



WALKING, NATURE & FISHING TRAIL - 2.646 LF ON RIVERS EDGE

CANOE AND KAYAK LAUNCH

WALKING, NATURE & FISHING TRAIL - 2.646 LF ON RIVERS EDGE

LOT 8
266 APARTMENTS
RIVERBEND VILLA
APARTMENTS
16.31 AC.

LOT 11 CITY PARK
≈24.10 AC.

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≈24.10 AC.

LOT 7
≈6.11 AC.

EXISTING SUPER WALMART

LOT 9 ASSISTED LIVING FACILITY
≈10.56 AC.

LOT 10 RETAIL
≈8.03 AC.

FUTURE
20,000 SQ. FT.

LOT 5 AVAILABLE PARCEL
≈1.22 AC.

LOT 6 AVAILABLE
≈3.22 AC.

LOT 4 AVAILABLE PARCEL
≈1.26 AC.

OUTPARCEL A RESTAURANT
≈6,500 S.F.
≈1.53 ACRES
75 SPACES
11.5/1000 RATIO

OUTPARCEL B RESTAURANT
≈2,500 S.F.
≈0.81 ACRES
37 SPACES
14.8/1000 RATIO

OUTPARCEL C RESTAURANT
≈6,500 S.F.
≈1.44 ACRES
66 SPACES
10/1000 RATIO

EXIST. MURPHY OIL

LOT 3
≈2.14 AC.
DOLLAR TREE
10,000 SQ. FT.

LOT 2A BOJANGLES
3,808 SQ. FT.
49 SPACES
≈1.04 AC.

LOT 2B AVAILABLE
≈1.56 AC.

FORT HENRY DRIVE

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HOLSTON RIVER

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PLAY AREA

RIVERBEND DRIVE

WALMART SLOPE AREA

PROPOSED TRAFFIC SIGNAL

EXISTING TRAFFIC SIGNAL

EXISTING TRAFFIC SIGNAL

PROPOSED TRAFFIC SIGNAL