



WELCOME TO THE

BOONES CREEK

Mixed Use Development

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GREAT OPPORTUNITIES AWAIT



Type

Retail, Office, Restaurants, Multifamily

Location

I-26 and Boone's Creek, Johnson City
(Washington County)

Opening Date

Fall 2022

Boone's Creek Interchange Redevelopment

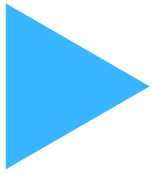
Completed April 2021

DEMOGRAPHICS

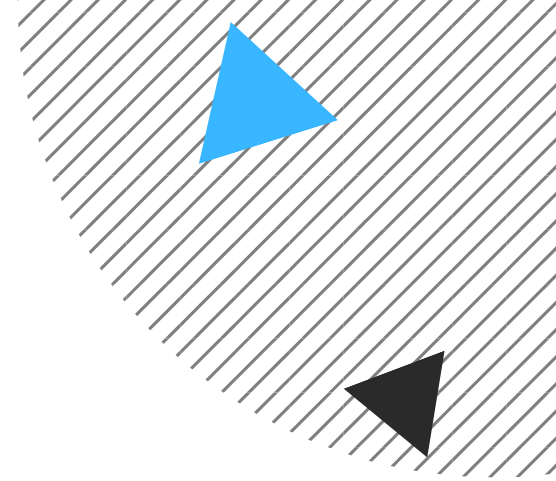
Years	2020	2025
Population	517,741	525,022
Average House Hold Income	\$62,656	\$69,289
Households	215,594	218,100

Drive Time	5 minute	10 minute	15 minute	20 minute	30 minute	60 minute
Population						
2020 Population	5,913	49,519	119,041	183,752	333,383	649,460
% Polulation Change 2020-2025	0.045%	0.04%	0.035%	0.031%	0.021%	0.014%
2023 Population	6,181	51,495	123,161	189,483	340,236	658,361
Income						
2020 Average Household Income	\$95,054	\$82,411	\$73,034	\$69,888	\$65,134	\$62,081
2025 Average Household Income	\$106,432	\$92,355	\$81,057	\$77,507	\$72,193	\$68,280
2020 Median Household Income	\$75,018	\$55,869	\$50,804	\$49,463	\$46,610	\$44,921
2025 Median Household Income	\$79,000	\$60,262	\$53,758	\$52,443	\$50,431	\$48,281
Business Information						
Total Businesses	432	2,640	4,487	6,388	10,402	20,221
Total Employees	7,210	41,316	78,441	109,893	160,987	282,522

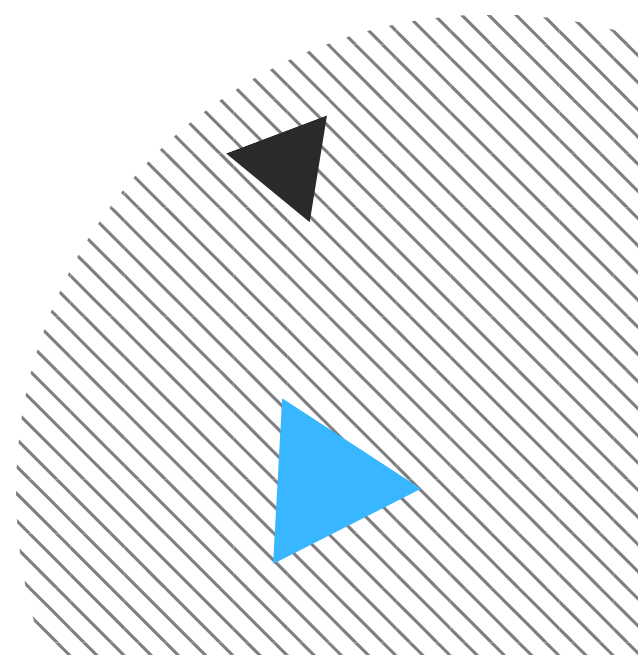




DEMOGRAPHICS



Distance	1 Mile	3 Miles	5 Miles	10 Miles	20 Miles	30 Miles	60 Miles
Population							
2020 Population	2,178	21,274	51,919	158,253	387,136	517,741	1,436,287
% Polulation Change 2020-2025	11.20%	5.10%	5.10%	3.24%	1.89%	1.41%	1.92%
2025 Population	2,422	22,360	54,410	163,381	394,449	525,022	1,463,876
Income							
2020 Average Household Income	\$86,008	\$97,077	\$85,895	\$72,521	\$63,779	\$62,656	\$61,397
2025 Average Household Income	\$96,748	\$110,693	\$96,436	\$79,318	\$70,729	\$69,289	\$67,544
2020 Median Household Income	\$65,523	\$70,180	\$60,376	\$51,220	\$45,696	\$45,044	\$43,659
2025 Median Household Income	\$71,746	\$77,442	\$66,206	\$54,322	\$49,443	\$48,501	\$46,862
Business Information							
Total Businesses	235	972	2,376	5,309	12,456	15,896	46,610
Total Employees	3,827	13,440	31,331	80,848	178,212	225,024	566,212



PROPOSED SITE PLAN

Retail For Lease

Space Available 1,500 SF to 50,000 SF

Lease Rate: Contact Broker

Property For Sale

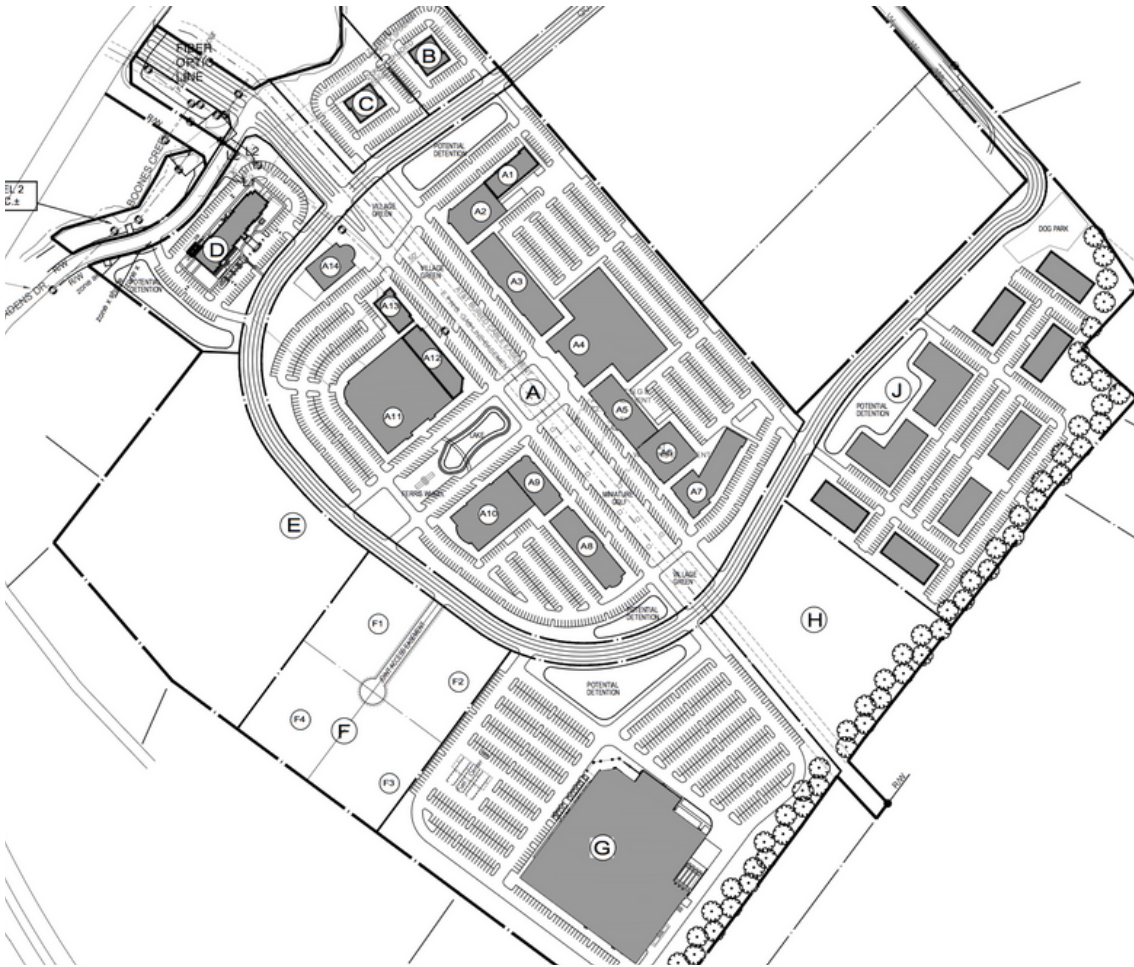
Land Size: Contact Broker

For Sale: Contact Broker

Site Data

TOTAL LAND AREA 104 +/- ACRES

A	PARCEL A LAND AREA USE BUILDING AREA PARKING	31.19 ACRES MIXED-USE 388,000 S.F. 1,458 CARS
	A1 - RETAIL A2 - GROCERY A3 - RESIDENTIAL / RETAIL A4 - CINEMA A5 - RETAIL A6 - RETAIL A7 - RETAIL A8 - HOTEL A9 - RETAIL A10 - RETAIL A11 - ENTERTAINMENT A12 - RETAIL A13 - RETAIL A14 - RESTAURANT	9,000 S.F. 14,000 S.F. 72,000 S.F. 3 STORIES 56,000 S.F. 16,000 S.F. 14,000 S.F. 17,000 S.F. 51,000 S.F. 3 STORIES 11,000 S.F. 50,000 S.F. 2 STORIES 50,000 S.F. 12,000 S.F. 7,000 S.F. 9,000 S.F.
B	PARCEL B LAND AREA USE BUILDING AREA PARKING	2.31 ACRES RESTAURANT 6,600 S.F. 100 CARS = 15 / 1,000 S.F.
C	PARCEL C LAND AREA USE BUILDING AREA PARKING	1.85 ACRES RESTAURANT 6,600 S.F. 100 CARS = 15 / 1,000 S.F.
D	PARCEL D LAND AREA USE BUILDING AREA PARKING	3.71 ACRES HOTEL - 5 STORIES 70,000 S.F. / 130 KEYS 138 CARS
E	PARCEL E LAND AREA USE	10.11 ACRES AUTOMOBILE DEALERSHIP
F	PARCEL F LAND AREA USE	6.48 ACRES OUT PARCEL DEVELOPMENT 4 PARCELS 1.3 - 2.0 ACRES
G	PARCEL G LAND AREA USE BUILDING AREA PARKING	18.23 ACRES WHOLESALE RETAIL 150,000 S.F. 755 CARS = 5 / 1,000 S.F.
H	PARCEL H LAND AREA USE	5.53 ACRES FUTURE DEVELOPMENT
J	PARCEL J LAND AREA USE BUILDING AREA PARKING	13.20 ACRES RESIDENTIAL 212,000 S.F. = 250 UNITS 480 CARS





JOHNSON CITY



PODS ranks Johnson City 2nd in Top Cities for relocation 2020-2021

UHAUL ranks the Tri-Cities 12th among migration trends across the country

Wall Street Journal ranks Johnson City 23rd in Emerging Housing Markets across the country

Most Affordable American cities on a six-figure salary, Marketwatch.com 2017
1 Johnson City

Johnson City named one of the top 2018 Adventure Town

Johnson City named one of the top 100 places to live by Livability.com, January 2018.

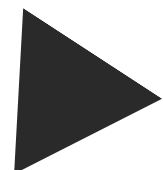
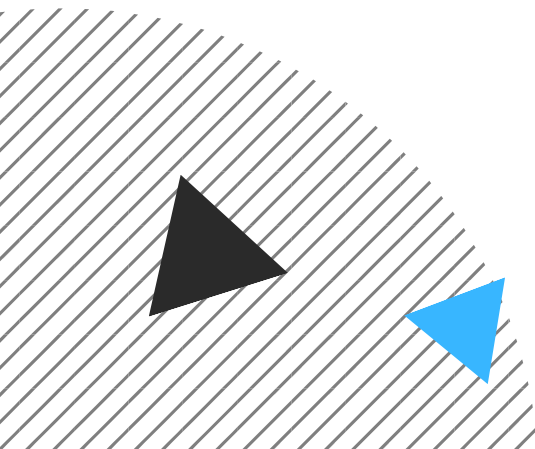
We outpaced more than 2,100 cities with a population between 20,000-350,000.

Safest Places in Tennessee, Value Penguin 2016
- Population 5,000-10,000, #6 Jonesborough
State of Tennessee, #9 Jonesborough

Johnson City, Tennessee was named the 4th Best Town to Live in Tennessee
by Niche, May 2015

CNN Money August 2012

Johnson City was ranked 23rd most affordable place to live in the U.S. by CNN
Money



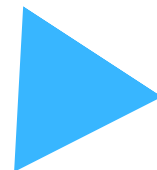


AREA INFORMATION

- Trade area with over 500,000 people and over 93,000 households earning \$50,000+ annually. Over 53,000 households earning \$75,000+ and over 30,000 households earning \$100,000+.
- Traffic Count on I-26 is 60,000+
- Traffic Count for Boone's Creek Rd is 18,000+
- Highest demographic location in the Tr-Cities.
- Home to East Tennessee State University with an enrollment of over 14,500 students.



Washington County, TN EMPLOYERS	# OF EMPLOYEES
Mountain States Health Alliance (MSHA)	8610
K-VA-T Food Stores (Food City)	6483
East Tennessee State University (ETSU)	2370
James H. Quillen VA Medical Center	2188
Citi	1700
Washington County Dept of Education	1200
Advanced Call Center Technologies (ACT)	1179
AO Smith Water Products Company	1076
Frontier Health	1016
Johnson City School System	832
Kelly Services, Inc.	650
State of Franklin Healthcare Associates	530
Mullican Flooring	445
TPI Corporation	389
NN Inc.	278
Kennametal	272
Siemens	240
Powell Companies	200
Crown Laboratories	200
General Shale	189
First Tennessee Bank	164
Pepsi Beverage Company	152
Reinhart Foodservice	145
Borla Performance Industries TN, Inc.	130
Industrial Electronics Services, Inc./IES	110
Johnson City Eye Clinic	100



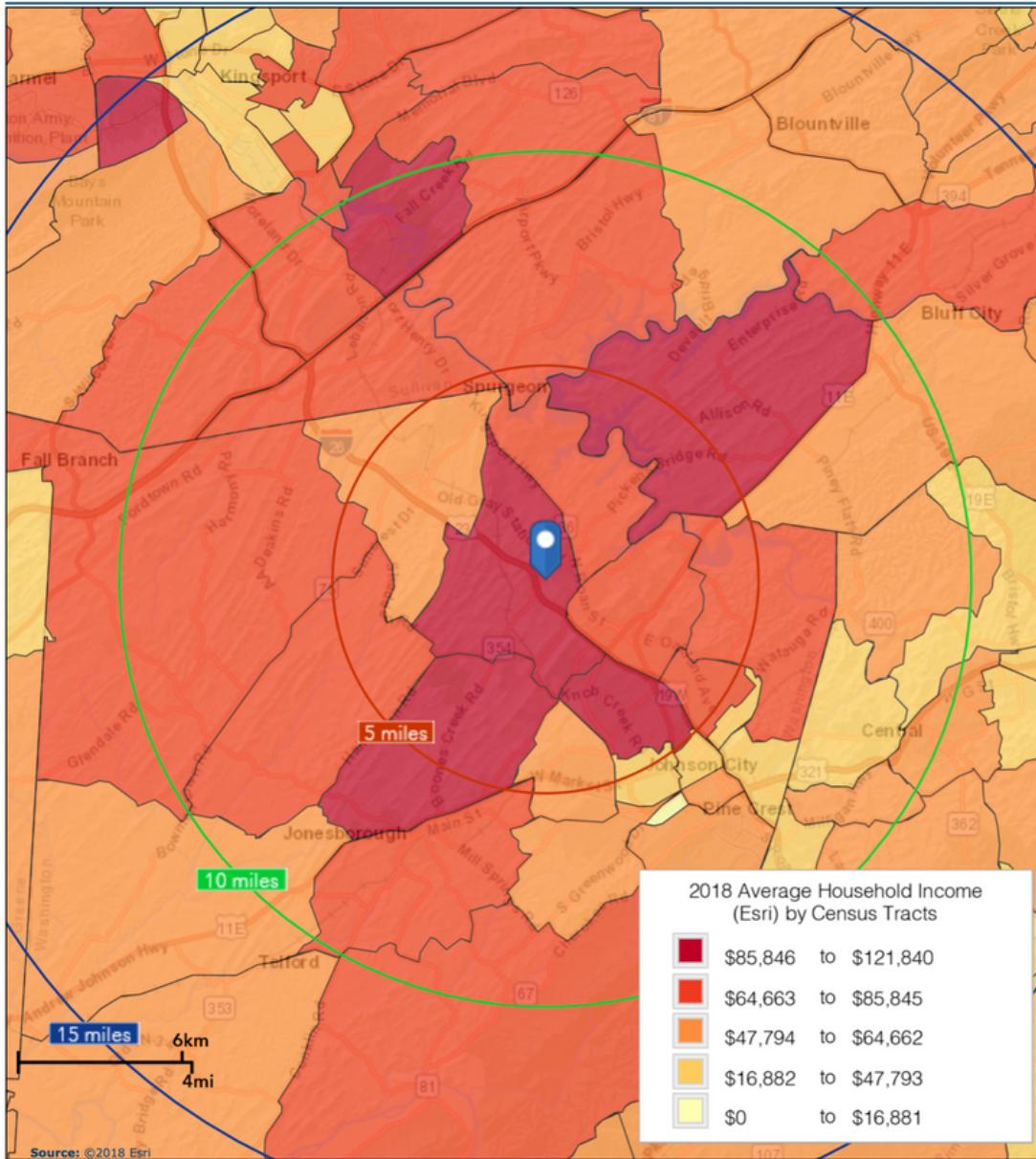
AVERAGE INCOME



esri

Custom Map

2018 Average Household Income (Esri) by Census Tracts



November 30, 2018