

OFFERING MEMORANDUM

±35 Acres | Interstate 40 – Exit 415

35 Acres with Unmatched I-40 Visibility and Long-Term Development Potential - Jefferson County, Tennessee



For Sale @ \$1.59M or Long Term NNN Ground Lease

EXECUTIVE SUMMARY

This Offering Memorandum presents a rare opportunity to acquire approximately 35 acres of highly visible interstate frontage land located on the north side of Interstate 40 at Exit 415 (US-25W / Dandridge) in Jefferson County, Tennessee. The property features approximately 1,800 feet of frontage along the westbound lanes of I-40, exceptional exposure to daily interstate traffic, and immediate proximity to the on- and off-ramps serving the exit.

Situated between Exit 407 (Sevierville / Buc-ee's / major tourism growth) and Exit 417 (Dandridge / hotel and commercial development), this site occupies a strategic position within one of East Tennessee's fastest-developing interstate corridors. The property offers investors and developers the opportunity to control the north side of Exit 415, with long-term upside driven by expanding commercial demand, infrastructure planning, and future utility extensions.

PROPERTY OVERVIEW

- **Property Type:** Vacant commercial / development land
- **Total Size:** ±35.0 acres
- **Location:** North side of I-40, Exit 415, Jefferson County, TN
- **Frontage:**
 - Approx. 1,800 feet of interstate frontage along westbound I-40
 - Additional frontage along US-25W / Old Newport Highway and Cline Road
- **Topography:** Rolling, wooded terrain suitable for phased development
- **Utilities:**
 - Public water and electric available
 - Sewer not currently on site but infrastructure has been planned with the ability to ultimately service Exit 415 from the existing system around Exit 417. The timing and capacity of that extension will largely depend on the type and scale of development being proposed, as well as whether the property is annexed from Jefferson County into the Town of Dandridge.

STRATEGIC LOCATION & CORRIDOR GROWTH

Exit 415 lies directly within the growth path of Interstate 40 between Sevierville, Dandridge, Morristown, a corridor experiencing substantial public and private investment:

- **Exit 407 (8 miles west):**
 - Home to the nation's 2nd largest *Buc-ee's Travel Center*
 - Anchors a large-scale mixed-use development serving tourism, retail, and hospitality
 - Traffic congestion and land saturation are pushing development eastward
- **Exit 417 (2 miles east):**
 - Active hotel, retail, and commercial development
 - Sewer-served sites commanding premium pricing

As Exit 407 becomes increasingly built-out and Exit 417 pricing escalates, Exit 415 represents the next logical expansion point for developers seeking interstate visibility without the cost basis of fully matured exits.

DEVELOPMENT POTENTIAL



The size, frontage, and positioning of this parcel allow for multiple development strategies, including:

- Highway-oriented retail and service uses
- RV Park and camp site
- Distribution Warehouse
- Hotel and hospitality development
- Travel plaza or fuel-adjacent services
- Multi-family residential development
- Multi-building industrial / flex warehouse park / storage facility
- Mixed-use commercial subdivision
- Long-term land banking with phased entitlement strategy

CONCEPTUAL DEVELOPMENT RENDERINGS



Service Station and Travel Center



RV Park & Camp Ground

Contact: Randy Bable
Phone/Text: (865) 216-8011
r.bable@tncommercialproperties.com



MARKET POSITIONING & INVESTMENT RATIONALE

- Interstate-frontage land with this level of exposure is increasingly scarce
- Comparable, fully entitled commercial land at nearby exits trades at significantly higher per-acre pricing
- The subject property offers a value-add opportunity where entitlement, infrastructure, and subdivision unlock future upside
- Ideal for developers, institutional buyers, and 1031 exchange investors seeking scale and control

This site is uniquely positioned to serve as the commercial gateway to Exit 415, with the ability to influence both current and future development patterns at the interchange.

PRICING & OFFERING GUIDANCE

The property is being offered for purchase at \$1.59 million or under flexible long-term NNN ground lease terms beginning at:

Ground Lease Rate: \$10,000 per month NNN / Negotiable term of 30+ years

The property is being marketed at a level that reflects:

- Current land conditions
- Strong interstate visibility and frontage
- Corridor growth dynamics
- Anticipated infrastructure expansion

Pricing allows an incoming buyer to capture meaningful upside as utilities and zoning evolve, while still securing control of one of the most strategic tracts along this segment of I-40.

WHY A GROUND LEASE IN LIEU OF A FEE SIMPLE PURCHASE?

A long-term ground lease allows users to:

Preserve Capital - Avoid investing millions into land acquisition and instead deploy capital into buildings and operations.

Build-To-Suit Flexibility - Construct improvements specifically tailored to operational needs.

Lower Upfront Costs - Reduce initial development expenditures.

Long-Term Control - Secure one of East Tennessee's premier interstate locations for decades.

Expansion Potential - Ample acreage allows phased development.

CONCLUSION

This ±35-acre tract on the north side of I-40 at Exit 415 represents a rare opportunity to acquire scale, frontage, and future commercial control in one of East Tennessee's most active growth corridors. With nearly 1,800 feet of interstate frontage, proximity to major regional developments, and a clear path toward expanded utilities, the property is exceptionally well positioned for both near-term and long-term value creation.

For additional information, site plans, or to schedule a private tour, please contact:

Randy Bable

Principal Broker

10 Commercial Properties



865-216-8011



r.bable@tncommercialproperties.com

159 Industrial Park Dr #7
Sevierville TN 37862