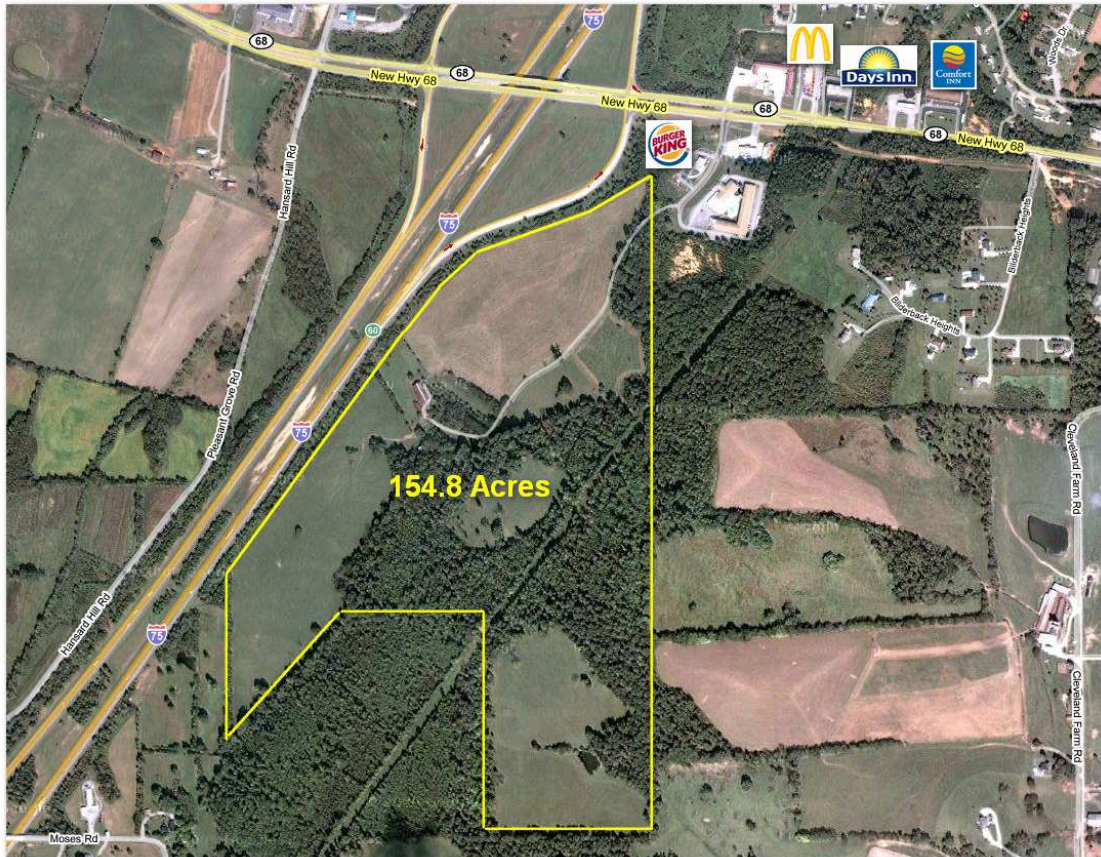




Property Information Package



Off Highway 68 ~ Sweetwater, TN 37874

First time on the market...154.8 acres located at I-75 and Highway 68 interchange with approximately 3755 feet of I-75 frontage. Commercial, retail, multi-family development possible. \$3,850,000 - will divide - one of a kind - must see!

Jim Carroll

Mobile: (865) 679-3054
Email: jimcarroll1944@yahoo.com

Elby Loyd

Mobile: (865) 755-2977
Email: eloyd@bellsouth.net

RE/MAX® At The Lakes

204 Rose Street (Hwy 321)
Lenoir City, Tennessee 37771

Office: (865) 986-0074
Fax: (865) 986-8459
Website: <http://www.tnproperties.biz>

*Information in this package has been diligently researched and is deemed reliable but is not guaranteed.



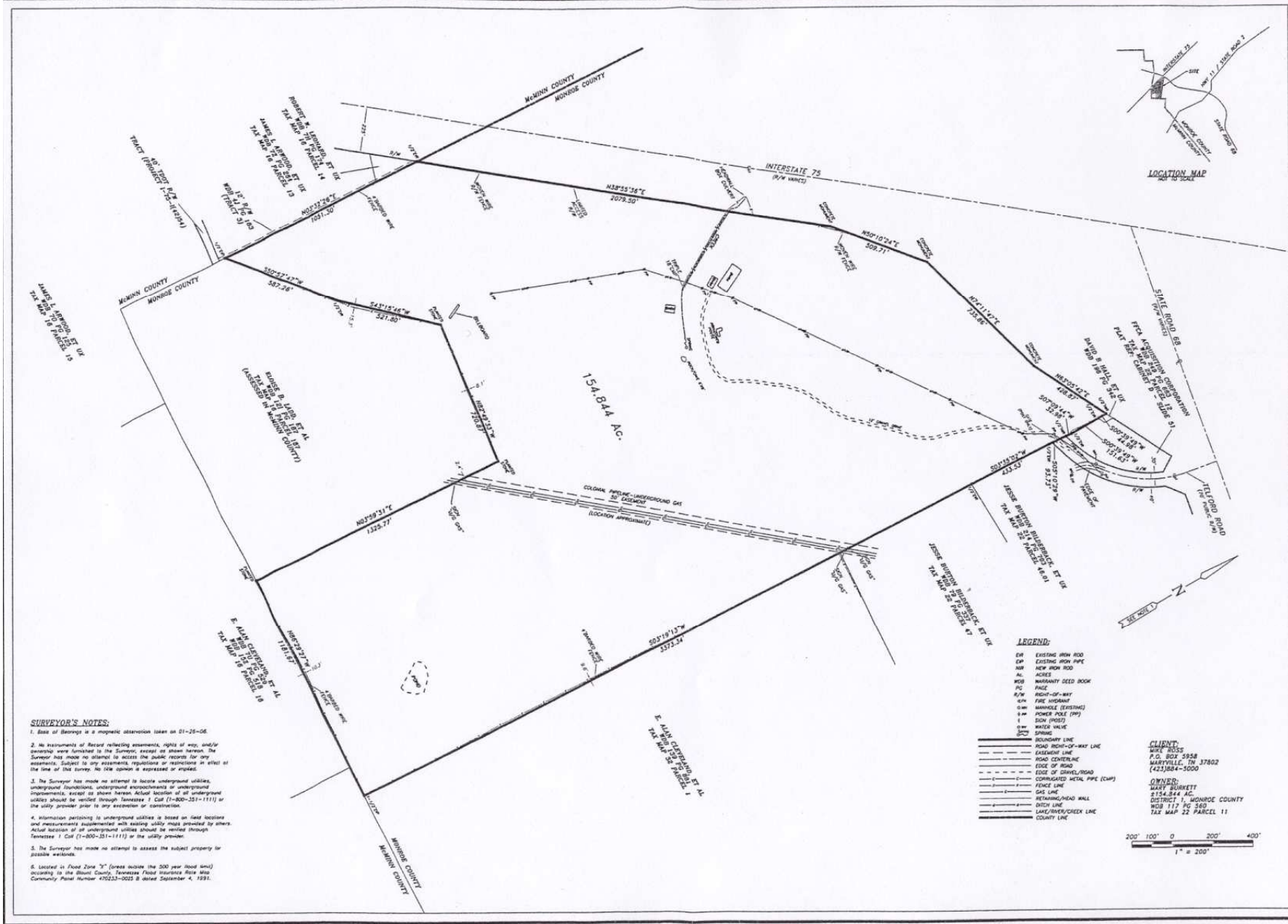
Sweetwater is the most populated city in Monroe County Tennessee.
The US Census Bureau 2008 Population Estimates show Monroe County at 44,733 and Sweetwater at 6,645.



Parcel Map



Site Survey



SURVEYOR'S NOTES:

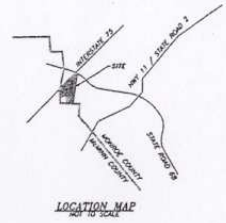
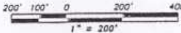
1. Date of Bearings is a magnetic observation taken on 01-29-06.
2. No instruments of Record reflecting assessments, rights of way, and/or easements were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any assessments. Subject to any assessments, regulations or restrictions in effect at the time of this survey. No fee opinion is expressed or implied.
3. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground improvements or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Code (7-800-251-1111) or the utility provider prior to any excavation or construction.
4. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Code (7-800-251-1111) or the utility provider.
5. The Surveyor has made no attempt to assess the subject property for possible wetlands.
6. Located in Flood Zone "X" (areas outside the 500 year flood limit) according to the Flood Control, Tennessee Flood Insurance Rate Map. Community Flood Number 470223-0023-B dated September 4, 1991.

LEGEND:

- EXISTING IRON ROD
- EXISTING IRON PIPE
- NEW IRON ROD
- ACRES
- WARRANTY DEED BOOK
- PAGE
- RIGHT-OF-WAY
- FIRE HYDRANT
- MANHOLE (EXISTING)
- POWER POLE (PP)
- SIGN (WOOD)
- WATER VALVE
- SPRING
-
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF DRIVE/ROAD
- CORRUGATED METAL PIPE (CMP)
- FENCE LINE
- GAS LINE
- RETAINING/WALL
- DRAIN LINE
- LAKE/STREAM/CREEK LINE
- COUNTY LINE

CLIENT:
 MRS. BOSS
 P.O. BOX 5958
 MARYVILLE, TN 37802
 (423)884-3000

OWNER:
 MARY BURKETT
 3754.844 AC.
 DISTRICT 1, MONROE COUNTY
 WOB 117 PG 560
 TAX MAP 22 PARCEL 11



SINCE 1917

STERLING

LAND SURVEY
 CIVIL ENGINEER
 ARCHITECTURE
 LAND PLANNING

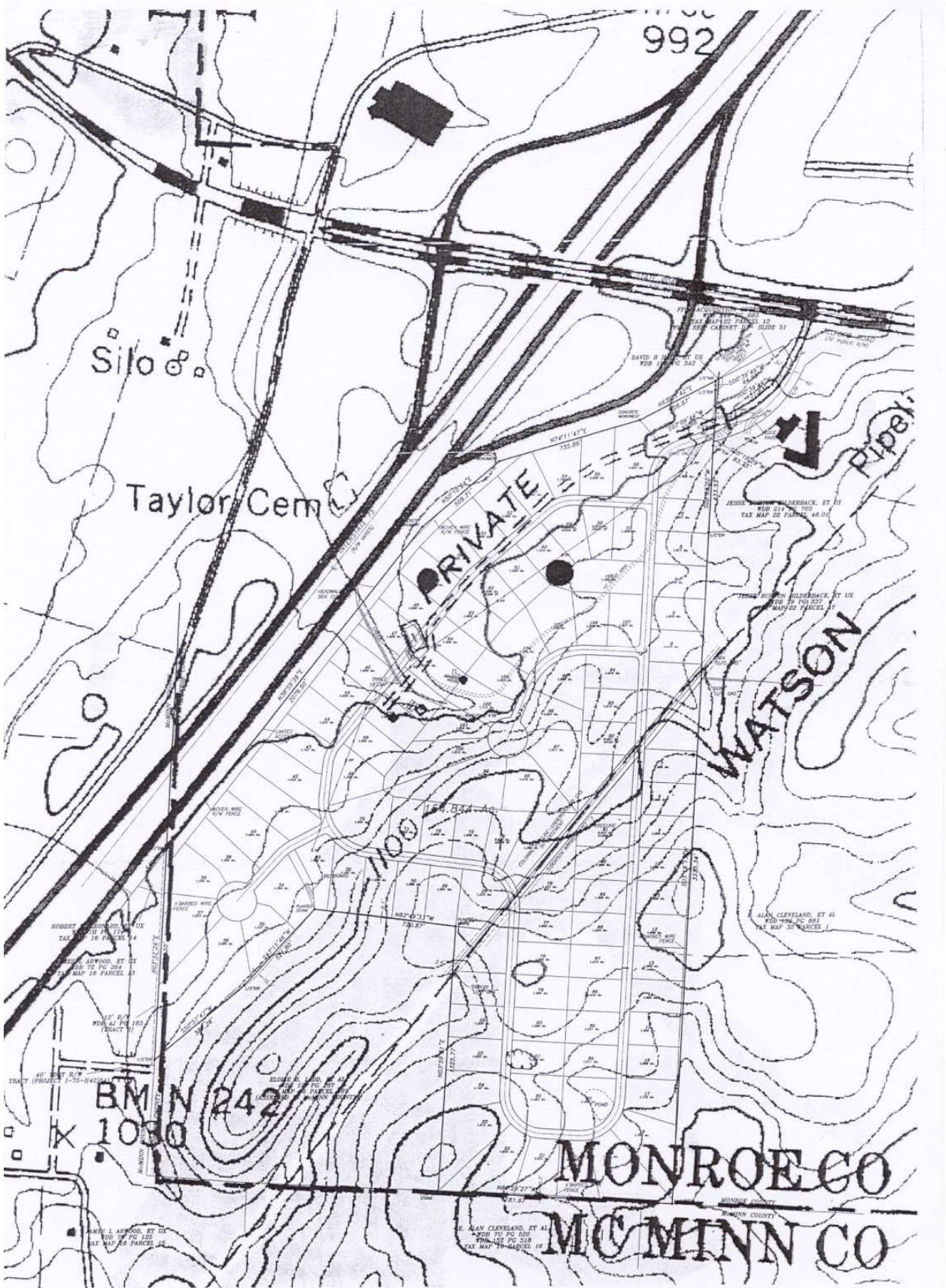
1017 HAMPSHIRE
 MARYVILLE, TENN.
 37803-3005
 P.O. BOX 487
 MARYVILLE, TENN.
 37803-9878
 PHONE: VOL. 984
 FAX: VOL. 984
 www.sterling-land.com

BOUNDARY SURVEY OF
BURKETT PROPERTY

| DATE | BY | REVISIONS |
|---------|----|---------------------------|
| 2/17/06 | MS | NEW BOUNDARY CORNER ADDED |

| | |
|-------------|-----------|
| SHEET | BS |
| DESIGNED | |
| DRAWN | |
| CHECKED | |
| DATE | 2/17/06 |
| SCALE | 1" = 200' |
| DRAWING | 5' |
| PROJECT NO. | |
| SEI# | |

Site Plan - Topo



MLS Information



Photo 1

| | | | |
|---------------------------|----------------------------------|-----------------------------------|---------------------|
| Address, Full: | Hwy. 68, Sweetwater, 37874 | Lot #: | |
| Block #: | | UNIT #: | |
| Status: | Active | Listing #: | 679348 |
| Area: | (33) Monroe County | Sub Area: | (331) Sweetwater |
| List Price: | \$3, 850, 000 | Property ID: | 022011.00 |
| Legal Description: | Bk 310 Pg 473 | Lot Size: | |
| Acreage: | 154 | In Subdivision: | No |
| Subdivision: | n/a | Homeowner Association Fee: | |
| HOA Fee Period: | | City/County Code: | 2 |
| City Tax: | \$0 | County Tax: | \$620.19 |

General Information

| | | | |
|-------------------------|---------------------------------|--|--|
| Restrictions: No | Documents on File: Other | Development Potential: Commercial, Industrial | Sale Options: Will Divide, Exchange, Fee Simple |
|-------------------------|---------------------------------|--|--|

| | | | |
|---|----------------------------|--------------------------------|--------------------------------|
| Undeveloped: Interstate Exposure | Ranch Min. Sq. Ft.: | Two Story Min. Sq. Ft.: | Tri-Level Min. Sq. Ft.: |
|---|----------------------------|--------------------------------|--------------------------------|

Features

| | |
|--|-----------------------------------|
| Type: Commercial, Farm | Topography: Level, Rolling |
| Road Frontage: Paved, State | Zoning: No Zoning |
| Improvements: Utilities on Site | Amenities: Corner, Other |
| Present Structures: Barn, Other | Easements: Other |
| Utilities Available: Electricity, Gas, Sewer, Water | |

Additional Information

Misc. Development:

Public Remarks: First time on market - location/location - approx. 154 acres located near I75/Hwy. 68 interchange with approx. 3755 feet of I75 frontage. Commercial, retail, multi-family development possible. Will divide - one of a kind - must see! Call agent for details.

Directions: Knoxville I40W to I75S to exit 60 to left on Hwy 68 - property on right.

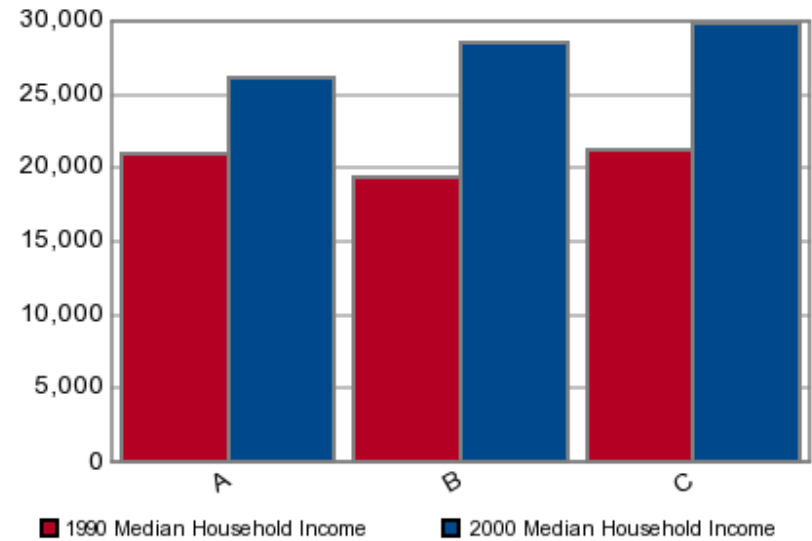
INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Demographics

Study Area: 1 Miles: (Off) NEW HIGHWAY 68 SWEETWATER, 3 Miles: 209 NEW HIGHWAY 68 SWEETWATER, 5 Miles: 209 NEW HIGHWAY 68 SWEETWATER



© 2008 Tele Atlas



A: 1 Miles: 209 NEW HIGHWA...
B: 3 Miles: 209 NEW HIGHWA...

C: 5 Miles: 209 NEW HIGHWA...

| US Census 2000 Variables | 1 Miles: 209 NEW HIGHWAY 68 SWEETWATER | 3 Miles: 209 NEW HIGHWAY 68 SWEETWATER | 5 Miles: 209 NEW HIGHWAY 68 SWEETWATER |
|--------------------------|--|--|--|
| Population | 424 | 5,078 | 10,676 |
| Households | 184 | 2,067 | 4,241 |
| % Female | 55.06% | 53.23% | 52.38% |
| % Male | 44.94% | 46.77% | 47.62% |
| Median Age | 38.5 | 38.5 | 38.1 |
| Household Average Income | \$33,764 | \$36,427 | \$37,806 |



TENNESSEE COMMUNITY DATA

Sweetwater
2008



LOCATION

Mkt. Region: Knoxville
 County: Monroe **Sq. Miles:** 662
 Distance From:(City) Knoxville **Miles:** 45
 Chattanooga **Miles:** 65
 MSA Name: None

POPULATION

| | City | County |
|--------------------------|-------|--------|
| 2000 (Census)..... | 5,586 | 38,961 |
| 2007 (Estimates)..... | 6,528 | 44,848 |
| % Nonwhite (2000 census) | 10.3% | 5.1% |

TAX STRUCTURE

| | Local | |
|---------------------------|--------|--------|
| | City | County |
| Property Tax | | |
| Rate Per \$100 Value..... | \$1.32 | \$2.03 |
| Ratio of Assessment | | |
| Residential..... | 25% | 25% |
| Industrial..... | 40% | 40% |
| Personal (Equipment) | 30% | 30% |

Notes:

(Inventory Tax) Raw Materials Only

| | | |
|--------------------|--------------|---------------|
| Bonded Debt..... | \$912,800 | \$12,670,000 |
| Assessed Valuation | \$97,242,382 | \$437,255,711 |

School Tax.....
 Sales Tax..... 2.25%
 Hotel-Motel Tax..... 5.00%

| | State |
|----------------|---|
| Sales Tax..... | 7% (6% for food and food ingredients for human consumption) |

Income Tax
 Personal..... 6% on Interest & Dividends
 Excise..... 6.5% of Net Earnings
 Franchise..... .25 per \$100 of Capital Properties

Unemployment Tax
 New Employers..... 2.7% of first \$7,000

TRANSPORTATION

Railroads
 Served by: Norfolk Southern

Highways
 2 Miles to Access of Interstate - I-75

U.S. Highways: 11
 State Highways: 68, 322
Common Carriers
 Air Freight Companies: 5

Motor Freight Companies: 11 Terminal Facilities: 1

Bus Services - Inter-City: No
 Local: Yes

Carrier Service: Yes

Navigable Waterway
 River: Little Tennessee Channel Depth: 11'

Nearest Port: Vonore Miles: 10

Air Service
 General Aviation/Distance: Monroe County

Location Identifier: MNV
 Runway Lengths: 3,500' Surface: Asphalt

Lighting: MIRLVASI

Fuel: 100LL

Repair: Major

Transportation: Rental Car

Nearest Commercial Service: McGhee Tyson/ Knoxville, 43 miles

Location Identifier: TYS

Airlines Serving: Allegiant Air, American Eagle, Continental Express, Delta, Delta Connection, Northwest, Northwest Airlink, United Express, US Airways Express

Daily Flights: 146

Sweetwater

COMMUNICATIONS

Post Office Class: First

| | |
|-------------------------|------------------|
| Newspapers | Frequency |
| Monroe Co. Avocate Dem. | Tri-Weekly |
| The Buzz | Daily |
| The Daily News Express | Daily |

Radio Stations: 1
 TV Networks: ABC, CBS, NBC, PBS, FOX, WB
 Cable Companies: Charter Communicatons
 Channels: 70
 Phone Companies: AT&T

INDUSTRIAL SUPPORT SERVICES

| Service | Town | Distance(Miles) |
|-------------------|------------|-----------------|
| Tool & Die..... | Local | |
| Heat Treating.... | Knoxville | 40 |
| Foundry..... | Local | |
| Heavy Hardware.. | Knoxville | 40 |
| Sheet Metal..... | Local | |
| Lubricants..... | Local | |
| Welding Supplies | Athens | 16 |
| Other: | Corrugated | |

FINANCE

Banks: 7
 Combined Deposits: \$185,403,000
 Date of Deposits: June 30, 2007

GOVERNMENT

Gov't (type): City: Mayor & Commissioner
 County: County Mayor/Commission

| | | |
|-------------------------|-------------|---------------|
| Law Enforcement: | City | County |
| Police Officers: | 13 | 21 |
| Patrol Cars: | 7 | 39 |

Fire Department:

| | | |
|----------------|----|----|
| Fire Stations: | 3 | 14 |
| Fire Trucks: | 4 | 28 |
| Firefighters: | 13 | 1 |
| Volunteers: | 12 | |

Planning Commission: Yes Yes
 Zoning Regualtions: Yes No
 Industrial Development Corp: Yes Yes
 Insurance Rating: 5

NATURAL RESOURCES

Minerals: Baraite
 Timber: Oak, Pine, Poplar & Hickory

AGRICULTURAL PRODUCTS

Crops: Soybeans and Hay
 LiveStock: Dairy Products and Beef

COMMUNITY FACILITIES

Day Care

Day Care Centers: 1 Day Care Homes: 11

Education

State Industrial Training Service Available: Yes

Type of Public School System: City

| | # Local Schools | Enrollment |
|--------------------------|-----------------|------------|
| Elementary..... | 2 | 928 |
| Middle/Jr. High..... | 1 | 676 |
| Sr. High School..... | 1 | 667 |
| Private &/or Parochial.. | 2 | 173 |
| Technology Centers..... | 0 | |
| Vo-Tech..... | | |
| Colleges (2 & 4 year).. | 0 | |
| Other..... | | |
| Notes..... | | |

Libraries: 1

Health Care

| | | |
|-------------------------------------|----|-----------|
| Hospitals..... | 1 | Beds: 59 |
| Clinics..... | 6 | |
| Doctors..... | 25 | |
| Dentists..... | 6 | |
| Nursing Homes..... | 3 | Beds: 202 |
| Retirement Homes.. | | Beds: |
| Residential Care/Assisted Living: 1 | | Beds: 36 |

Churches

Protestant: 42
 Catholic: 1
 Jewish: 0
 Other: Quaker-1, Johovan Witness-1

Recreation

| | | |
|----------------------|---|--------------------|
| Parks..... | 5 | |
| Golf Courses..... | 0 | (Public & Private) |
| Swimming Pools..... | 1 | (Public & Private) |
| Country Clubs..... | 0 | |
| Theaters..... | 0 | |
| Bowling Alleys..... | 0 | |
| Hotels & Motels..... | 6 | Rooms: 550 |

Largest Meeting Room Capacity 500
 Restaurants..... 21
 Other: TVA Lakes, Smoky Mountains, Cherokee National Forest, Fort Loudon Historical Park, Private Tennis Courts & Marina, The Lost Sea.

Sweetwater

CLIMATE

Annual Avg. Temperature: 58.0°
 Monthly Avg. High Temp: Jan. 46.0° Jul 90.0°
 Monthly Avg. Low Temp: Jan. 25.0° Jul 68.0°
 Annual Avg. Precipitation: 59.0°
 Elevation: 1,110 above sea level
 Prevailing Winds: Southwest
 Mean Length of Freeze Free Period (Days): 218

SELECTED ECONOMIC INDICATORS FOR MONROE COUNTY

Estimated County Available Labor

Date: March 2008

Total: 1,630 Male: 800 Female: 830

Estimated Total in Surrounding Area: 10,790

High School Graduates (2006): 384

Labor Force Estimates

| | |
|---------------------------|--------|
| Annual Avg. Employment | 2006 |
| Civilian Labor Force..... | 19,460 |
| Unemployment..... | 1,150 |
| %Unemployment Rate..... | 5.9 |
| Total Employment..... | 18,310 |

Per Capita Income

| | |
|------|--------|
| Year | Amount |
| 2007 | |

Retail Sales

| | |
|------|---------------|
| Year | Amount |
| 2007 | \$475,495,450 |

County 10-Year Manufacturing Growth

| | | |
|--------------------|--------------|---------------|
| Years: 1997-2006 | New Plants | Expansions |
| Number Projects: | 10 | 105 |
| Total Investments: | \$43,400,000 | \$191,437,718 |

ENERGY

Electricity

Electric Power System: Sweetwater Utilities

Additional Power System:

 Source Company: TVA

Gas

 Gas Supplier: Sweetwater Utilities

 Source Company: East Tennessee Natural Gas Co.

 Fuel Oil Suppliers: 2

 Suppliers of LP Gas: 0

UTILITIES

Water

 Water Supplier: City of Sweetwater & Gas

 Source: Sweetwater Creek

 Capacity: 2.2 MGD

Current Consumption: 1.18 MGD

Storage Capacity: 2,200,000 Gallons

Sewer

 Sewer Provider: City of Sweetwater Water & Gas

 Type of Treatment: Trickling Filter

 Capacity: 1.5 MGD

 Current Usage: .96 MGD

% City Sewer Coverage: 70.0

% Storm Sewer Coverage: 80.0

Solid Waste Disposal Type: County Landfill

For Informations on Available Buildings and Industrial Sites, visit the website:

<http://www.tennesseeprospector.com/>

Sweetwater

LARGEST COMPANIES (by Employment Size)

| Firm Name | Products Services | Total Employees | Union Affiliations |
|----------------------------------|---|-----------------|--------------------|
| Gemtron | Tempered & decorative glass | 262 | None |
| Vestal Manufacturing | Metal fireplaces & steel home products | 150 | USWA |
| Sweetwater Valley Oil Company | Petroleum products & industrial lubricants, retail convenience stores items | 105 | None |
| Aeroflex | Thermal insulation | 102 | None |
| NGK Metals | Insulators & copper beryllium alloys | 75 | None |
| Transport 1 | Trucking | 72 | None |
| Powell Military Supply | Military bags, pouches | 65 | None |
| Crescent Hoisery Mills | Casual hoisery | 58 | None |
| Tennessee Packaging Company | Corrugated boxes | 58 | None |
| Bryant Boats | Ski and pleasure boats | 47 | None |
| Hydra Pools | Inground polymer pools | 35 | None |
| Midlab, Inc. | Janitorial & industrial supplies | 30 | None |
| Master Melt America | Process Refining | 24 | None |
| Langdale Forest Products | Fence posts, poles, treated lumber | 23 | None |
| Seiler Block | Concrete block & septic tanks | 20 | None |
| Cherokee Manufacturing | Equipment trailers | 20 | None |
| United States Utility Enclosures | Utility boxes | 15 | None |
| Tarasport Trailers, Inc. | Trailers | 13 | None |
| Valley Printers | Commercial printers | 13 | None |
| Sweetwater Metal Products | Boat trailers | 13 | None |
| Pedigo Lumber | Pine lumber | 12 | None |
| Cleveland Manufacturing | Steel fabrication | 11 | None |
| Gamma Plastic Co. Inc. | Pet Products | 10 | None |
| Sweetwater Valley Machine Shop | Fixtures & industrial automation | 10 | None |
| APAC-Harrison Division | Asphalt & concrete | 9 | None |
| Tennessee Metal Products | Metal roofing | 9 | None |
| CS Truss Company | Floor & Roof Trusses | 7 | None |
| Athletic Wear | Men's Athletic Wear | 7 | None |
| Custom Heat & Air | Metal Fabricating, Heat & Air Conditioning | 3 | None |
| J & R Woods Products | Kitchen Cabinets | 3 | None |