

For Sale - Across from Knoxville Airport

Corner Restaurant Pad Site

New Interchange with 55,000 Cars per Day



Full Service Restaurant Pad

Tesla Boulevard
Alcoa, Tennessee 37701

Property Highlights

- Full Service Restaurant Pad Available
- Frontage Alcoa Highway
- Alcoa Highway Visibility

Property Description

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.

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.

OFFERING SUMMARY

Sale Price	\$650,000/AC
Lot Size	1.5 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,047	\$52,606
5 Miles	58,803	\$56,120
10 Miles	176,082	\$75,917

For more information

Maribel Koella, CCIM, SIOR, FRICS, CRE

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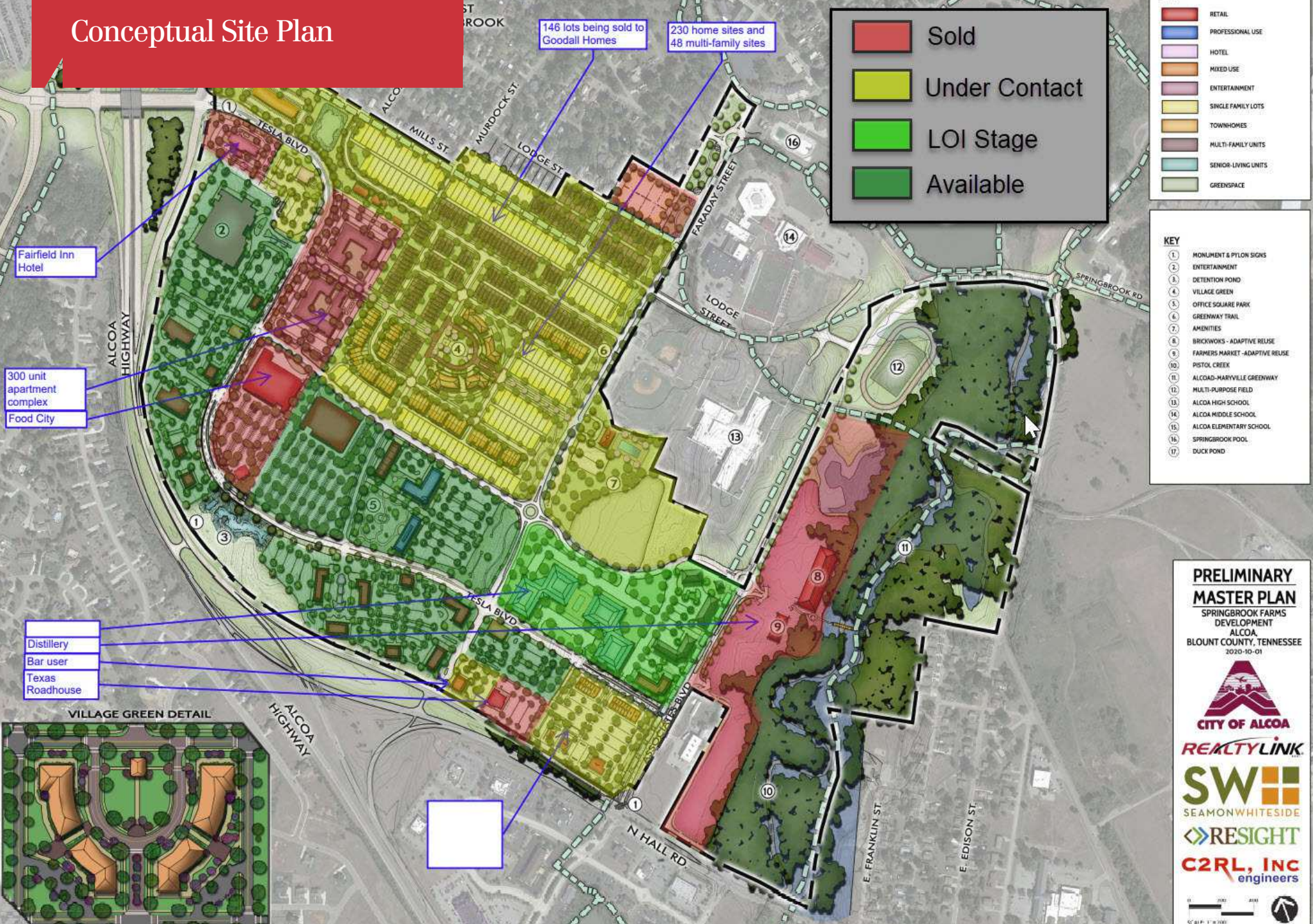
Trey Miller, CCIM, MRED

O: 865 531 6400 | C:
tmiller@koellamoore.com

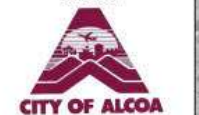
Vision Plan



Conceptual Site Plan



**PRELIMINARY
MASTER PLAN**
SPRINGBROOK FARMS
DEVELOPMENT
ALCOA,
BLOUNT COUNTY, TENNESSEE
2020-10-01



REACTYLINK

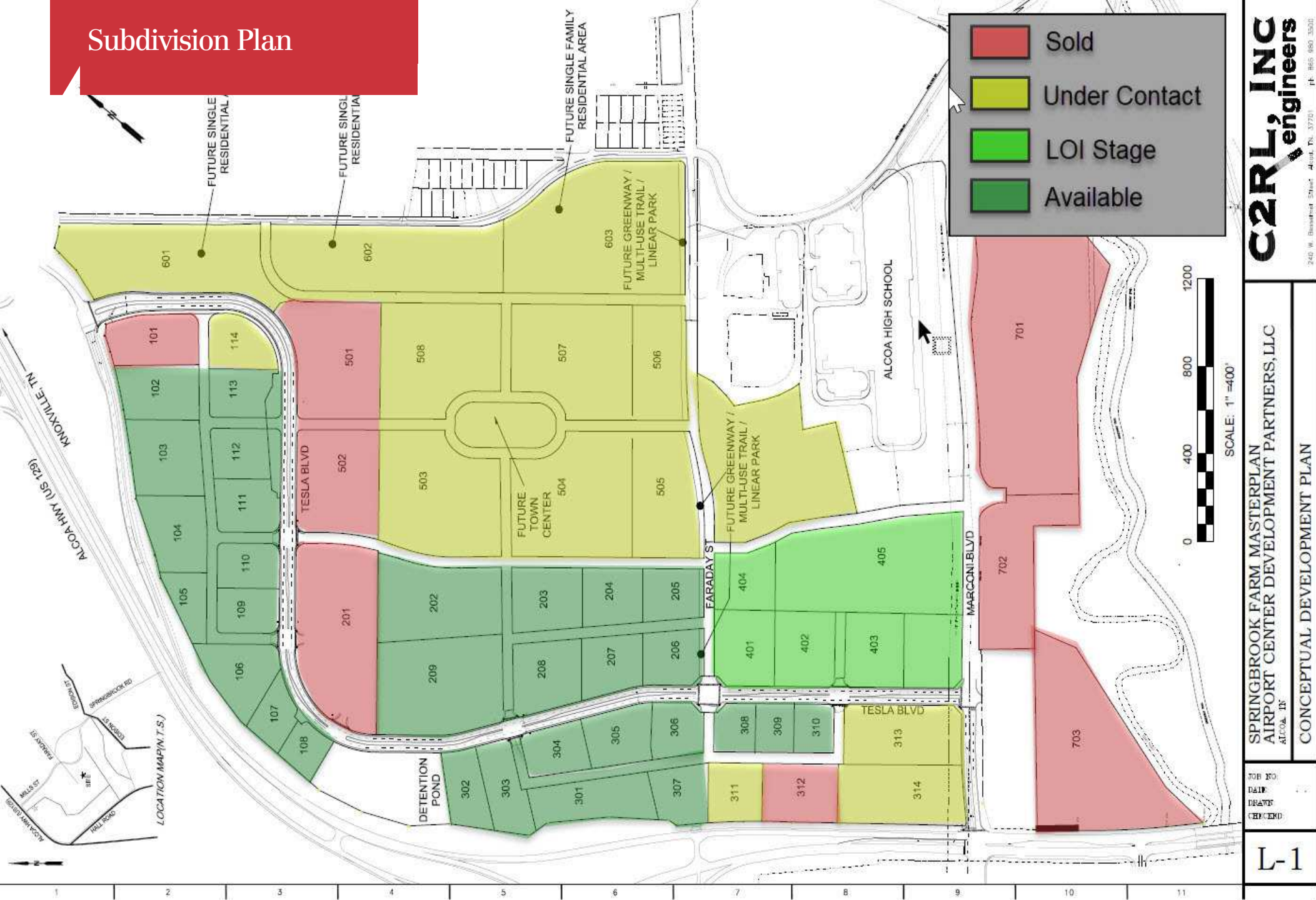
SW
SEASONWHITESIDE

RESIGHT

C2RL, INC
engineers

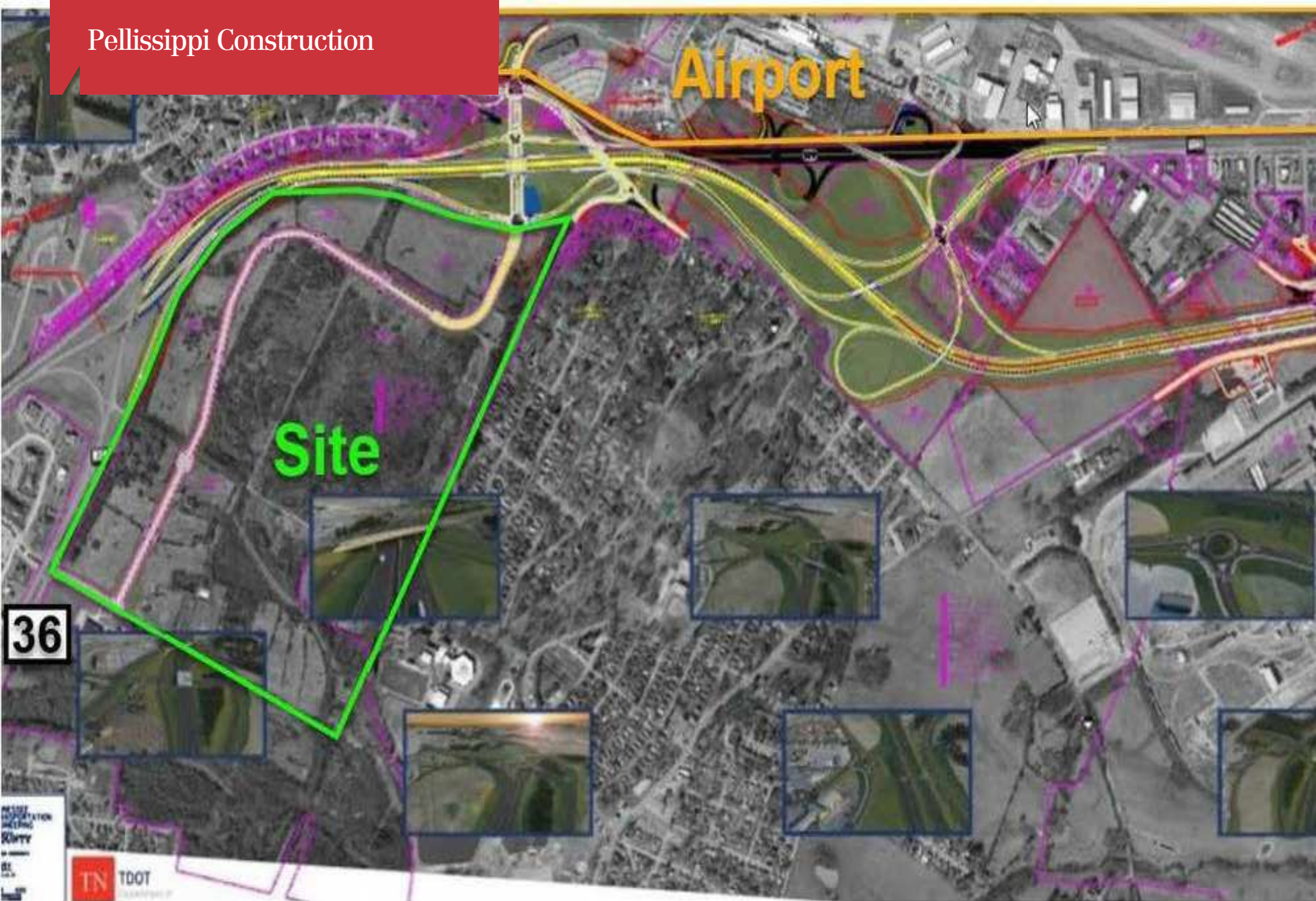


Subdivision Plan



Retailer Map

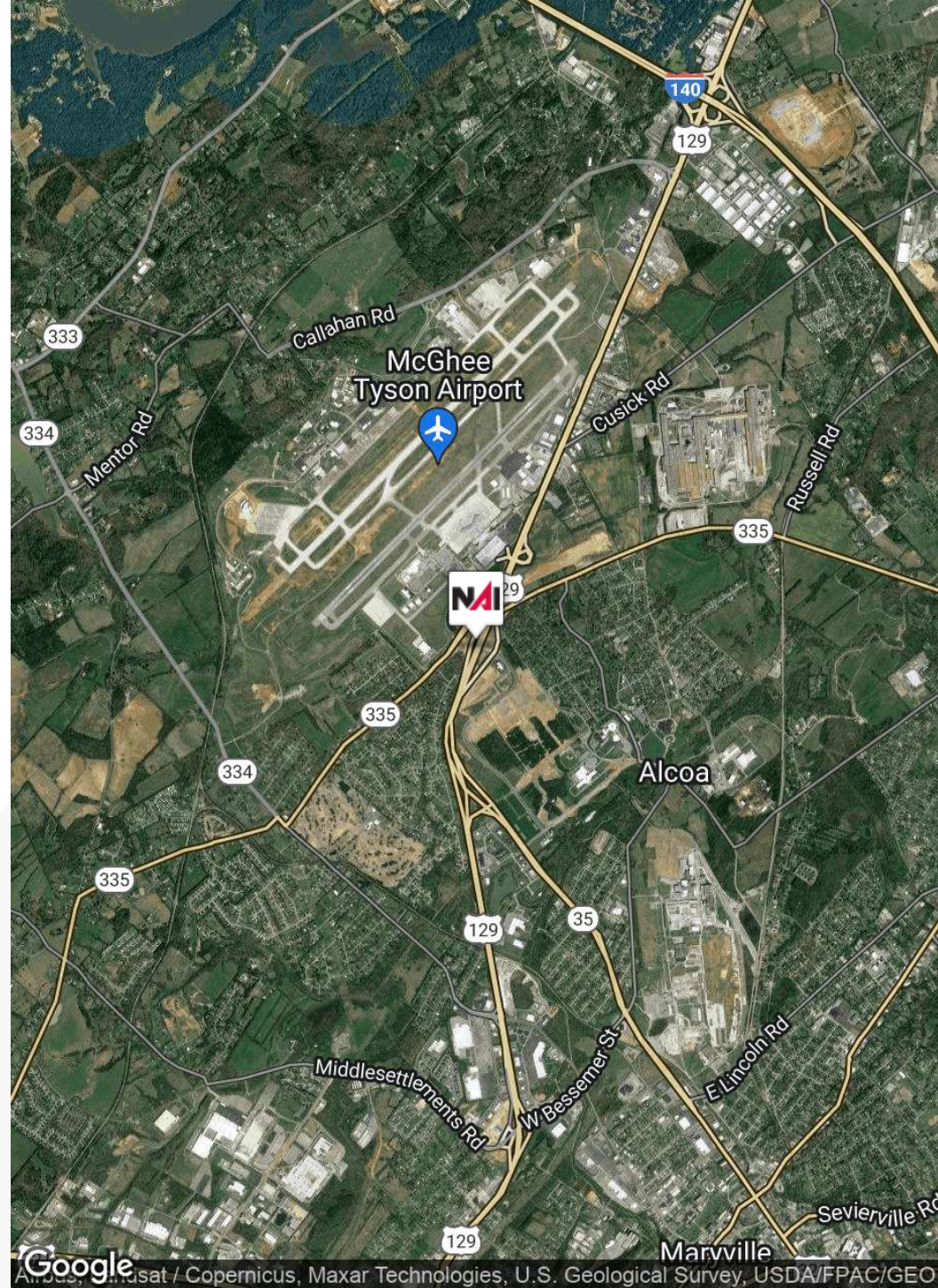
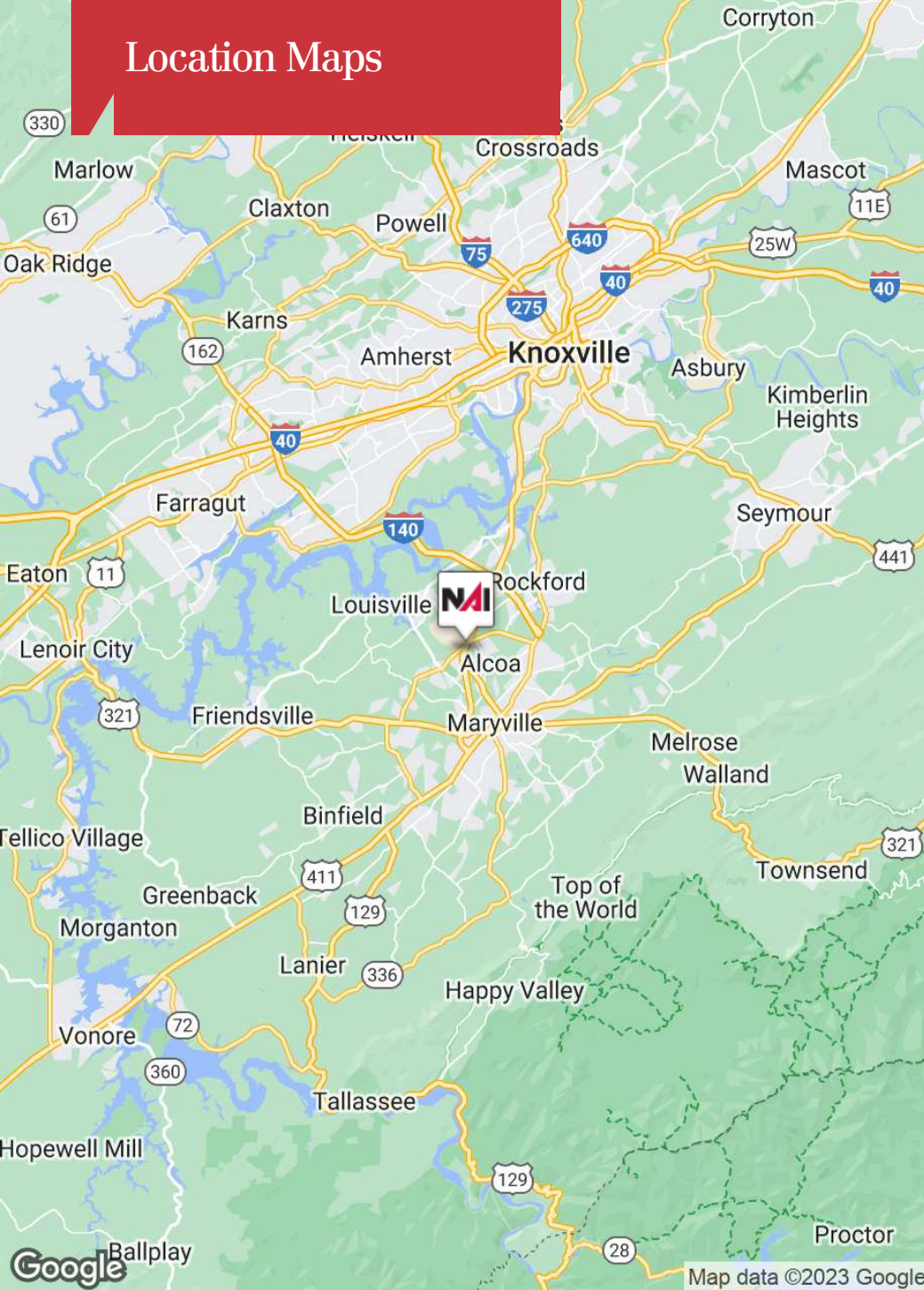




Interchange



Location Maps



Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
Total Population	2,047	58,803	176,082
Median Age	42.5	37.9	39.4
Median Age (Male)	43.2	36.4	38.4
Median Age (Female)	42.8	39.4	40.3
Households & Income			
Total Households	864	23,633	70,998
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$52,606	\$56,120	\$75,917
Average House Value	\$159,547	\$173,828	\$219,479
Race			
% White	84.9%	87.3%	91.2%
% Black	11.4%	6.1%	3.7%
% Asian	0.4%	1.1%	1.4%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.1%	0.4%	0.3%
% Other	2.4%	3.1%	1.7%
Ethnicity			
% Hispanic	2.4%	3.9%	2.7%

* Demographic data derived from 2020 ACS - US Census

For Sale

Springbrook Farms Restaurant Pad Site



MARIBEL KOELLA, CCIM, SIOR, FRICS, CRE

NAI Director

mkoella@koellamoore.com

Direct: 865.250.9001 | **Cell:** 865.250.9001

PROFESSIONAL BACKGROUND

As Director of NAI Koella | RM Moore, Maribel is a driving force behind Knoxville's leading commercial real estate firm. She derives distinct satisfaction from finding creative ways to negotiate solutions to seemingly impossible challenges, and has assembled much of the resources needed to set our firm apart. Maribel's SIOR, CCIM, FRICS and CRE designations, together with the firm's association with NAI Global, 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 Industrial SIOR in Tennessee, has served Maribel well in establishing her commitment to the highest levels of ethics, professionalism, and service to her clients. Furthermore, her attainment of membership in the prestigious Counselors of Real Estate (CRE) organization highlights her skills at providing strategic counseling to clients. Maribel's advice is grounded in her broad range of proficiencies in commercial real estate, project conceptualization, and development, as well as investment experience.

Her expertise allows her to envision and evaluate options, advocate on behalf of her client's interests, and develop winning strategies aligned with their business

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS Farragut/West Knox Chamber of Commerce, Board of Directors Knoxville, Blount County and Loudon County Chamber of Commerce North Knoxville and Fountain City Business & Professional Associations Hardin Valley Business and Community Alliance PIN Referral Excellence Organization, Networking Today International

- Knoxville Metropolitan Airport Authority Board of Commissioners, KMAA, Board Member 2014-Present
- Arrowmont Board of Governors 2021-Present
- Webb School of Knoxville Alumni Achievement Award, 2021
- Plan East Tennessee, 2014
- NAI Global Leadership, Chair, 2012, Technology Committee Chair, 2020, Board Member, 2012-2012
- Knoxville Chamber Workforce Development Education, Chair, 2010-2012
- Knoxville Chamber of Commerce, Board Member, 2010-2012
- Smoky Mountain Tremont Institute, Board Member, 2006-2011
- University of Tennessee Associates, 2001-2004
- Smoky Mountain Convention and Visitors Bureau, Board Member, 1993-2011
- National Parks Conservation Association, Board Member, 2006-2008
- East Tennessee Foundation, Board Member, 2003-2009

NAI Koella | RM Moore

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865.531.6400

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TREY MILLER, CCIM, MRED

Senior Advisor

tmiller@koellamoore.com
Direct: 865.531.6400

PROFESSIONAL BACKGROUND

Trey is a Senior Advisor who specializes in retail land sales. Trey's fourteen years of experience make him a valuable resource to his clients in the hospitality, retail, 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.

Since joining NAI in 2008, Trey has completed approximately \$107 million in closed transactions. The most notable being the \$14.5 million assemblage for a Publix anchored shopping center, the \$10.5 million sale of Belle Island Village and most recently the successful negotiation an \$8 million ground lease between his client, a third-party developer and Dave & Buster's.

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 enable him to bring challenging projects across the finish line.

Costar recognized Trey as a 2015 Top Sales Broker. The East Tennessee CCIM Chapter and the Knoxville Business Journal awarded Trey with the 2015 Retail Broker of the Year and the 2011 Deal of the Year. Trey was also presented the 2012 Elite Award by NAI Global.

Select Clients

Braden's Lifestyle Furniture, Key Safety Systems RESIGHT Investors, CHM, Kinsey Probasco Hays, Shae Design Studio, Collier Restaurant Group, Mountain Commerce Bank SunTrust Financial, Green Bank, Pilot Travel Centers, Tennessee State Bank, The Hutton Company, Region's Financial World Choice Investments

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