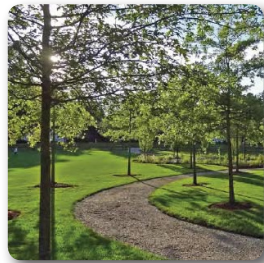


# SpringBrook FARM



*Suburban farm to table development in a beautiful, historic setting*

Retail | Residential | Multi-Family | Office | Hospitality

Koella  
RM Moore



# SpringBrook FARM



Springbrook Farm is a farm-to-table based suburban development in a beautiful, historic setting.

Located in Alcoa, Tennessee, mixed-use development will serve as the City of Alcoa's vibrant, new downtown center.

Springbrook Farm is situated adjacent to the McGee Tyson Airport which is 14 miles south of Knoxville.

Retail | Residential | Multi-Family | Office | Hospitality

As the site of the former Alcoa, Inc. West Plant, this once industrially used property is well positioned as one of the state's premier locations with redevelopment potential for commerce at a regional scale.

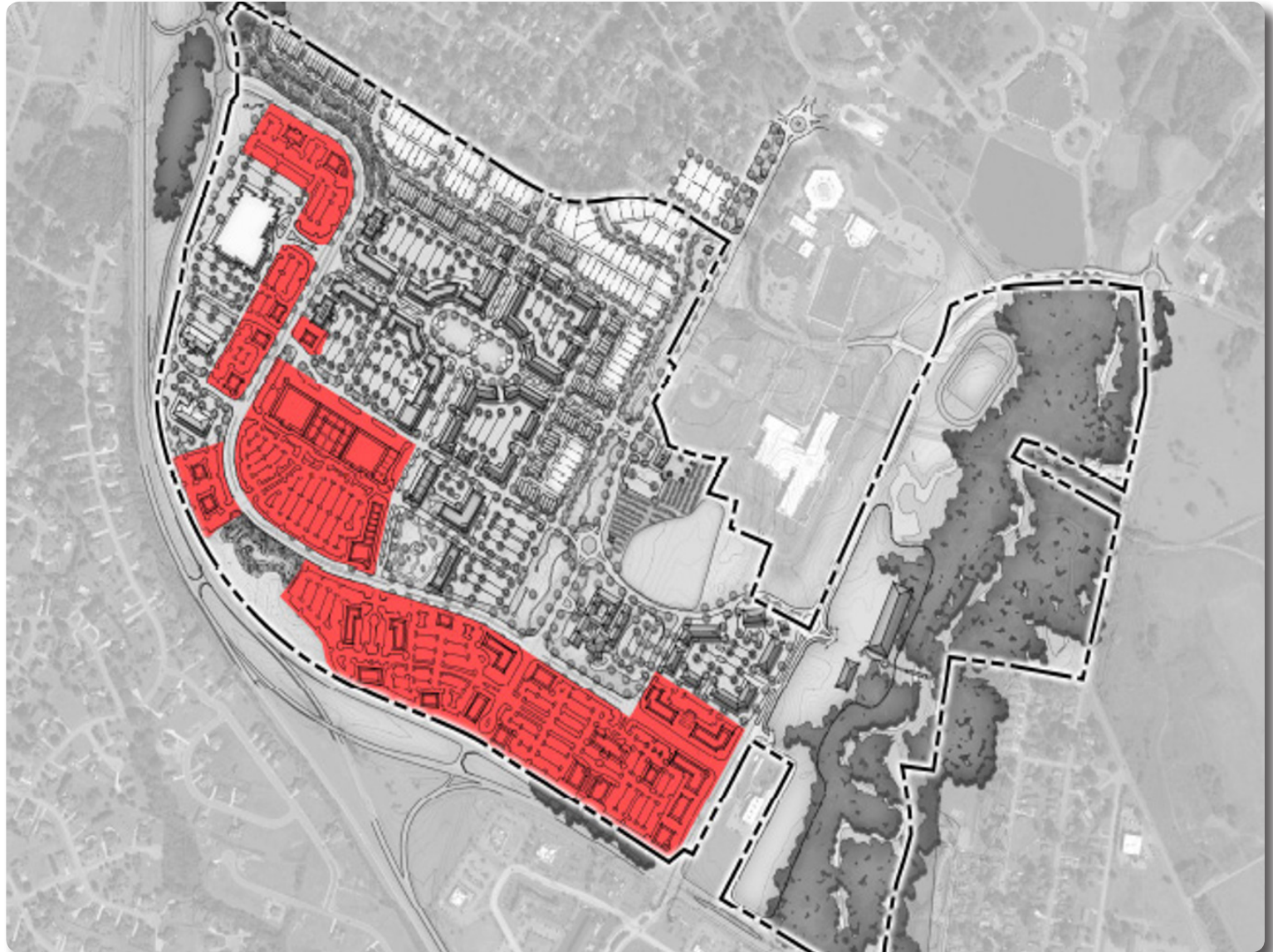
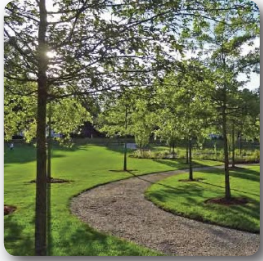
The City of Alcoa in fact has long envisioned this property as a unique opportunity to establish a new commercial and civic hub, with residential opportunities, as part of an area designated for more compact mixed-use development activities



Vision Map

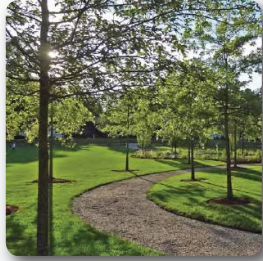


Retail Segment



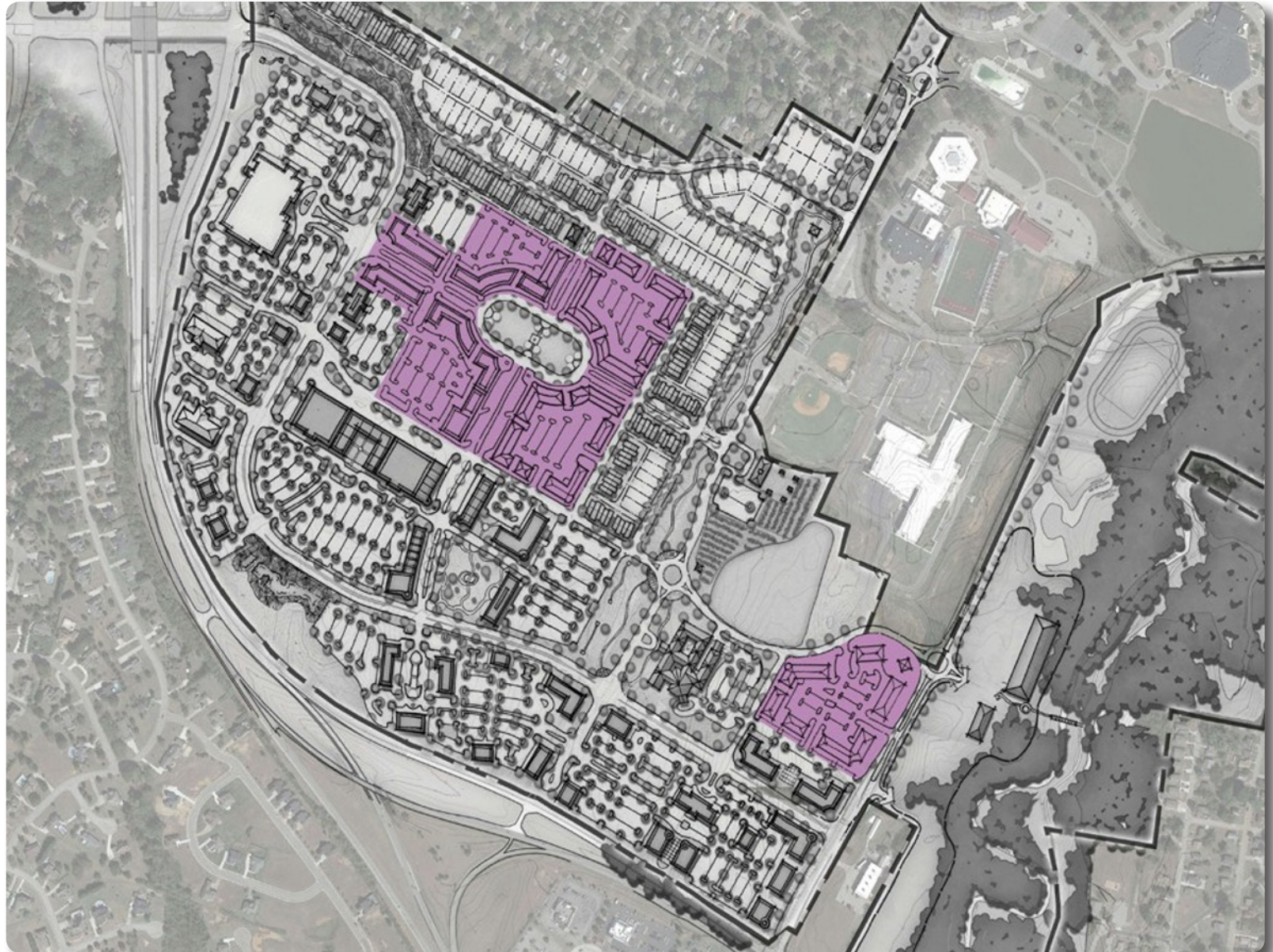
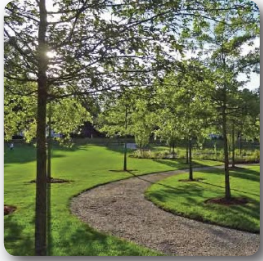


Residential Segment



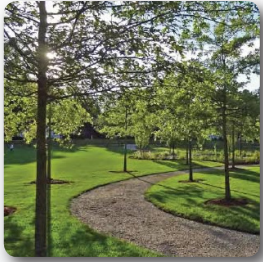


Multi-Family Segment



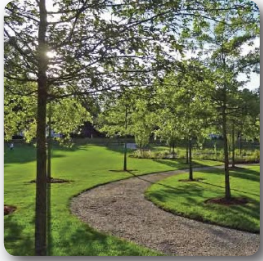


Office Segment





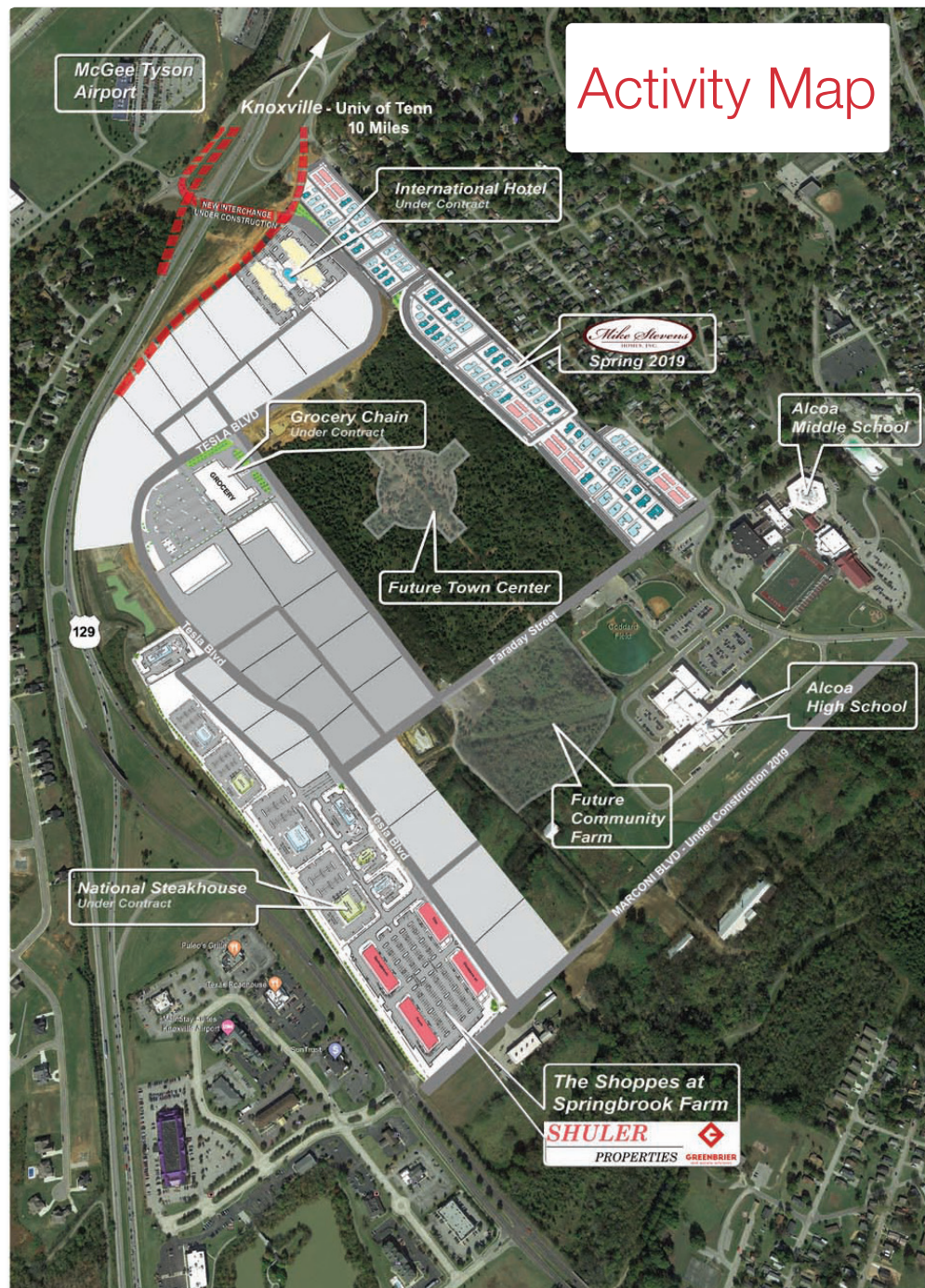
Hospitality Segment





# Springbrook FARM

Retail | Residential | Multi-Family | Office | Hospitality



## 300+

Acre Mixed-Use Development

## 240\*

Hotel Rooms

## 500\*

Multi-Family Units

## 285\*

Single Family Homes

## 697,000

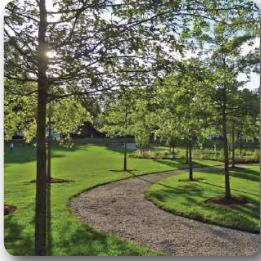
Retail Square Feet

\*Estimated Unit Count

**NAI** Koella  
RM Moore



Improvements to U.S. 129 / State Route 115 from Hall Road to Hunt Road in Alcoa, TN.



- The section between Hall Road and Hunt Road will be reconstructed as a six-lane, access-controlled facility.
- A new interchange at Tyson Boulevard will provide access to McGhee Tyson Aviation area, Hunt Road, and Springbrook Farm.
- A new pedestrian greenway will be constructed along the Hunt Road Bridge, connecting Mills Street, Hunt Road, and Ambrose Street.

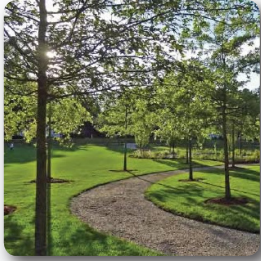




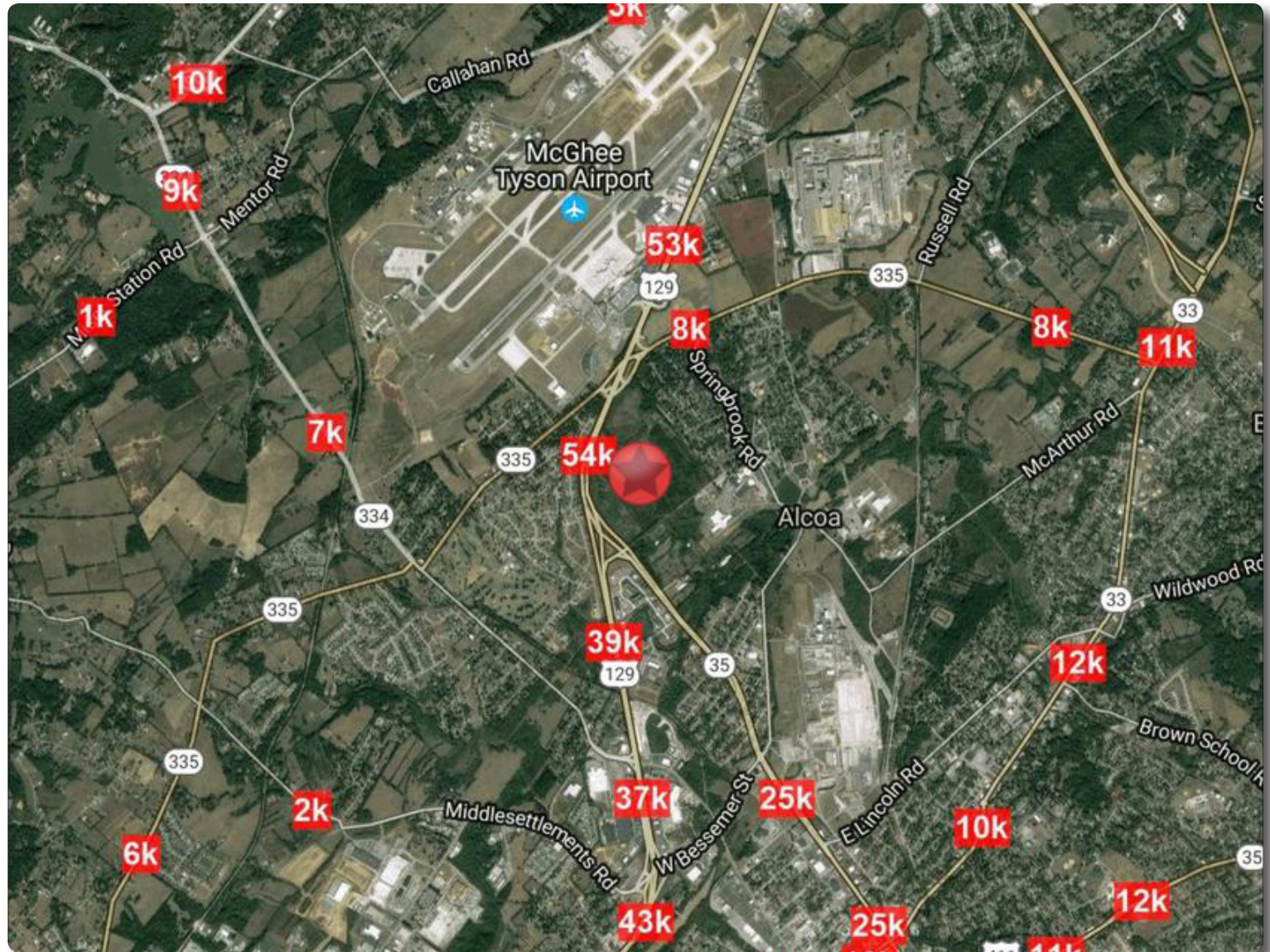
## Retailer Map



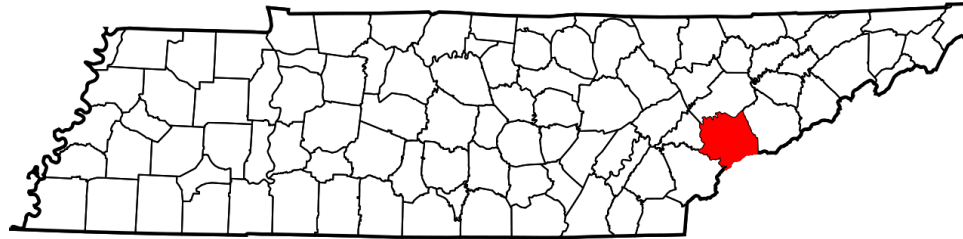
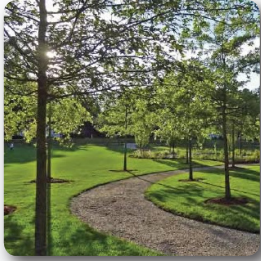




Traffic Count Map





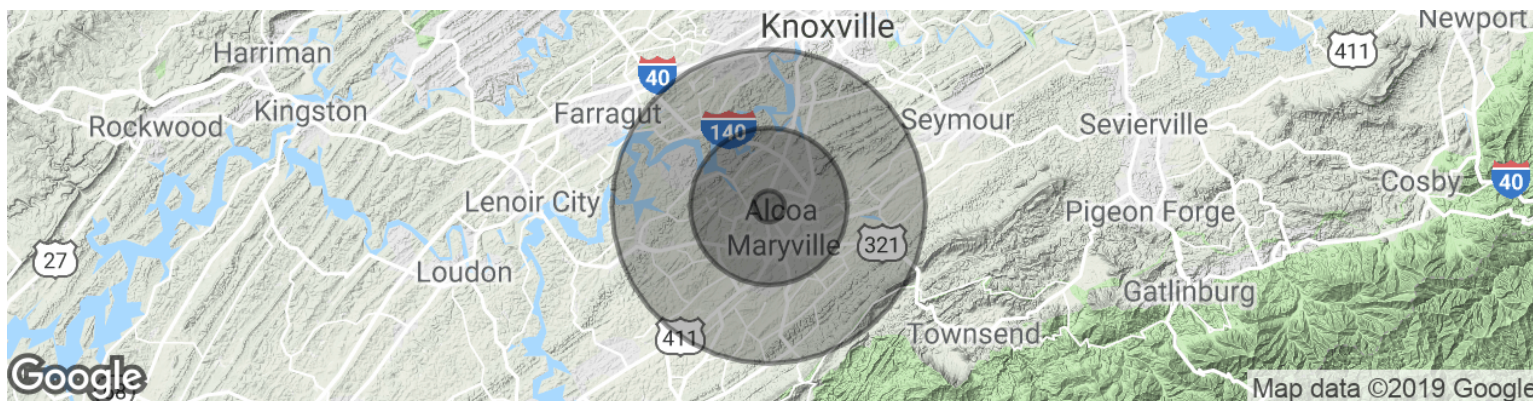


**BLOUNT**  
COUNTY  
TENNESSEE

- Blount County, one of the oldest counties in Tennessee, was established in 1795 when the territorial legislature separated from Knox County. The count was names for William Blount, governor of the territory of the US south of the Ohio River. It is situated in the eastern portion of Tennessee and borders the Great Smoky Mountains National Park. Blount county is hometo 6 incorporated cities - Alcoa, Friendsville, Louisville, Maryville, Rockford, and Townsend. The county has more than 120,000 Citizens
- Blount County's population is predominantly the ages of 25-45
- The are more than 25 Miles of greenway trails in the community
- Blount County covers an area of 584 square miles, an elevation of 989 feet above sea level and it's located near the geographic center of the eastern US and is within 500 miles of approximately 50 percent of the U.S population
- The county is served by several major highways: US Highway 129, 411, and 321, as well as State Route I-140, 33, 95, and State Highway 73 leading directly into the Great Smoky Mountains National Park
- There are three public school systems in the county. Several higher education facilities are in the area as well. Maryville College is a small liberal arts college located on 370 acres in Maryville. Pellissippi State is a community college that supports continuing education for Knox and Blount counties. The University of Tennessee at Knoxville is located just 14 miles from Alcoa.
- Blount County has more than 100 manufacturing plants. The largest employers are the Aluminum Company of America, Denso Manufacturing Tennessee, Inc and Blount Memorial Hospital
- It is estimated that nearly 10 million people visit the Smoky Mountains each year which is the highest visitation of any of the nations's national parks
- There is an abundance of outdoor recreation activities with five area lakes and area to enjoy hiking, rock climbing, fly and bass fishing
- Blount County has a variety of space available for conferences, meetings, and other business functions.



## Demographics

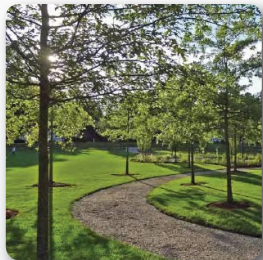


### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,033	58,597	176,778
Median Age	42.4	37.9	39.4
Median Age (Male)	43	36.4	38.4
Median Age (Female)	42.7	38.4	40.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	856	23,576	71,370
# of persons per HH	2.4	2.5	2.5
Average HH income	\$52,580	\$55,964	\$75,915
Average house value	\$159,697	\$173,614	\$220,001







**Maribel Koella, CCIM,  
SIOR, FRICS, CRE**

Principal Broker/Director

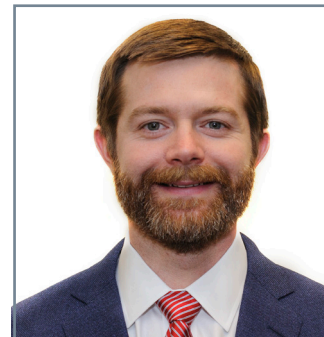
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As Principal Broker of NAI Koella | RM Moore, Maribel Koella is the driving force behind Knoxville's leading commercial real estate firm. Maribel derives distinct satisfaction from finding creative ways to negotiate solutions to seemingly impossible challenges, and she has assembled the resources needed to set her firm apart.

Her SIOR and CCIM designations, as well as her firm's association with NAI Global, together create an unparalleled international network of professionals and research capabilities. Her background of overcoming barriers, including becoming the first female appraiser for the Tennessee Veteran's Administration and the first female SIOR in Tennessee, has served her well in establishing her commitment to the highest levels of ethics and service to her clients.

Maribel also helps clients by providing counseling in a strategic advisory or consulting capacity. She brings a broad range of experience to each assignment which, combined with technical competency in multiple real estate specialties, allows her to thoroughly evaluate various options, advocate on behalf of the client's interests, and develop winning strategies.



**Trey Miller, MRED**  
Senior Advisor

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Trey is Commercial Real Estate Senior Advisor who specializes in retail land sales. Trey's experience in this area makes him a valuable resource to clients in tourism, hospitality, retail, development, and multi-family industries. Trey holds a Masters in Real Estate Development and has extensive experience in commercial real estate, land development and research analysis.

Trey strongly believes in the practice of multidisciplinary thinking in real estate and it shows in his style of work. Complicated deals and transactions often require a creative and multi-angled approach. This mindset and unique ability enables him to bring difficult projects to a successful finish line.

Trey joined NAI in 2008 at the downturn of the market and attributes much success to valuable lessons learned during that time. However, Trey also brings to his experience a degree in finance from the University of Tennessee and a Master's of Real Estate Development from Clemson University.

Since joining NAI, Trey has been directly involved in the sales, leasing or modification of approximately 90 million dollars in closed transactions. The two most notable being the \$14.5m, 10 parcel assemblage for a Publix anchored shopping center and the \$10.5m sale of Belle Island Village, a 280,000 square foot retail development, both projects in Pigeon Forge, TN.