

# Truck Stop Development

145 Eagle Feather Dr, Jasper, TN 37347

Land Investment Opportunity | Offering Memorandum



±14.63 AC Lot Size  
±0.3 Miles to I-24

**MATTHEWS**™

# Exclusively Listed By

## Point of Contact



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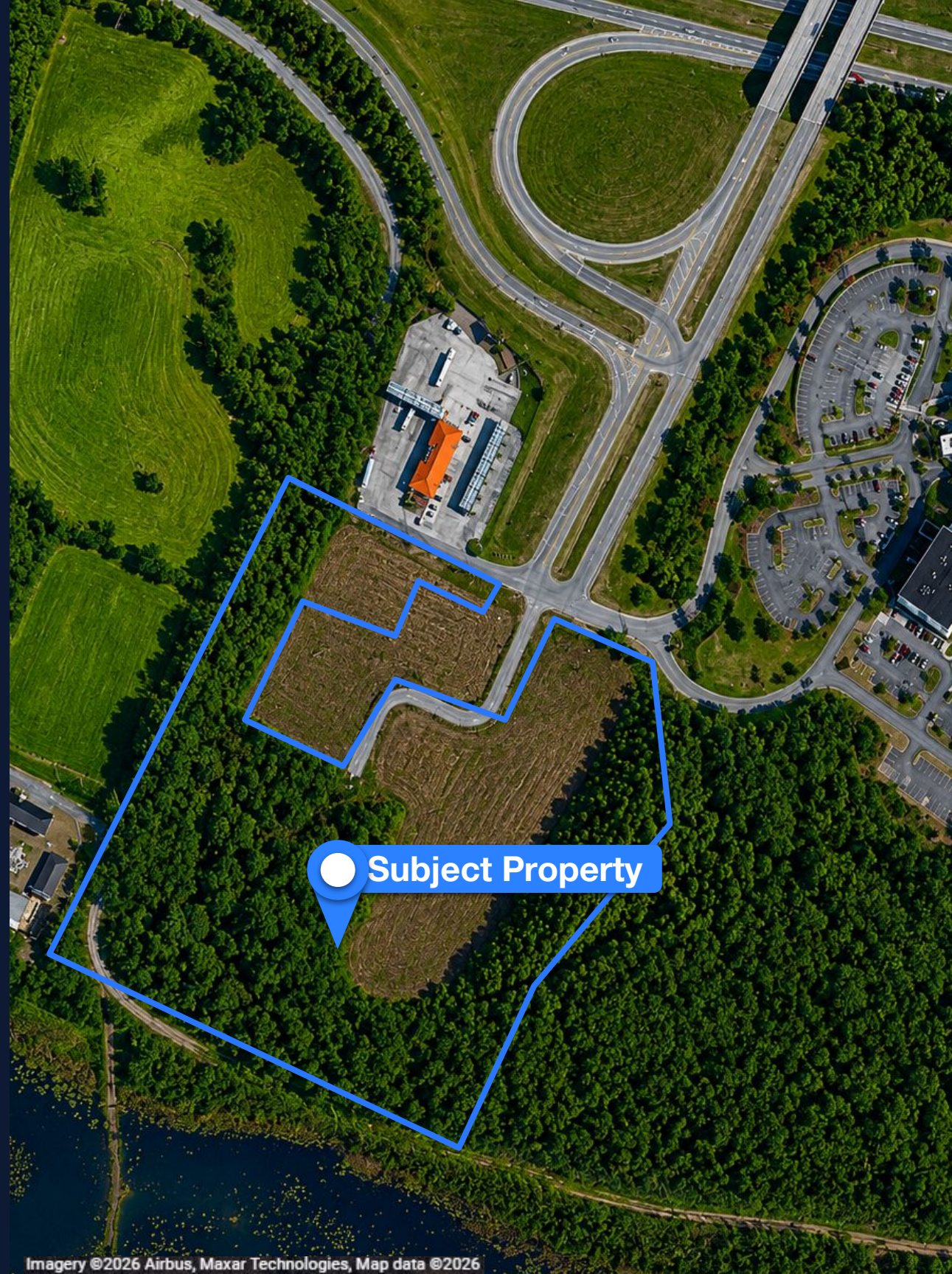
**Hutt Cooke**

**Broker of Record**

Broker Lic No. 356505 (TN)

Firm Lic No. 263667 (TN)

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# INVESTMENT HIGHLIGHTS

## Property Highlights

- **IMST Projections:** Estimated monthly fuel sales of 121,000 gallons of gasoline and 469,000 gallons of commercial diesel, supporting strong travel center performance.
- **Retail Revenue Potential:** Projected monthly revenue includes \$248,000 in convenience store sales and \$49,000 in fast-food sales.
- **Interstate Exposure:** Located along Interstate 24 with visibility to approximately  $\pm 48,624$  vehicles per day.
- **Ready for Development:** The 14.63-acre site is fully permitted and approved, allowing for immediate construction.
- **Approved Development:** Site plan includes a  $\pm 15,000$  SF convenience store and  $\pm 14,725$  SF truck repair facility, with 5 diesel fueling lanes, 10 passenger fueling positions, 10 EV charging stations, a CAT scale, and 72 truck parking spaces.

$\pm 48,625$  VPD

24



**ingles**

**ACE**  
Hardware



±7,000 VPD

41

28

±9,000 VPD

**Walmart** Supercenter **LOWE'S**

**FOOD CITY** **Cracker Barrel** **Wendy's**

**TSC TRACTOR SUPPLY CO.** **O'Reilly AUTO PARTS** **McDonald's**

**SureBuilt**  
Concrete Forms & Accessories

**Ply Gem**  
BRANDS & SOLUTIONS

**valmont**  
UTILITY

**QUALITY** INN & SUITES **Hardee's**

**COLLINS**  
BUILDING MATERIALS

72

±48,624 VPD

24

41

**MUELLER**

**JASPER INDUSTRIAL PARK**  
Logistics via "River, Rail, and Road"

**Subject Property**

**PARKRIDGE**  
HEALTH SYSTEM  
Parkridge West Hospital  
±70 Beds | ±1,600 Employees

24

**Eagle Feather Dr**  
Jasper, TN 37347

**\$4,250,000**

Price

**±15,000 SF**

\*C-Store Size

**±14,725 SF**

\*Commercial Truck Repair Shop

**\$290,499**

Price Per Acre

**±14.63 AC**

Lot Size

Approved Development Plans



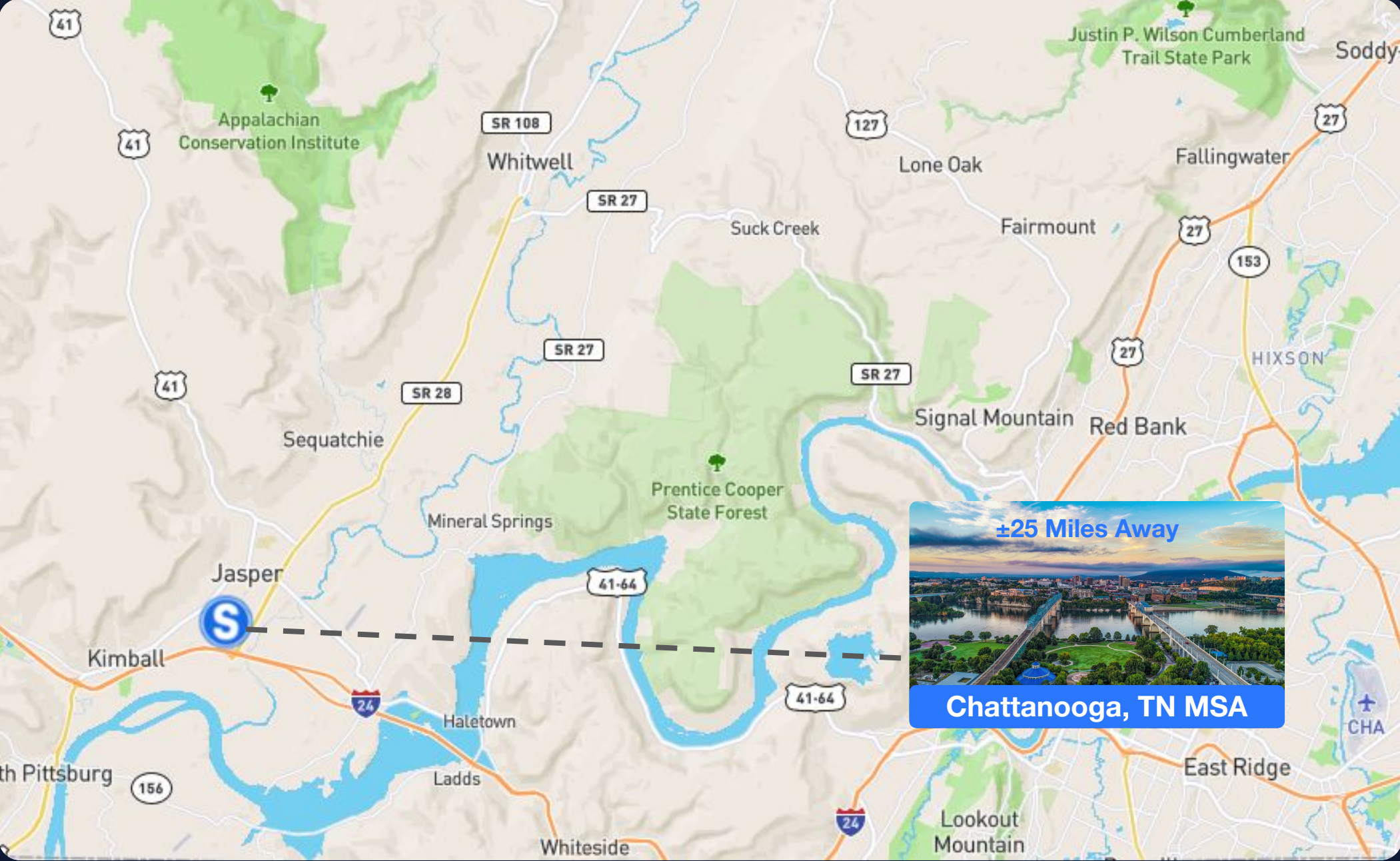
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# MARKET OVERVIEW

## Truck Stop Development

145 Eagle Feather Dr, Jasper, TN 37347



# Jasper, TN

**3,600**

Total Population

**\$73,013**

Median HH Income

**±4.17%**

2020-2025 Population Growth

**\$42.4B**

Gross Domestic Product  
(Chattanooga)

## Property Demographics

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	12,337	27,119	51,621
Current Year Estimate	11,593	25,886	50,001
2020 Census	11,007	25,035	48,362
Growth Current Year-Five-Year	6.42%	4.76%	3.24%
Growth 2020-Current Year	5.33%	3.40%	3.39%
Households	5-Mile	10-Mile	15-Mile
Five-Year Projection	5,036	11,197	21,461
Current Year Estimate	4,835	10,901	21,121
2020 Census	4,512	10,287	19,849
Growth Current Year-Five-Year	4.17%	2.72%	1.61%
Growth 2020-Current Year	7.14%	5.97%	6.40%
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$90,759	\$82,823	\$88,145

### Local Market Overview

Jasper, Tennessee, serves as the commercial and governmental center of Marion County and benefits from its strategic location along Interstate 24 between Chattanooga and Nashville. The city functions as a key retail and service hub for surrounding rural communities, attracting residents from across Marion County and neighboring areas for daily shopping, dining, healthcare, and essential services. Strong regional connectivity, affordable housing, and continued residential development have supported steady population growth and consumer demand throughout the area.

Jasper's location along a heavily traveled freight corridor provides strong logistical advantages for industrial users requiring efficient transportation access. Continued population growth and economic expansion throughout the Chattanooga region have increased demand for industrial space, supporting long-term occupancy and investment fundamentals. As industrial development activity continues to expand across Southeast Tennessee, Jasper remains well-positioned to benefit from future growth due to its accessibility, workforce availability, and favorable business climate.

Chattanooga, TN ±10 Miles Away

# CHATTANOOGA, TN MSA

Chattanooga continues to demonstrate consistent population and economic growth, supporting its position as a leading mid-sized city in Tennessee. With a population exceeding approximately 187,000, the city benefits from sustained in-migration driven by affordability and its location between Atlanta and Nashville. This regional positioning supports ongoing business expansion and workforce growth.

Median household income of approximately \$62,500 continues to trend upward as employment expands across manufacturing, healthcare, logistics, technology, and professional services. Public and private investment in infrastructure and workforce development has supported job creation and improved long-term economic stability.

## Total Population

588,763 +

## Median HH Income

\$71,000

## Annual Visitors

11.1 Million+

## GDP

\$42.4 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at Eagle Feather Dr, Jasper, TN, 37347 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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