

Cottonpatch Properties

Crossville, TN



PARTNERS IN GRIMES

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0 Interstate Drive + 0 Old Jamestown Hwy, Crossville, TN 38555

Interstate Drive: Approximately 122 acres available
Old Jamestown Hwy: Approximately 5.5 acres available



Property Information

[Click here to watch a video of the property!](#)

Prime location! These land parcels are available in the Golf Capital of Tennessee, Crossville. This property is a developer's dream. The land has a soft roll, easy to build upon. All public utilities are available along Interstate Drive, Old Jamestown Hwy, and Cottonpatch Drive.

The available land is currently available in 2 parcels:



Old Jamestown Hwy Parcel 1A

(available for \$800,000)

Parcel 1B

(available for \$500,000)

This lot may be subdivided into 2.75 acre building sites.

Note: There is a billboard at the corner of this property that brings income to the property owner. The billboard agreement will convey to the new owner of this property.

Interstate Drive Parcel 2

(available for \$15,050,000;
may be subdivided)

A +/- 122.85-acre tract bordered by I-40 to the north and Interstate Drive to the south that is also accessible by Cottonpatch Drive, and a +/- 32-acre tract bordered by Interstate Drive to the north.



Proximity

It has been said that Crossville earned its name because it hosts crossroads between Nashville, Knoxville, Chattanooga, and Kentucky.



Approximately 1 mile from exit 317 (I-40), less than 1 mile from exit 320 (I-40), and less than a mile from Buc-ee's new Crossville location (completed in 2022), this property is only 90 minutes from the Nashville International Airport (BNA), 55 minutes to downtown Knoxville, and 90 minutes to Chattanooga.

I-75, a major transportation corridor linking the southeast to the Great Lakes, is a quick 50-mile jot away. From a more local viewpoint, downtown Crossville (Cumberland County's county seat) is just 3 miles away. Famous Bear Trace at Cumberland Mountain State Park is only 9 miles away. Crossville serves as the closest city for shopping and supplies for residents and guests of the nearby Fairfield Glade development.

Flatrock Motorsports Club & Motorsports Park

This land opportunity is also 2 exits away from the 800-acre, \$250,000,000 Flatrock Motorsports Club complex; an elite, world class, members-only driving resort. This resort also will host a Grand Prix Track, club track, entertainment amphitheater, a 4-star hotel, spa, fine dining, villas...Flatrock Motorsports and Entertainment Destination ([click here for the Masterplan](#)). Headed by Keith Holdbrooks, Brad Ward, David Ward, Rusty Bittle, Teddy Phillips, and Kevin Clayton.

Click any link below to view more property information.

[MLS Listing:
Parcel 1
\(5.5 Acres\)](#)

[MLS Listing:
Parcel 2
\(126.8 Acres\)](#)

[Corner
Parcel with
Markings](#)

[Survey
with
Markings](#)

[Survey](#)

[Topography
Map](#)

[Crossville
Detention
Requirements](#)

[Crossville
Stormwater
Ordinance](#)

Stats &

Market Data

Known as the Golf Capital of Tennessee, Crossville is the county seat of Cumberland County and also home to the master-planned community of Fairfield Glade.

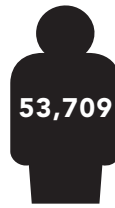
[Census Data](#)

[Cumberland County Chamber of Commerce](#)

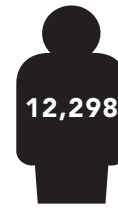
Population



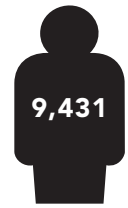
Cumberland County



Crossville
(zip codes 38555, 38557, 38558, 38571, 38572)



City Limits of Crossville



Fairfield Glade

Crossville's 5-Year Growth Rate

2.97%

Traffic Count for Interstate Drive

(2021 TDOT Report)



Annual Average Daily Traffic



Design-Hour Volume (DHV-30)



Passenger Vehicles (Class 1-3)



Business & Commercial Vehicles (Class 4+)

New Business in Crossville

Click on each logo to view article.



Opening Late Quarter of 2023 (Source: Chamber of Commerce)



Opened September 2023



Opened October 2022



First Store & Career Solutions Center, Opened September 2022



Opened September 2023



Opening TBD

Whisper Aero

Relocates Headquarters August 2021



Opened June 2022, Tennessee's First

Top 10 Best Cities to Retire 2022

Crossville Technology & Business in the Media



Whisper Aero Unveils Electric Propulsion Tech for Noiseless Flying Taxis, June 2023

[Read More](#)

Whisper Aero Reveals Jet Mockup, June 2023

[Read More](#)

Sports Marketing Group: Insight on the Executive Consultant Business Development of Flatrock Motorsports Park, May 2023

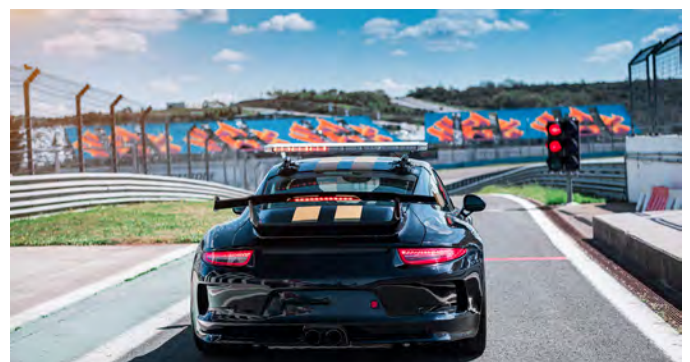
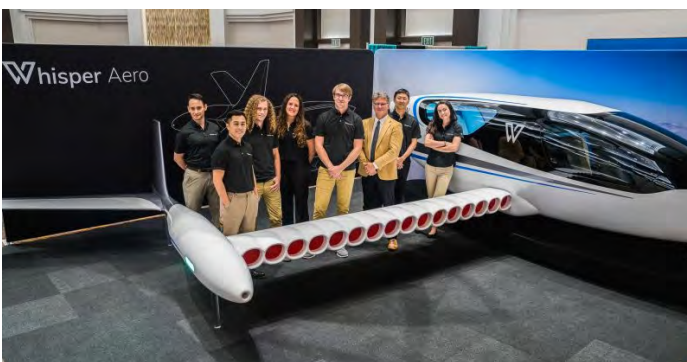
[Read More](#)

Lotus + Mercedes Benz Club of America Seek to Host a National Autocross at Flatrock, December 2022

[Read More](#)

"Whisper Jet" by local business, "Whisper Aero", October 2021

[Read More](#)



Opportunity Zones

Opportunity Zones (OZs) are a federal economic development initiative established under the Tax Cuts and Jobs Act of 2017. Designed to spur long-term investment in economically distressed communities, OZs offer substantial tax incentives to investors who reinvest capital gains into designated areas through Qualified Opportunity Funds (QOFs). Tennessee has 176 such zones, strategically selected based on factors like business development potential, proximity to educational institutions, and community needs.

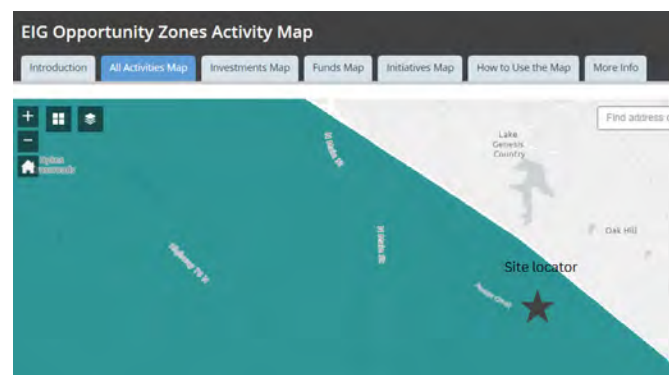
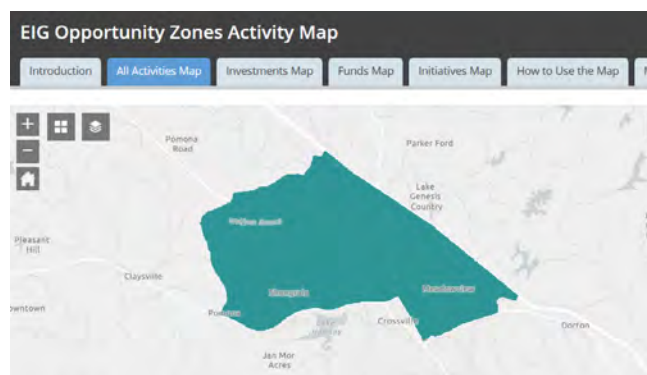
In Crossville, Tennessee, there is one designated Opportunity Zone, encompassing approximately 53% of the city's population, or around 6,100 residents. This zone is characterized by a median household income of about \$34,000, highlighting its potential for economic revitalization. Investors can play a pivotal role in this transformation by channeling funds into local businesses, real estate, and infrastructure projects within the zone.

For businesses and investors in Crossville, engaging with the local Opportunity Zone presents a dual opportunity: contributing to community development while reaping tax advantages. By investing in projects that align with the city's economic goals, such as affordable housing, commercial development, or infrastructure improvements, stakeholders can foster sustainable growth. This synergy between private investment and public benefit underscores the transformative potential of Opportunity Zones in revitalizing communities like Crossville.

A **Qualified Opportunity Fund (QOF)** is a specialized investment vehicle created under the 2017 Tax Cuts and Jobs Act. Its purpose is to encourage private investment in designated low-income communities, known as **Opportunity Zones**, by offering substantial federal tax incentives to investors. A QOF must hold at least 90% of its assets in qualified Opportunity Zone property, which can include real estate, operating businesses, or infrastructure projects. To participate, investors must roll over capital gains from a prior investment into a QOF within 180 days of realizing those gains.

The primary benefit to investors is the deferral and potential reduction of federal capital gains taxes. If the investment in the QOF is held for at least five years, investors can exclude 10% of the original capital gains from taxation. If held for seven years, the exclusion increases to 15%. Most notably, if the investment is held for ten years or more, any additional appreciation on the QOF investment itself becomes **completely tax-free**. This structure creates a powerful incentive not only to invest in underserved areas but also to stay committed long-term, fueling sustainable development.

For those interested in starting or investing in a QOF, detailed information can be found from several authoritative sources. The **IRS** provides official guidance and compliance rules on its Opportunity Zones page. The **U.S. Department of the Treasury** and your state's **economic development agency** (such as Tennessee's Department of Economic and Community Development) also offer resources, including maps, FAQs, and investor guidelines. Additionally, consulting with a tax advisor or financial planner experienced in Opportunity Zone investing is strongly recommended to navigate the legal requirements and maximize the tax advantages.



[Click Here to View the Interactive Map](#)

Travel Economics for Cumberland County

2021 Economic Impact - Cumberland

DIRECT ECONOMIC IMPACT AND PERCENT CHANGE OVER 2020

Direct Visitor Spending Direct Labor Income Direct Employment

**\$170.09
MILLION**

**\$31.95
MILLION**

\$1,000

Direct State Taxes

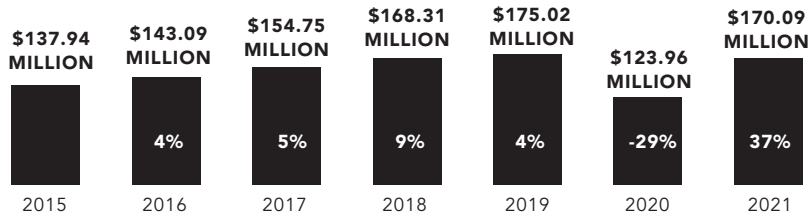
**\$8.64
MILLION**

Direct Local Taxes

**\$5.05
MILLION**

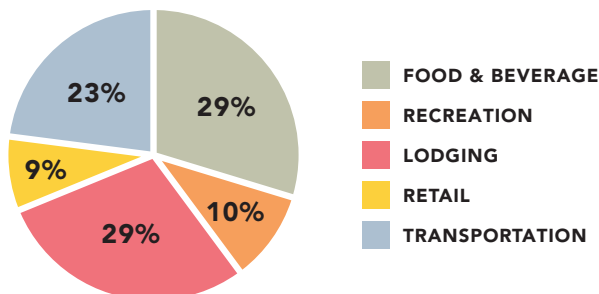
Visitor Spending Over Time

ANNUAL VISITOR SPENDING & YEAR-OVER-YEAR PERCENT CHANGE



Visitor Spending By Industry Over Time

PERCENT OF TOTAL VISITOR SPENDING BY INDUSTRY IN 2021



Impact Per Day

On an average day in 2021, visitor spending in Cumberland County generated:

\$466,006 in daily expenditures

\$87,548 in daily labor income

\$23,658 in daily state taxes

\$13,827 in daily local taxes

Impact Per Household

As a result of taxes generated by tourist activity in Cumberland County, each household pays:

\$518 less in state and local taxes

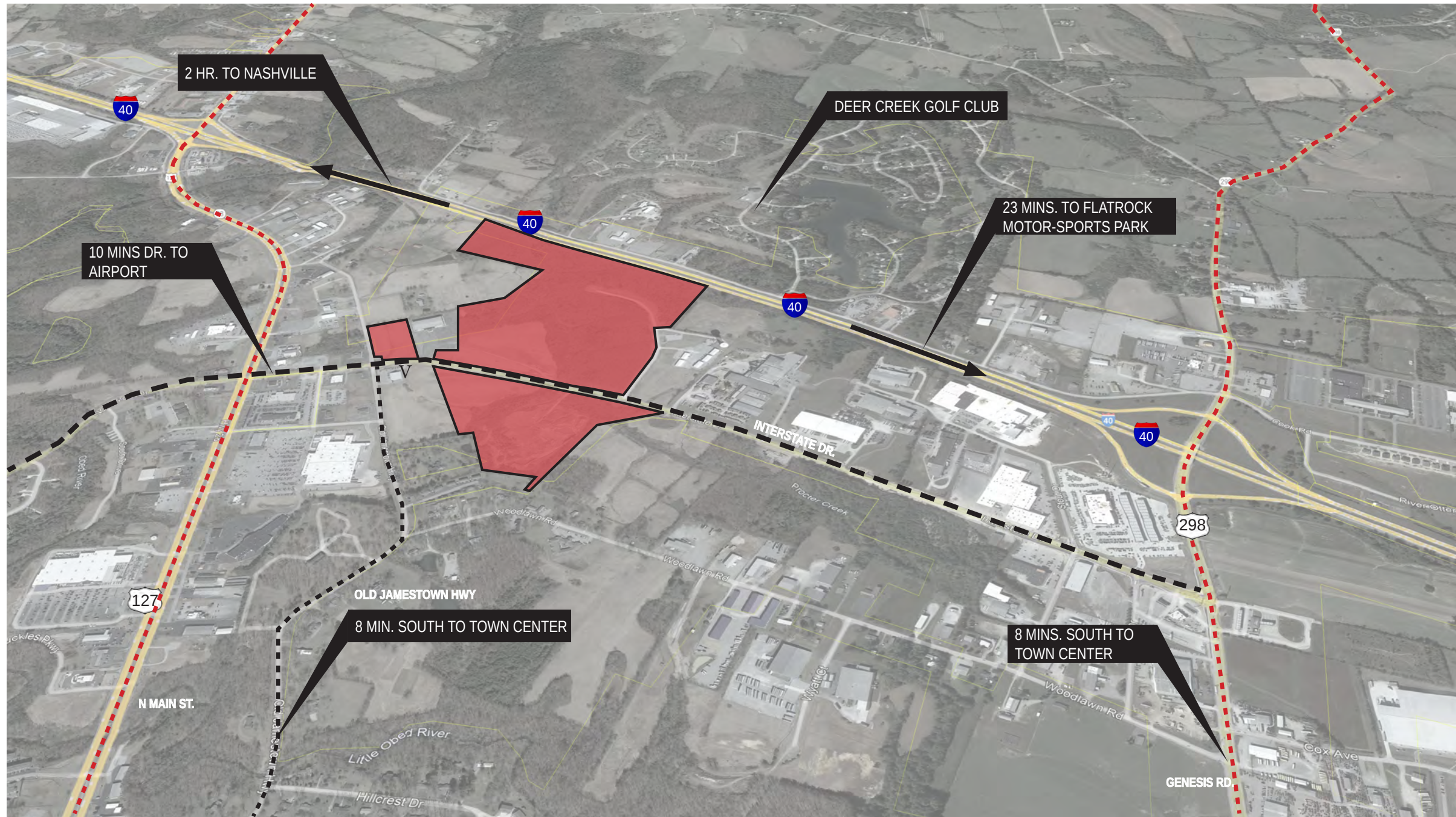
\$327 in state taxes

\$191 in local taxes

In other words, if it were not for state and local taxes generated by tourism, each Cumberland County household would pay \$158 more in state and local taxes.

In 2021, Cumberland County ranked 15 of 95 counties in visitor spending, compared to 16 in 2020.

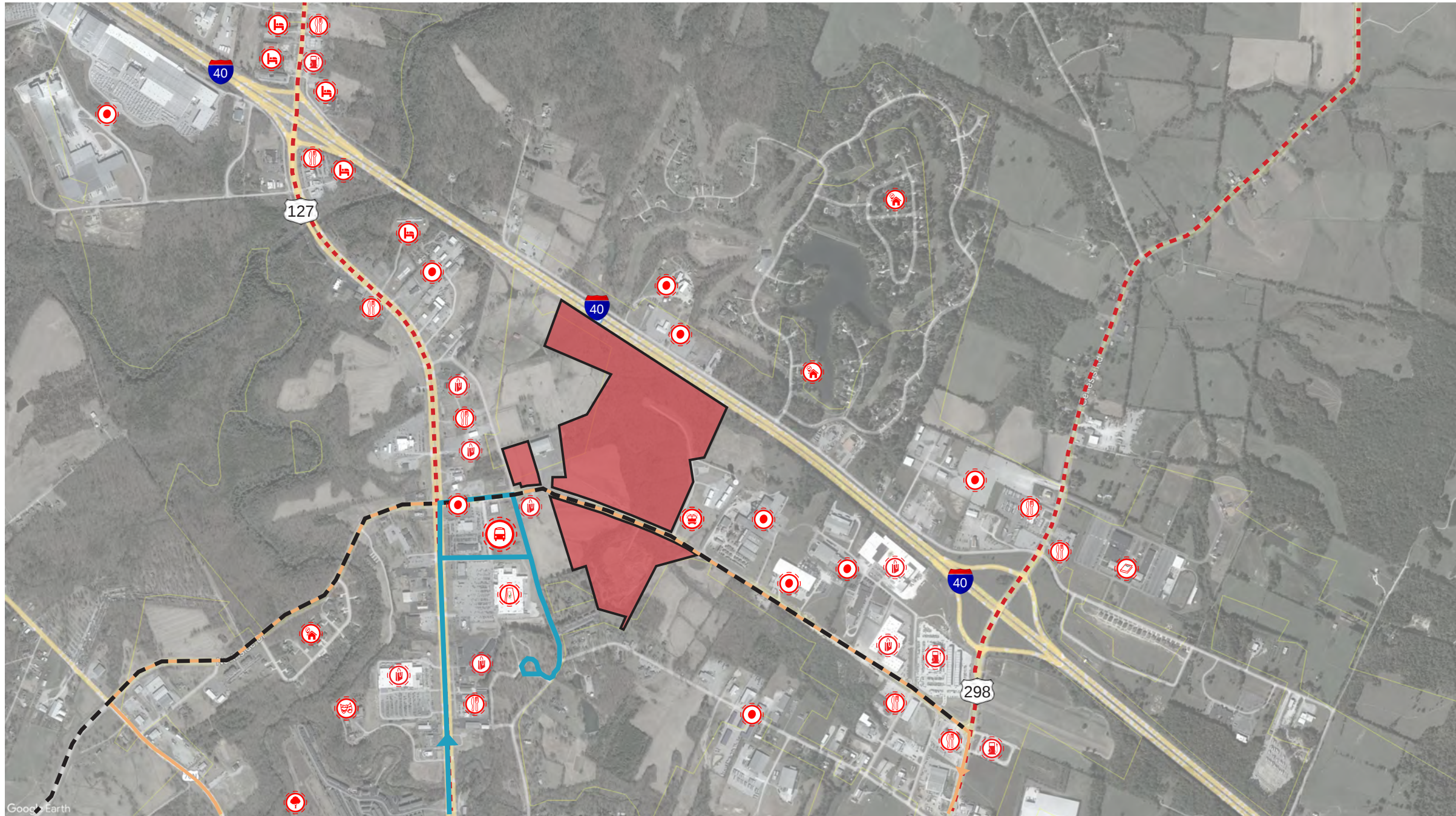
[Click Here to View More on The Economic Impact of Travel on Tennessee 2021](#)



- SITE LOCATION
- INTERSTATE HIGHWAY
- CITY BOUNDARIES
- - - ARTERIAL BOULEVARD
- - - HIGHWAY
- - - COLLECTOR



LOCATION SITE PLAN ANALYSIS



- SITE LOCATION
- INTERSTATE HIGHWAY
- CITY BOUNDARIES
- ARTERIAL BOULEVARD
- HIGHWAY
- BUS ROUTE GOLD V ROUTE
- BUS ROUTE BLUE ROUTE
- 🚌 BUS STOP
- G GOLD ROUTE
- B BLUE ROUTE
- 40 INTERSTATE
- 298 HIGHWAY
- 🛍️ SHOPPING
- 🍷 BARS / RESTAURANTS
- 🛒 GROCERY STORE
- 🌳 PARKS
- 🎨 ART & ENTERTAINMENT
- 🎒 SCHOOL
- ⛽ GAS STATION
- 🏠 RESIDENTIAL
- 🚒 FIRE STATION
- 🏭 INDUSTRIAL / WAREHOUSE
- 🏨 HOTEL



TRANSIT DIAGRAM & SITE ADJACENCIES SITE PLAN ANALYSIS



- GREEN SPACE
- INTERSTATE HIGHWAY
- ARTERIAL BOULEVARD
- HIGHWAY
- ⦿

⦿

⦿

⦿

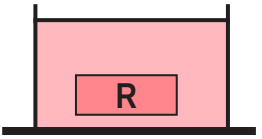
 HIGHWAY NOISE
- EXISTING CREEK
- DIRECTIONAL ARROW



ACOUSTIC, NATURAL ELEMENTS, AND SITE ACCESS SITE PLAN ANALYSIS



- PROGRAM:**
- R RETAIL
 - R-TH TOWN-HOME
 - R-LD LOW DENSITY RESIDENTIAL
 - R-HD HIGH DENSITY RESIDENTIAL
 - MU MIXED-USE
 - H HOSPITALITY
 - E EVENT CENTER



HEIGHT:
TYPICALLY SINGLE STORY, 16' TALL.

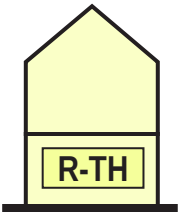
PARKING AND SERVICE:
SURFACE PARKED AT 4 CARS PER 1000 SF, LOADING AND SERVICE FROM REAR OF FRONT.

TYPICAL AMENITIES:
PATIO DINING, OUTDOOR PLAZAS, ETC.

RETAIL PROGRAM & PRECEDENTS

PROGRAM:

- R RETAIL
- R-TH TOWN-HOME
- R-LD LOW DENSITY RESIDENTIAL
- R-HD HIGH DENSITY RESIDENTIAL
- MU MIXED-USE
- H HOSPITALITY
- E EVENT CENTER



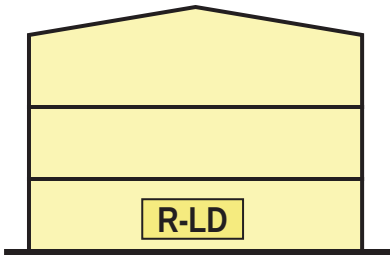
HEIGHT:
2 STORIES
RENTAL APARTMENTS OR FOR-SALE
CONDOMINIUMS
PARKING AND SERVICE:
SURFACE PARKED AT 2 CARS PER UNIT.
TYPICAL AMENITIES:
PRIVATE PARKING GARAGES,
LOCALIZED AMENITY BUILDING.

RESIDENTIAL - TOWN-HOMES
PROGRAM & PRECEDENTS



PROGRAM:

- R RETAIL
- R-TH TOWN-HOME
- R-LD LOW DENSITY RESIDENTIAL
- R-HD HIGH DENSITY RESIDENTIAL
- MU MIXED-USE
- H HOSPITALITY
- E EVENT CENTER



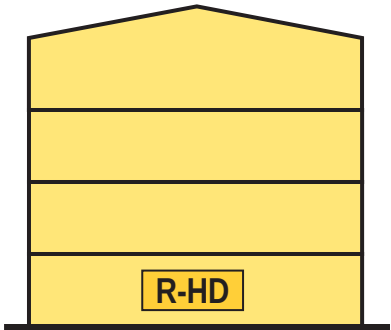
- HEIGHT:**
2 TO 3 STORIES
RENTAL APARTMENTS OR FOR-SALE
CONDOMINIUMS
- PARKING AND SERVICE:**
SURFACE PARKED AT 1.5 CARS PER
UNIT.
- TYPICAL AMENITIES:**
AMENITY CENTER WITH FITNESS, POOL,
WALKABLE TRAILS.

**RESIDENTIAL - LOW DENSITY
PROGRAM & PRECEDENTS**



PROGRAM:

- R RETAIL
- R-TH TOWN-HOME
- R-LD LOW DENSITY RESIDENTIAL
- R-HD HIGH DENSITY RESIDENTIAL
- MU MIXED-USE
- H HOSPITALITY
- E EVENT CENTER



HEIGHT:

3 TO 4 STORIES
RENTAL APARTMENTS OR FOR-SALE
CONDOMINIUMS

PARKING AND SERVICE:

SURFACE PARKED AT 1.5 CARS PER
UNIT.

TYPICAL AMENITIES:

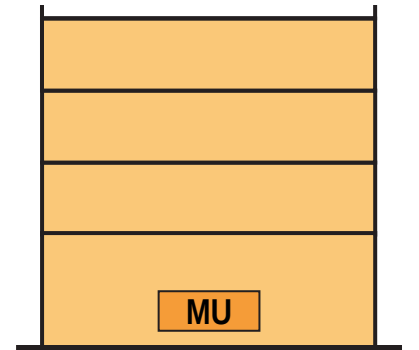
AMENITY CENTER WITH FITNESS, POOL,
WALKABLE TRAILS.

RESIDENTIAL - HIGH DENSITY PROGRAM & PRECEDENTS



PROGRAM:

R	RETAIL
R-TH	TOWN-HOME
R-LD	LOW DENSITY RESIDENTIAL
R-HD	HIGH DENSITY RESIDENTIAL
MU	MIXED-USE
H	HOSPITALITY
E	EVENT CENTER



HEIGHT:

3 TO 4 STORIES
GROUND FLOOR TALLER FOR RETAIL
OR FOOD & BEVERAGE.
UPPER FLOORS CAN BE RESIDENTIAL
OR HOSPITALITY.

PARKING AND SERVICE:

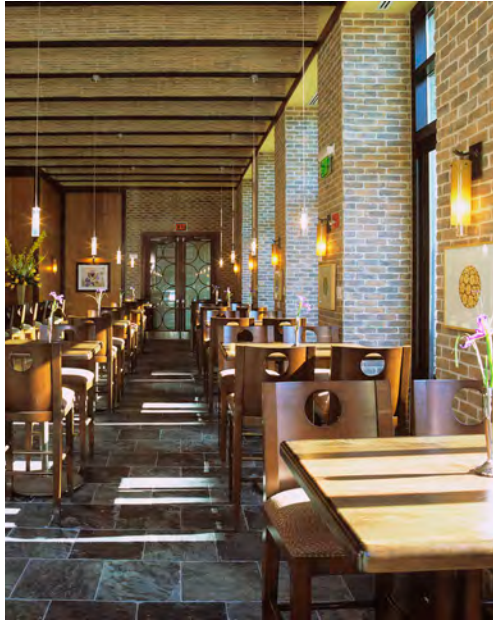
SURFACE PARKED AT 5 SPACES PER
1000 GROSS SQUARE FEET. LOADING
AND SERVICE FROM REAR OR FRONT.

TYPICAL AMENITIES:

OUTDOOR PLAZA AND DINING SPACE.
CONNECTED OUTDOOR AMENITIES

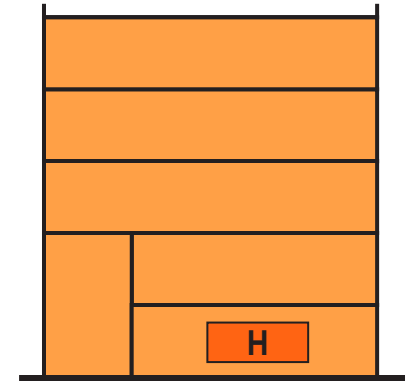
MIXED-USE

PROGRAM & PRECEDENTS



PROGRAM:

R	RETAIL
R-TH	TOWN-HOME
R-LD	LOW DENSITY RESIDENTIAL
R-HD	HIGH DENSITY RESIDENTIAL
MU	MIXED-USE
H	HOSPITALITY
E	EVENT CENTER



HEIGHT:

3 TO 4 STORIES
GROUND FLOOR TYPICALLY TALLER
FOR LOBBY AND RESTAURANT

PARKING AND SERVICE:

SURFACE PARKED AT 1 CAR PER ROOM,
LOADING AND SERVICE FROM REAR OR
FRONT.

TYPICAL AMENITIES:

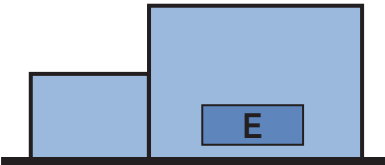
OUTDOOR POOL, ATTACHED
RESTAURANT.

HOSPITALITY PROGRAM & PRECEDENTS



PROGRAM:

- R RETAIL
- R-TH TOWN-HOME
- R-LD LOW DENSITY RESIDENTIAL
- R-HD HIGH DENSITY RESIDENTIAL
- MU MIXED-USE
- H HOSPITALITY
- E EVENT CENTER



HEIGHT:
1 STORY
GROUND FLOOR TYPICALLY TALLER FOR EVENT HALLS, BACK OF HOUSE AREAS LOWER.

PARKING AND SERVICE:
SURFACE PARKED AT 5 SPACES PER 1000 GROSS SQUARE FEET.

TYPICAL AMENITIES:
OUTDOOR PLAZA SPACE, LOCAL PROXIMITY RETAIL, FOOD & BEVERAGE, HOTEL/ HOSPITALITY

EVENT CENTER
PROGRAM & PRECEDENTS

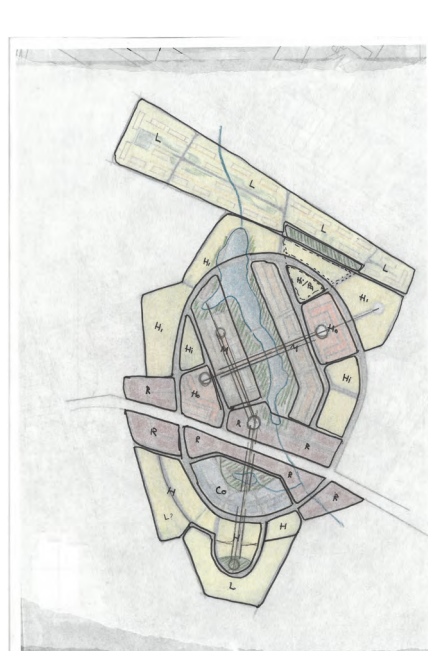
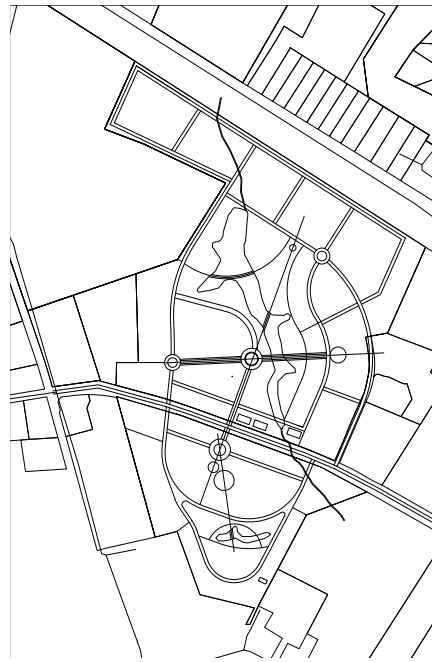
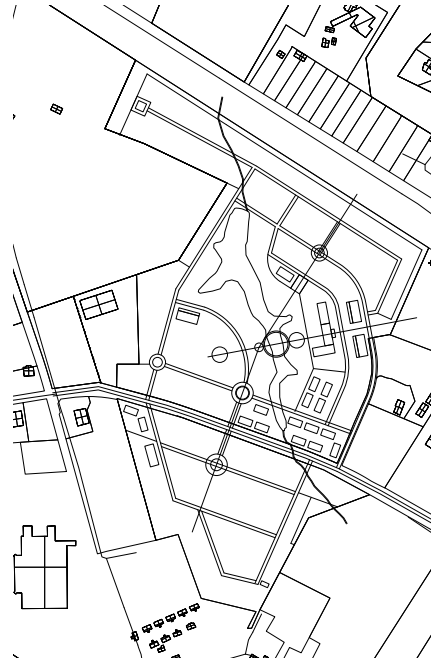
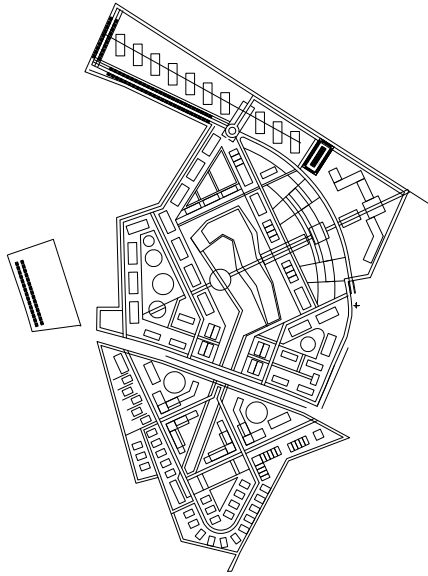
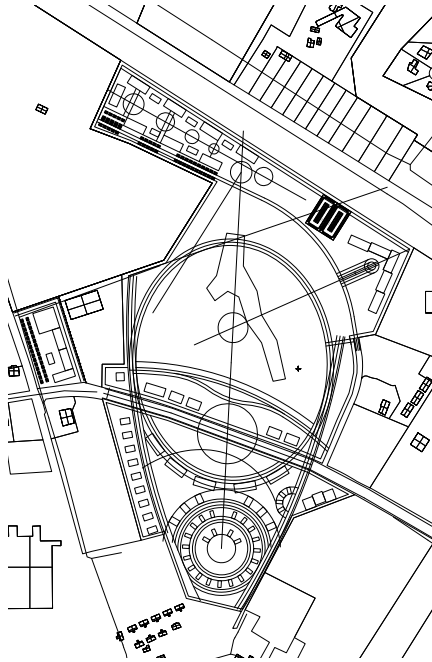


PROGRAM:

R	RETAIL
R-TH	TOWN-HOME
R-LD	LOW DENSITY RESIDENTIAL
R-HD	HIGH DENSITY RESIDENTIAL
MU	MIXED-USE
H	HOSPITALITY
E	EVENT CENTER



PUBLIC SPACES, PARKS, AND OUTDOOR EXPERIENCES
PROGRAM & PRECEDENTS



SKETCHES



- R RETAIL
- R-TH TOWN-HOME
- R-LD LOW DENSITY RESIDENTIAL
- R-HD HIGH DENSITY RESIDENTIAL
- R-SF SINGLE FAMILY RESIDENTIAL
- MU MIXED-USE
- H HOSPITALITY
- E EVENT CENTER
- EXTERIOR AMENITY
- PARK
- WATER FEATURE
- PARKING
- PROPERTY LINES
- SITE EXISTING STREETS
- LAKE TRAIL
- PROJECT MAIN ENTRY
- P PARK

N 0' 250' 500' 1k' ft

PROGRAM ORGANIZATION DIAGRAM MASTER SITE PLAN _ *FINAL*



- ZONE 1** RETAIL
211,816 SF
- ZONE 2** MIXED USE
RETAIL: 119,215 SF
RESIDENTIAL: 357,644 SF
- ZONE 3** MIXED USE:
HOTEL: 83,200 SF
EVENT CENTER: 38,400 SF
RETAIL: 75,028 SF
TOTAL: 196,628 SF
- ZONE 4** HIGH DENSITY RESIDENTIAL
466,296 SF
- ZONE 5** RETAIL
44,005 SF
- ZONE 6** LOW DENSITY RESIDENTIAL
136,968 SF
- ZONE 7** RESIDENTIAL
TOWN HOME LOTS: 21
SINGLE FAMILY LOTS: 15
AMPHITHEATER: (1) 2000 PERSON
- TOTAL**
1,532,572 SF
-  PROJECT MAIN ENTRY
-  PARK



PROGRAM ZONING DIAGRAM MASTER SITE PLAN _ *FINAL*



RENDERING

A map of Tennessee showing its counties. The counties of Nashville, Knoxville, and Chattanooga are highlighted in blue. Nashville is in the center, Knoxville is in the southeast, and Chattanooga is in the south. Other counties are shown in light gray. The map includes labels for major cities and counties.

Unincorporated Cities - None

*Source: ESRI

- Personal: Repealed beginning January 1, 2021
- Corporate Excise Tax: 6.5% of TN taxable income
- Franchise Tax: 0.25% of the greater of the TN portion of net worth or the book value and tangible property in TN. The minimum tax is \$100.
- Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Education

District Name - Cumberland County
Type of Public School System - County
District Grades Served - Pre-K-12
Number of Schools - 12
Number of Classroom Teachers - 453
Student to Teacher Ratio - 15:1
Additional Staff - 88
Total Number of Students - 6,893
 Private Schools - 3
 Total Number of Students - 319
 Number of Teachers - 36
Number of High School Graduates (2022) - 463
Graduation Rate - 91.7%
Educational Attainment with a Degree - 30.4%
(Adults Age 25+)

**Source: TN Department of Education*

Regional Higher Educational Institutions (within 35 miles)

TN College of Applied Technology | Crossville
TN College of Applied Technology | Harriman
TN Technological University| Cookeville
Roane State Community College | Harriman

**Source: National Center for Education Statistics*

Government

City - Mayor and City Council meets 2nd Tuesday at 6:00pm at City Hall
County - Mayor and County Commissioners meets 3rd Monday at 6:00pm at Art Circle Public Library
Fire Department
-Full-time fire fighters in city: 26
-City volunteers: 15
-Full-time fire fighters in county: 10
-County volunteers: 145
-Fire stations in city: 2
-City fire trucks: 8
-Fire stations in county: 16
-County fire trucks: 25
Law Enforcement
-Full-time police officers in city: 42
-Full-time police officers in county & sheriff: 54
-City patrol cars: 57
-County patrol cars: 30

	CITY	COUNTY
Insurance Rating	3	5/9
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

Transportation

AIR SERVICE
Nearest General Aviation - Crossville Memorial-Whitson Field
Location Identifier -a CSV
Distance from City - 2 miles
Runway Length - 5,418 feet
Surface - Asphalt
Lighting - 2HIRL/VASI/PAPI
Fuel - 100LL/Jet A
Repairs - Major
Storage - Hanger, Tie Down
Transportation - Taxi and Rental Car
Nearest Commercial Service - Nashville International Airport
Location Identifier - BNA
Distance from Crossville - 93 miles

Nashville International Airport (BNA) serves approximately 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 destinations.

HIGHWAYS
U.S. Highways - 70 and 127
State Highways - 1,24,28,68,101,298,392,419,462
Nearest Interstate - Interstate 40

COMMON CARRIERS
Air Freight Companies - None
Motor Freight Companies - 9
Terminal Facilities - None
Bus Services - No

RAILROADS SERVED BY Tennessee Central Rail

NAVIGABLE WATERWAYS
River - Tennessee
Channel Depth - 9 feet
Nearest Port Facility - Lenoir City
Miles from Port - 53

Communications

Newspapers - Crossville Chronicle, The Tennessean, The Glade Sun, The Vista, Smoke Signals
Telephone Companies - Charter Communications, US Cellular, Ben Lomand, Verizon Wireless, AT&T, Frontier Communications
Radio Stations - 3
TV Networks - 1
Cable Service Available - Yes
Internet Service Available - Yes
Fiber Optics Available - Yes

Community Facilities

HEALTH CARE

Doctors - 86
Dentists - 31
Hospitals - 1
Hospital Beds - 149
Clinics - 17
Nursing Homes - 6
Nursing Home Beds - 349
Retirement Homes - 4
Retirement Home Beds - 288
Residential Care - 4
Assisted Living Beds - 170

RELIGIOUS ORGANIZATIONS

Protestant - 118
Catholic - 2
Jehovah's Witness - 1
Seventh Day Adventist - 2
Latter Day Saints - 1
Other - 37

DAY CARE CENTERS 12

RECREATION

Libraries - 1
Parks - 4
Golf Courses - 9
Swimming Pools - 5
Country Clubs - 2
Theaters - 4
Bowling Alleys - 1

HOTELS & MOTELS 9

Rooms - 542
Bed & Breakfasts - 2

LARGEST MEETING ROOM

Capacity - 350

RESTAURANTS 87

Financial Institutions

Total Number of Bank Institutions - 9
Total Number of Bank Offices - 17
Bank Deposits - \$1,624,000,000
Total Number of Credit Union Branches - 2
Credit Union Deposits - \$106,038,515
Countywide Combined Deposits - \$1,761,151,875
 (Deposits for June 30, 2022)

*Source: Federal Deposit Insurance Corporation & National Credit Union Administration

Selected Economic Indicators

2022 ANNUAL AVERAGES (AGE 16+)

LABOR FORCE	COUNTY	LABOR MARKET AREA
Population	53,119	185,866
Employed	20,622	85,241
Unemployed	1,027	4,113
Unemployment Rate	4.7%	4.6%

*Drive Time: 45 minute radius from Crossville

*Source: ESRI

2022 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining - 3.6%
Construction - 7.9%
Manufacturing - 13.8%
Wholesale Trade - 2.4%
Retail Trade - 11.6%
Transportation/Utilities - 5.9%
Information - 1.4%
Finance/Insurance/Real Estate - 4.8%
Services - 43.7%
Public Administration - 4.8%

*Source: ESRI

PER CAPITA PERSONAL INCOME

Year - 2022
Amount - \$31,792

*Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year - 2022
Amount - \$52,859

*Source: ESRI

AVERAGE HOME SALES

Year - 2021
Number of Homes Sold - 1,237
Average Cost - \$271,429
2022 Median Home Value - \$207,422

*Source: TN Housing Development Agency

RETAIL SALES

Year - 2021
Amount - \$1,137,734,027

Natural Resources

Minerals - Sandstone & Limestone
Timber - Hardwoods & Softwoods

Agricultural

Crops - Green beans, corn, soybeans
Livestock - Cattle, poultry, swine

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