



# MERCHANTS GREENE SHOPPING CENTER

## A PREMIER RETAIL DEVELOPMENT

Greetings,

We would like for you to take a moment to review our development. "Merchant's Greene", is an 80 acre development, located just west of downtown Morristown, TN. Merchant's Greene is anchored by Wal-Mart, Home Trust Bank, Texas Roadhouse, Aubrey's Restaurant, Fazoli's and Good Ole Days Sport Bar and Grill. A new Weigle's is to the west of this of this expansion. Located directly across the street is Aldi's, TVA Employees Credit Union, Salsarita's, Freddy's Frozen Custard and Steakburgers, Marco's Pizza, Great Clips, The Bed Store, One Main Financial and Fire House Subs.

Merchant's Greene Development is located along West Andrew Johnson Highway, also known as Highway 11E and Merchant's Greene Blvd. Phase 1 of the development is a 25,000 square foot shopping center located directly in front of the Wal-Mart Super Center, as to generate maximum exposure and visibility from the heavy traffic on Highway 11-E. Current tenants include, Sport Clips, Cricket Wireless, Bravo's Mexican Grill, Farm Bureau and more. We currently have outparcels available.

The City of Morristown Public Works has purchased a 55 acre tract adjacent to "Merchant's Greene" to be developed into a community center and other miscellaneous activities. Also, Morristown Hamblen Hospital/Covenant Health, has purchased a 35 acre adjacent tract for a future State-of-the-Art Facility.

Merchant's Greene Blvd. will serve as Morristown's newest, direct connection between Highway 11-E and Interstate 81. There is approximately 5 miles between the two points. This 4-lane interchange, will make Merchant's Greene the center of the trade area with convenient access from Jefferson City, Dandridge and Morristown. The last, daily traffic count along Andrew Johnson Highway, in front of "Merchant's Greene" was 32,000 vehicles per day. This number is projected to increase to approximately 64,000 vehicles per day with the opening of the 1-81/ Merchant's Greene connector in 2020.

Phase 2 of the development is a 40 acre tract of land on the west side of Merchants Greene Blvd. This site is available for Big Box Store Developments, Hotels, Retail, Restaurants and Strip Centers, etc.

We have included a site plan for your review, along with aerial photos of the growing development. We hope you will consider our retail development when planning for the future growth of your business. Call me directly should you wish to discuss at 386-527-8492.

Thank you for your time,  
O. Kheir,  
Business Development Manager,  
info@merchantsgreene.com.









I-81 Connector

Morristown Hamlen Hospital / Covenant Health  
35AC

City of Morristown Public works  
55AC





# MORRISTOWN, TENNESSEE



## MERCHANT'S GREENE SHOPPING CENTER A PREMIER RETAIL DEVELOPMENT



PREPARED BY:  
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25,000 S.F. Shadow Development

- Farm Bureau
- Cheri Nail
- Cheri Hair Salon
- Cricket Wireless
- Vape Shop
- Bravo's Mexican
- SportClips



**O. Kheir**  
Business Development Manager  
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55 AC. Community Center / Public Works

NORFOLK - SOUTHERN RAILWAY

35 AC. Morristown-Hamblen/Covenant Health



ANTHER CREEK STATE PARK

**RESIDENTIAL COMMUNITIES**  
55,494 RESIDENTS IN TRADE AREA

**MANLEY ELEMENTARY SCHOOL**  
621 STUDENTS

**LOWE'S** Save a lot  
McDonald's O'Reilly  
Zaxby's

**CVS pharmacy**

TSC TRACTOR SUPPLY CO  
Travelodge  
Waffle House  
Hampton Inn  
Crystal  
Family Dollar

**Freddy's** FIREHOUSE SUBS  
Great Clips  
Salsarita's

**ALDI**

**HONDA**

US 11E

**HARBOR FREIGHT TOOLS**  
golden corral  
Aaron's  
AutoZone  
McDonald's

**Walgreens** SONIC  
Carrabba's  
Shoney's  
Advance Auto Parts  
Long John Silver's  
Arby's

**ALPHA ELEMENTARY SCHOOL**  
608 STUDENTS

**HYUNDAI** **NISSAN** **CHEVROLET**

32,000 DAILY

**SUBJECT PROPERTY**

MERCHANT'S GREENE SHOPPING CENTER

**Walmart** **MURPHY'S USA** HomeTrust Bank  
**petro's** **Aubrey's** **SportClips**

**MORRISTOWN GOLF CLUB**

15,650 DAILY

**McDonald's** **SUBWAY**

**MOORE-MURRELL AIRPORT**

**MILESTONE GOLF CLUB**

**INDUSTRIAL**

**WEST VIEW MIDDLE SCHOOL**  
645 STUDENTS

160

MERCHANT'S GREENE





 **MERCHANT'S GREENE SHOPPING CENTER**





Citizen

# TRIBUNE

## JAM ON IT

Area middle school teams show stuff in jamboree

Sports B1



Vol. 52 No. 291

Wednesday, August 15, 2018

Morristown, TN \$1

## USA Today: Morristown No. 5 in growing incomes

From Staff Reports

As a recent study, USA Today reported on the top 25 US cities where incomes are growing the fastest. Morristown made the list at No. 5.

Across the country, unemployment rates have reached the lowest the country has seen in recent

history. The economy has seen positive growth, and Morristown has been fortunate to see evidence of that, city leaders said.

"24/7 Wall Street reviewed one-year change in per capita incomes in U.S. metro areas to identify the cities where income is growing the fastest. Per total personal income

the population," USA Today reported.

Many of the cities that made the list are heavy manufacturing communities. Manufacturing was hard hit during the 2008 recession. The fact that those are the communities

in recent years with many existing industries expanding and new ones locating to our community.

The unemployment rate in Morristown is reported at 3.6 percent, lower than the national average of 3.9 percent. The

percent.

"Rapid per capita income growth does not necessarily mean these cities are thriving economically. Of the 25 cities on this list, only five have a higher per capita income than Morristown."

MORE THAN FIVE DECADES AS THE LAKEWAY REGION'S TOP NEWSPAPER

Citizen

# TRIBUNE

## ROCKED

Cones flirt with the century mark in win over Cocke County

Sports B1



Vol. 52 No. 85

Wednesday, December 13, 2017

Morristown, TN \$1

## Morristown ranked 14th in country for job growth

From Staff Reports

Morristown has ranked sixth among southern cities for employment growth and 14th in the nation.

areas for job growth in the southeast so far this year — Nashville, Morristown, Chattanooga and Johnson City.

"Those of us locally have always been known for a solid economic

so high among southern cities."

Chesney said he is glad for Morristown to be receiving recognition for something he has always known to be true.

economic recovery," Marshall Ramsey,

president of the Morristown Area Chamber of Commerce, said. "We're strong because we have a good balance of healthcare, small

business and industry," looking forward, on growing Morristown in order to fill

these jobs with quality workers.

"It will be important to get the word out to the rest of the country's unemployed and grow the population, including our housing growth," he said.

He said improving and growing housing selections is in the next steps for the city.

Citizen

# TRIBUNE

## SHOCKING ANNOUNCEMENT

Carson-Newman coach announces surprising mid-season retirement

Sports B1



Vol. 52 No. 186

Thursday, April 12, 2018

Morristown, TN \$1

# Belgian bus manufacturer coming to Morristown



Daniel Munson/Citizen Tribune

Belgian bus and coach manufacturer Van Hool announced Thursday afternoon the company will build its North American headquarters in Morristown at the East Tennessee Progress Center. The facility will bring an estimated 640 jobs and will represent a total investment of nearly \$100 million. From left, State Sen. Steve Southerland, Jan Van Hool, director of engineering; Filip Van Hool, CEO; R. Jack Fishman, chairman of the Morristown Industrial Board; Gov. Bill Haslam, Bob Rolfe, commissioner of the Tennessee Department of Economic and Community Development, Morristown Mayor Gary Chesney, State Rep. Tilman Goins and Hamblen County Mayor Bill Brittain.





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**CONTACT ME TO BOOK A PRIVATE TOUR OF  
THIS EXCITING COMMERCIAL DEVELOPMENT**



**O. Kheir**

Business Development Manager

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