
- Centrally located between Campbell, Scott, and Knox County with Hwy 61 acting as a major East/West Artery in Anderson County



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Trade Area

Within a 15-minute drive of site



Company	Local Employees
SL Tennessee	1,300
County of Anderson	963
Eagle Bend Manufacturing	850
Aisin	800
Walmart	661
Magna Cosma Chassis Group	600
East Tennessee Community Svcs	580
East Tennessee Human Resources	450
Techmer PM	400
A & S Building Systems Inc.	300
CTP Transportation Products LLC	276
Link- Belt Products	263

Nearby is the I-75 Industrial Park, currently boasting a total of 2,500 employees: 1,300 at SL Tennessee with projected growth to 1,800 by 2020, 800 at Aisin who are at full capacity and discussing expansion, Powder Cote II with 190 employees, MAG-USA with 80 employees, Hoosier Tire with 6 employees and The Dept. of Children's Services with 200 employees.

Tennova Healthcare has expanded their services at the entrance of I-75 Park with Tennova Women's Care, Tennova Primary Care, Tennova Outpatient Rehabilitation Services and Tennova Wound Healing Center joining Anderson Heart Physicians and Tennova Foot & Ankle. Additional property has been purchased for future expansion.

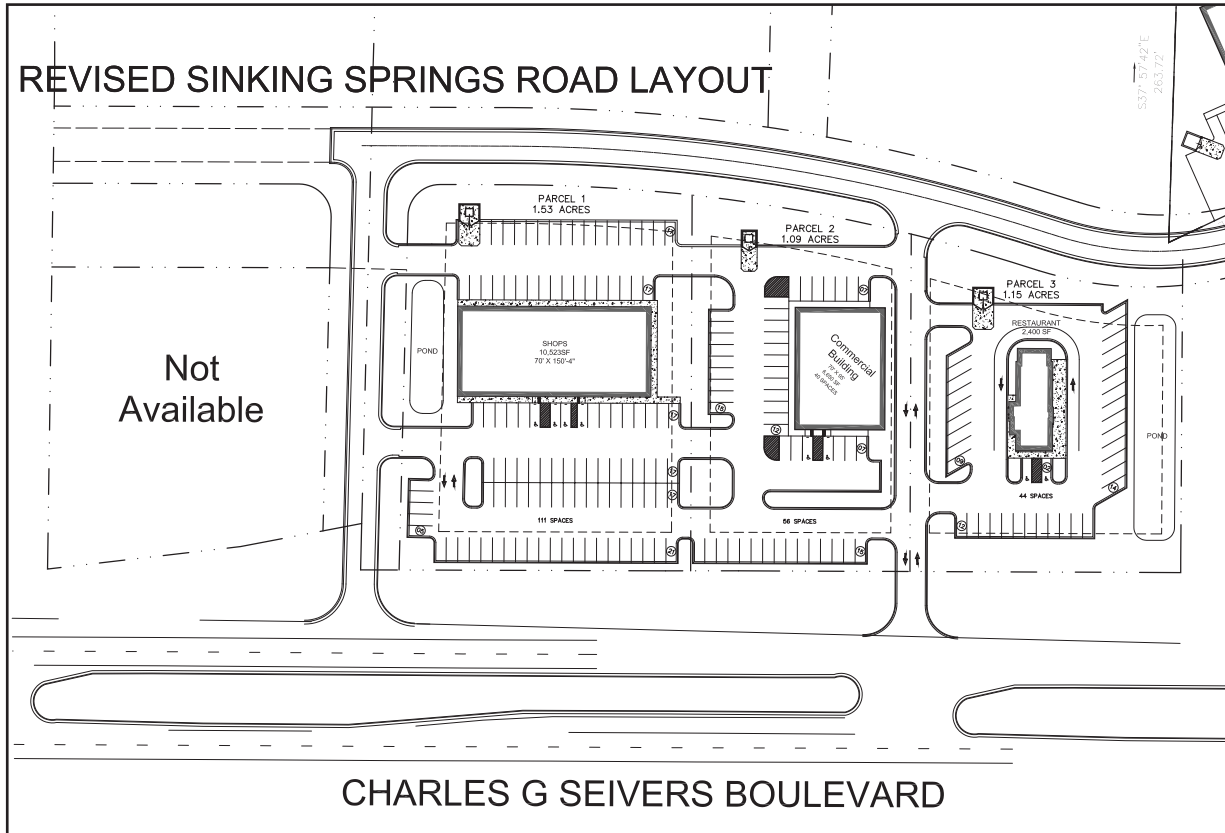
The David Jones Industrial Park, located near Norris, has over 400 employees. Clayton Homes is their largest employer with 225 employees.

Clinton also has another industrial park located in South Clinton – Carden Farm Industrial Park. Dura-Line moved to this park in 2015 and currently has 90 employees. PolyOne Corporation is also located here with over 100 employees.

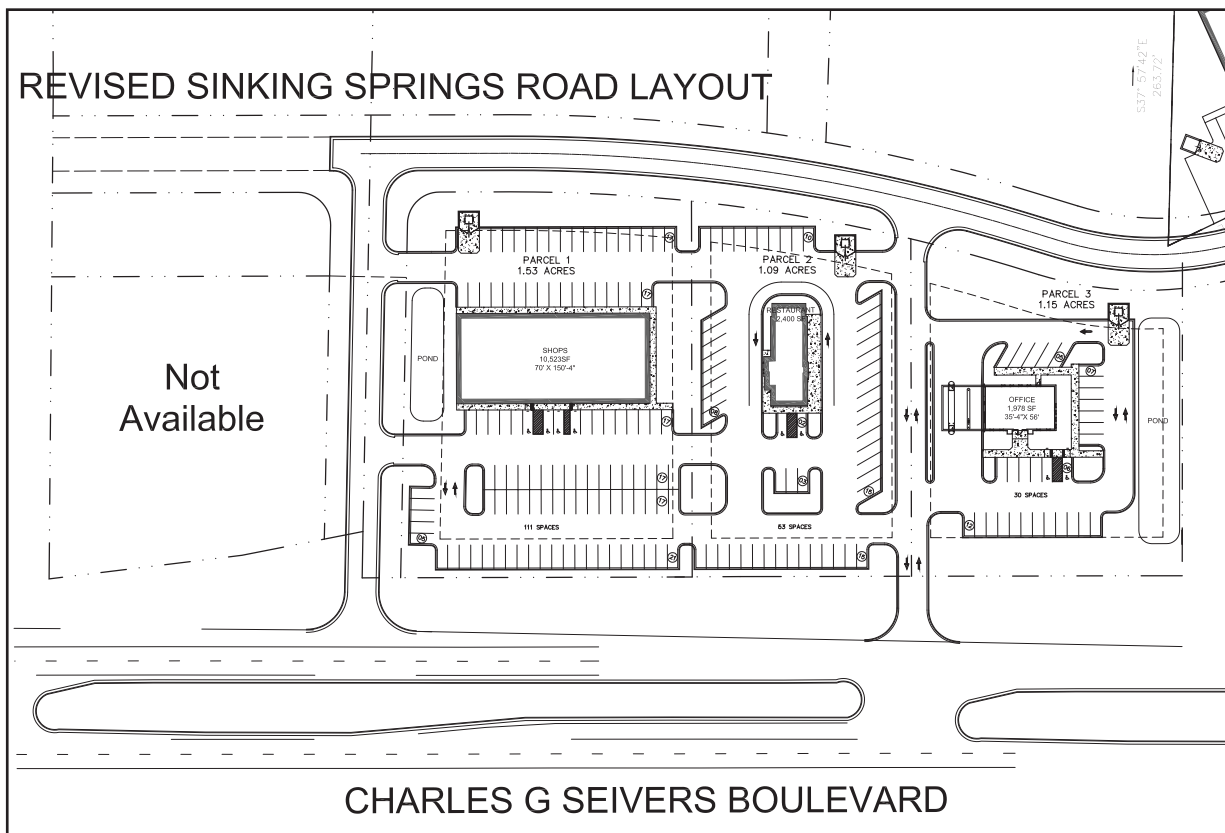
The Museum of Appalachia is a major tourist attraction, located between the interstate and Norris. The Museum, a Smithsonian affiliate, hosts approximately 30,000 at their annual Tennessee Homecoming. The Museum is open most every day of the year. The Chamber's Clinch River Antique Festival draws over 10,000 people to downtown Clinton on the second Saturday in October every year.



Conceptual Site Plan I



Conceptual Site Plan I B



Conceptual Site Plan

