



# PARK CITY

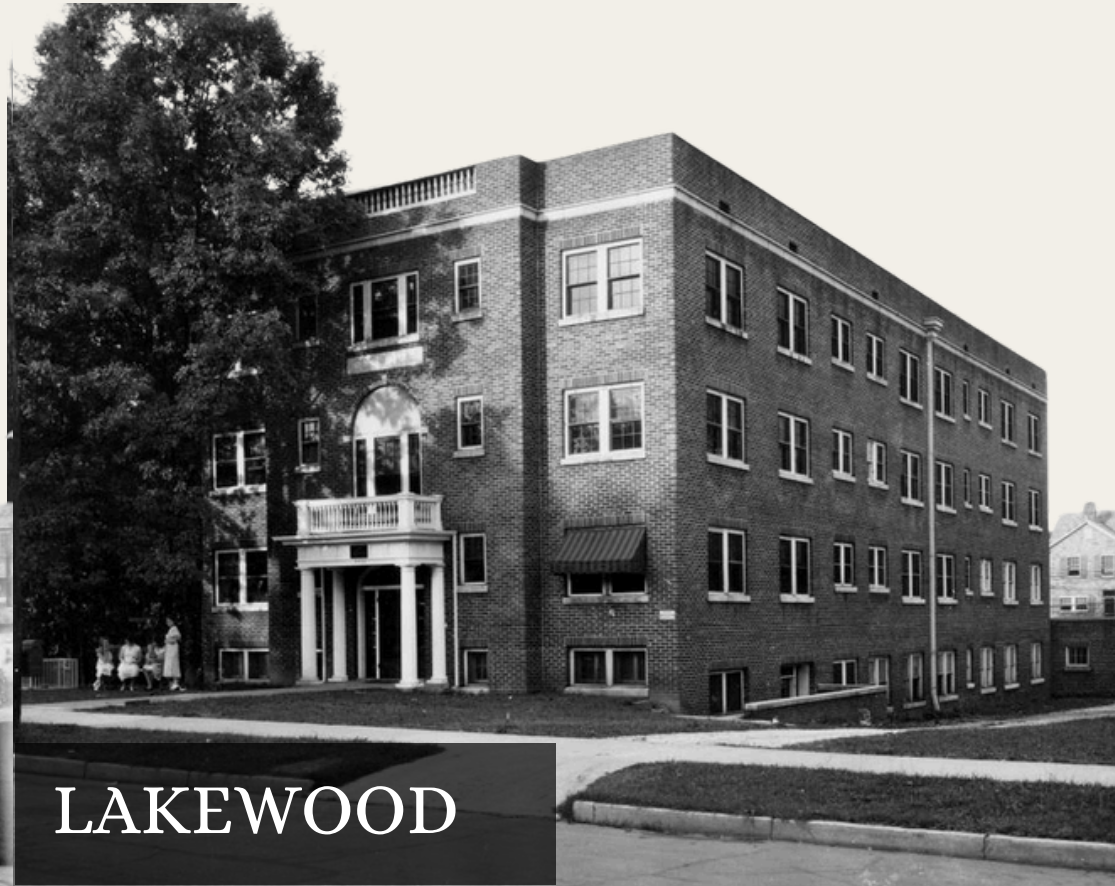
VILLAGE

✓ GATED COMMUNITY

✓ WITH DEEDED PARKING SPOT

✓ AVAILABLE TO MOVE IN

# BRINGING BACK HISTORY



The development was commissioned by Arthur Fernando Aston, a lifelong resident of Park City. Aston's commitment to the area is reflected in the enduring quality of these buildings. Notably, the renowned opera singer Mary Costa was among the distinguished residents of Aston's creation.

Park City Village sits along Magnolia Avenue, a street with its own rich history. Named after Magnolia Bryan Branner (1829-1907), the avenue honors a prominent figure in Knoxville's past. Originally from Georgia, Magnolia Bryan Branner moved to Knoxville with her husband, George Branner, a successful plantation owner, shortly before the Civil War. They settled along First Creek, where their son, H. Bryan Branner, later became Knoxville's mayor in 1880.

When completed in 1888, Magnolia Avenue was envisioned as a broad, modern boulevard—a clean and tranquil alternative to the crowded, bustling downtown Knoxville. Magnolia Branner, then a widow, resided in a house near what is now Pellissippi State Community College. She lived 23 years beyond her husband and witnessed the evolution of the street that bore her name.

# KNOXVILLE

Knoxville has received multiple accolades in 2024, further highlighting its status as a premier destination for individuals and businesses alike

#2 Most Popular Housing Market in the U.S. – Ranked by Realtor.com, Knoxville is one of the top cities attracting homebuyers due to its affordability, economic growth, and desirable lifestyle.

Top 10 Best Cities for Young Professionals-Recognized for its strong job market, low cost of living, vibrant arts, music scene.

One of the Best Cities for Outdoor Enthusiasts – With proximity to the Great Smoky Mountains, over 100 miles of greenways, and numerous recreational activities, Knoxville was named one of the best places for outdoor lovers in 2024.

A Top Destination for Entrepreneurs and Startups – The city has gained recognition for its thriving entrepreneurial ecosystem, with numerous business incubators, tech hubs, and venture capital investments.

One of the Most Affordable Cities in the U.S. – Knoxville boasts a significantly lower cost of living compared to other metropolitan areas, making it an attractive option for homebuyers and businesses looking for growth opportunities.

The Magnolia Corridor is in a Opportunity Zone.

## Knoxville TN MSA



Population

958,264



Median Household income

\$67,147



Population - Growth rate 24-29

3.9



Median Age

39.1

# MAP



## 2730 EAST MAGNOLIA

Easy access to interstate, KAT, Trolley, bike routes.



## NEW SMOKIES BASEBALL STADIUM: A TRANSFORMATIVE DEVELOPMENT FOR THE EAST KNOXVILLE

The Tennessee Smokies, has unveiled an exciting vision for the future with plans for a groundbreaking \$142 million mixed-use development in the Old City. This new development will feature a state-of-the-art ballpark for the Smokies, surrounded by a dynamic blend of apartments, retail spaces, restaurants, breweries, and communal areas, creating a vibrant destination for both locals and visitors.

Drawing inspiration from Chicago's iconic Wrigleyville, this development will seamlessly integrate with the Old City's unique warehouse aesthetic, featuring building facades that reflect the historic charm of the area.

Located just 1.7 miles from Park City Village Condo, the development will not only serve as a hub for entertainment but also contribute significantly to the local economy



### KEY PROJECT HIGHLIGHTS

**\$480 millions** in economic impact

Create over **3,000 jobs**

# THE COURTLAND GROUP

The Courtland Group, with over 25 years of experience in downtown development, known for projects such as The Mews and The Mews II in the Old City, is thrilled to announce the launch of a stunning new development short drive from downtown Knoxville and the new stadium. Park City Village is an exceptional project that involves the meticulous renovation of historic residences in East Knoxville, blending the timeless charm of original 1920's architecture that was originally built as a residential community, with comfort and convenience of modern living.

## PROJECT OVERVIEW

Nestled within a beautifully preserved historic structure, Park City Village offers a distinctive living experience in East Knoxville. This thoughtfully designed development consists of three unique buildings—Shenandoah, Lakewood, and Aston—each retaining its original architectural charm while delivering modern comfort and style.



### SHENANDOAH

20 units, ready for move-in



### LAKWOOD

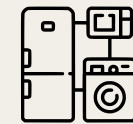
22 unit, ready for move-in end of Jan.

# FEATURES



## Completely Renovated Units

Each unit showcases refinished original hardwood floors, offering a warm and inviting ambiance that echoes the building's historic charm. Deeded Parking spot a with gated community.



## Modern Appliances

Every condo is equipped with brand-new LG appliances, ensuring top-notch quality and performance for all your culinary needs.



## Stylish Kitchens

The kitchens feature farmhouse sinks, quartz countertops, chrome lighting, and fixtures, all complemented by custom hardwood cabinets.



## Elegant Bathrooms

Residents will enjoy the luxury of chrome fixtures and modern design in every bathroom.



## Upgraded Systems

Each unit is fitted with completely new HVAC, plumbing, and electrical systems, guaranteeing optimal comfort and reliability.



Park City Village Near Downtown Knoxville



# SHENANDOAH TYPE 1



-  Two bedrooms
-  One Bathroom
-  Deeded Parking

PRICE  
**\$260-\$315K**

# SHENANDOAH TYPE 2



Two bedrooms



Two Bathroom



Deeded Parking

PRICE

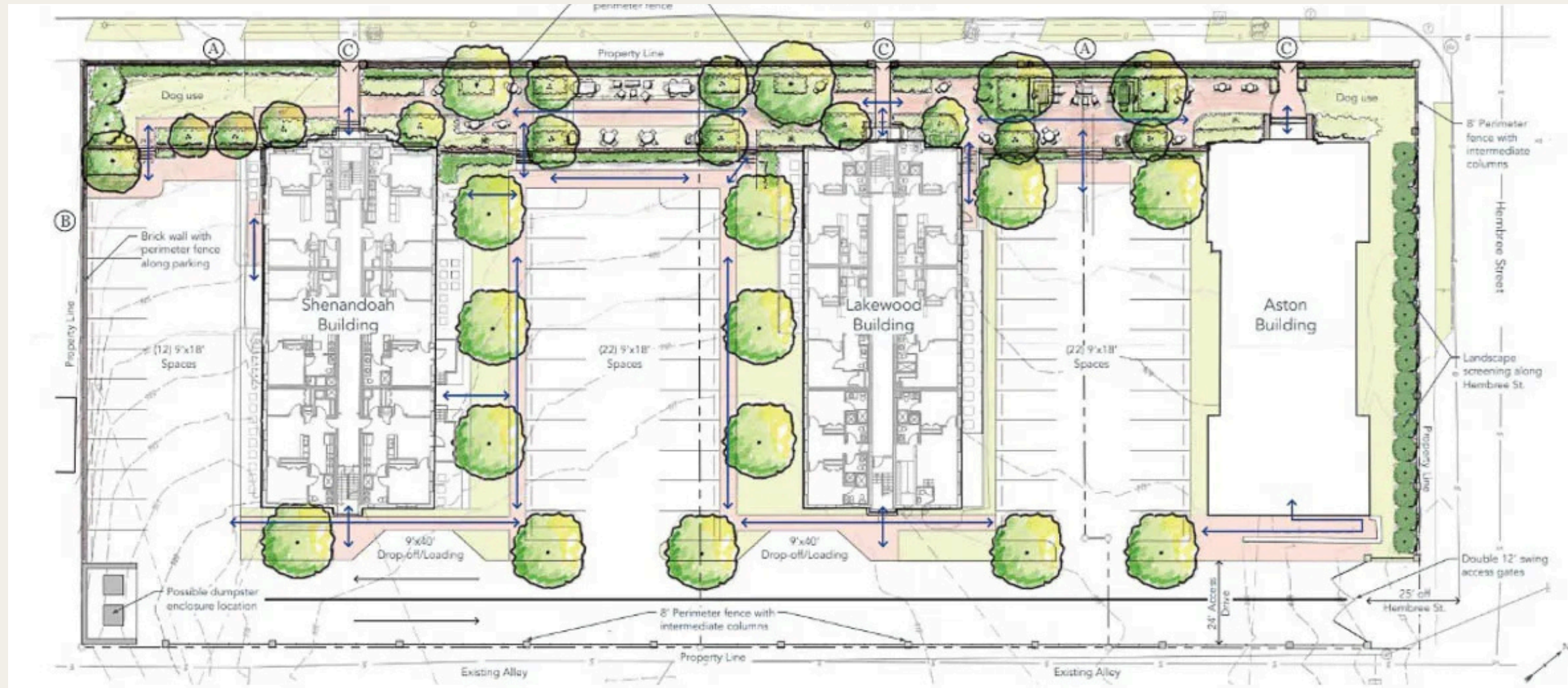
\$280-\$295K



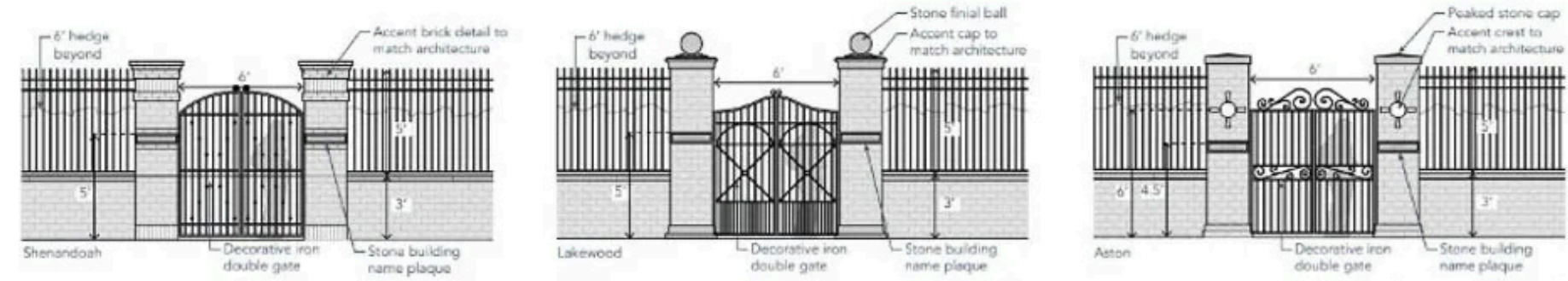
# CORRIDOR DESIGN



# SITE PLAN WITH DEEDED PARKING AND GATED COMMUNITY



Plan  
Scale: 1"=20'-0"



Elevations  
Scale: 1/2"=1'-0"







# ADDITIONAL INFO



Deeded parking spot (estimate value 25k)



Ev charging capacity available



Storage and workout after completion of project



Gated community with security system



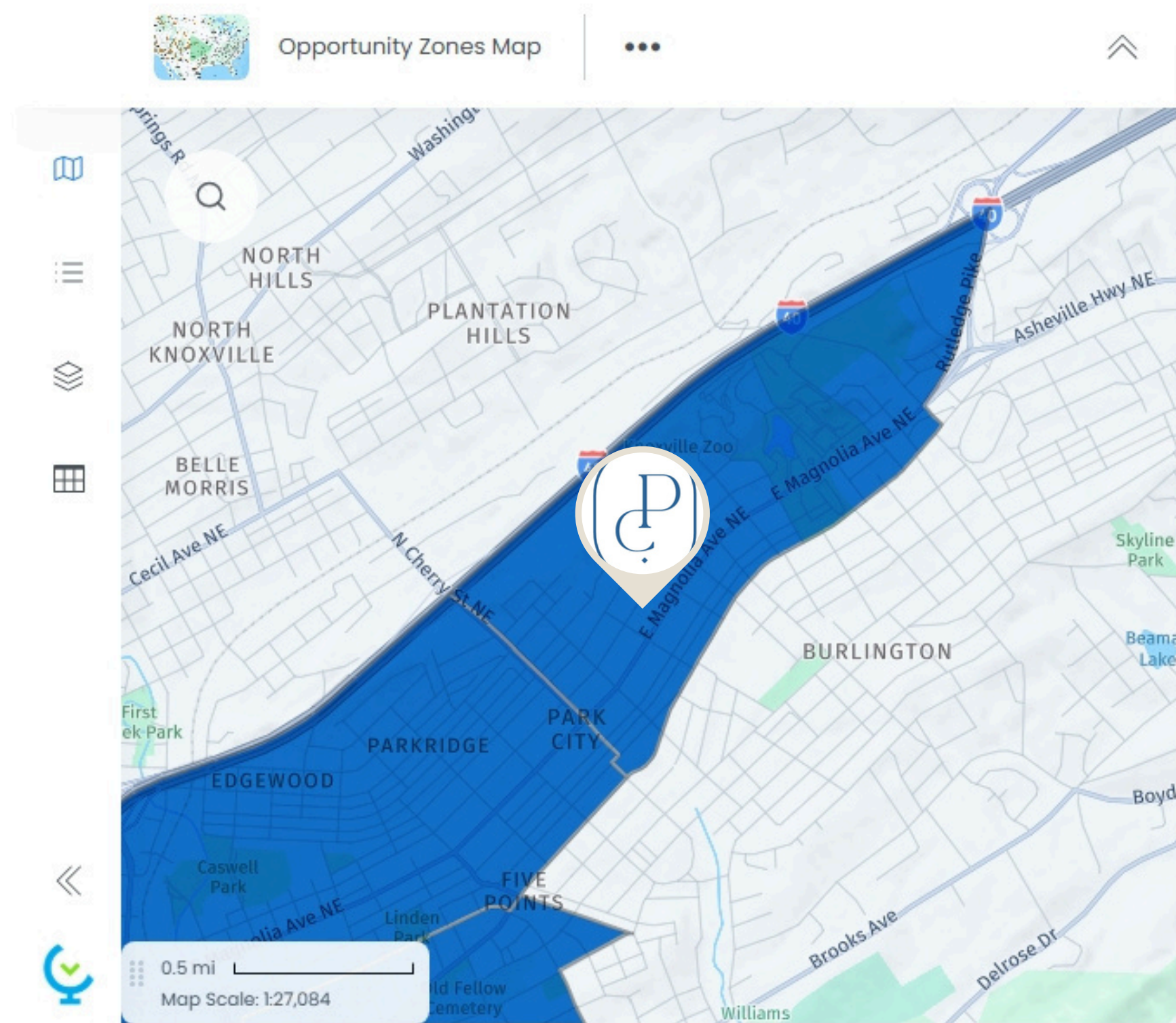
The Magnolia Corridor is an Opportunity Zone. Eligible Opportunity Zone census tract



Special Financing Available



## Opportunity Zone Map



Map created by [OpportunityZones.com](https://www.opportunityzones.com)

## Why Opportunity Zones Matters.

Opportunity Zones are federally designated areas created to encourage long-term private investment in growing communities.

For investors, an Opportunity Zone location can offer:


- Potential tax advantages when investing eligible capital gains through proper structures
- Increased public and private reinvestment, often accelerating neighborhood growth
- Early entry into emerging districts before full market pricing is realized
- Alignment with long-term hold strategies, particularly 10-year investment horizons

Park City Village is located within an Opportunity Zone census tract, positioning it in a corridor targeted for sustained revitalization and capital investment.


*Tax benefits depend on individual circumstances and investment structure. Investors should consult their tax and legal advisors.*



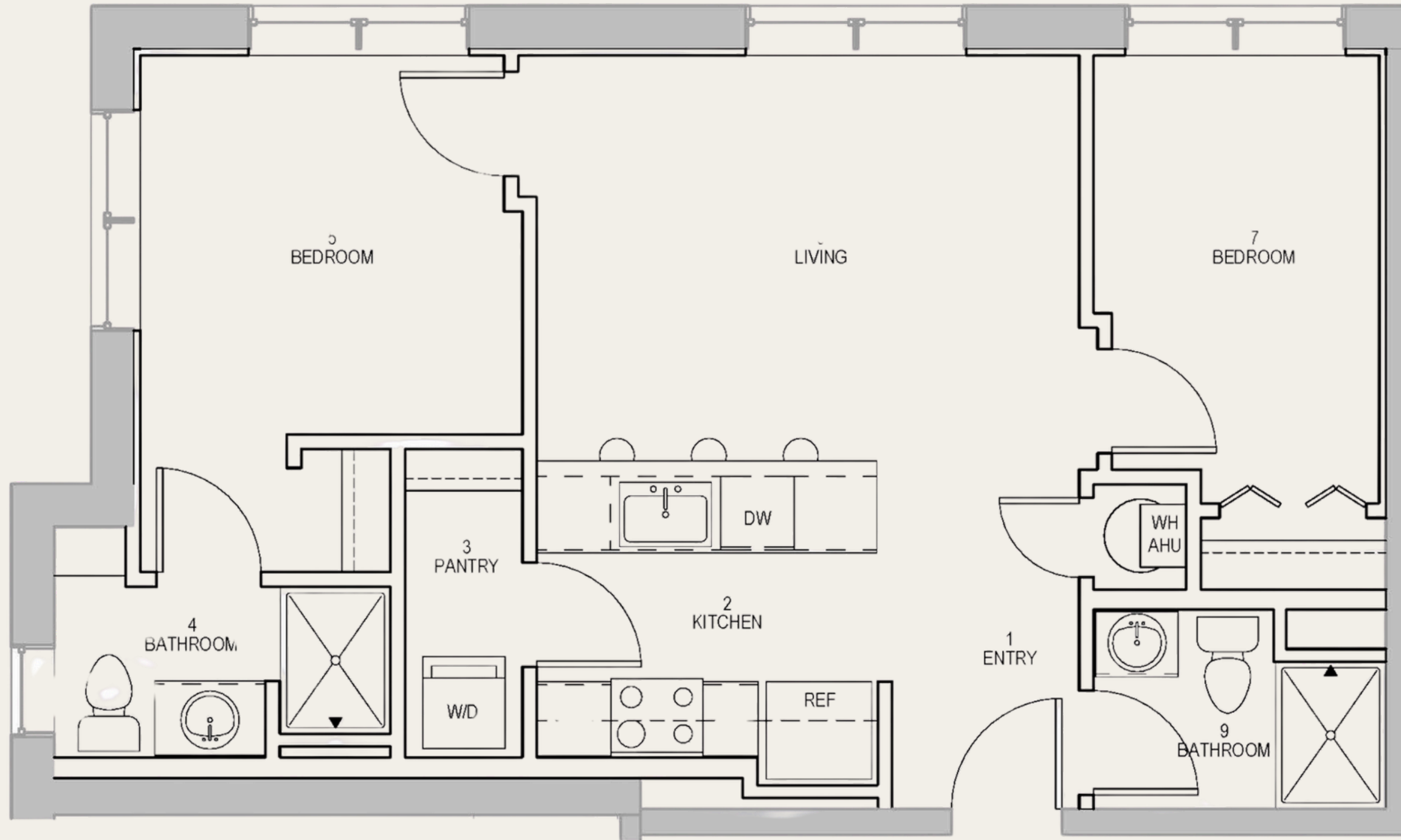
PARK CITY  
VILLAGE

 JEFFREY DEALEJANDRO

 [JEFFREY@COURTLANDGROUP.COM](mailto:JEFFREY@COURTLANDGROUP.COM)

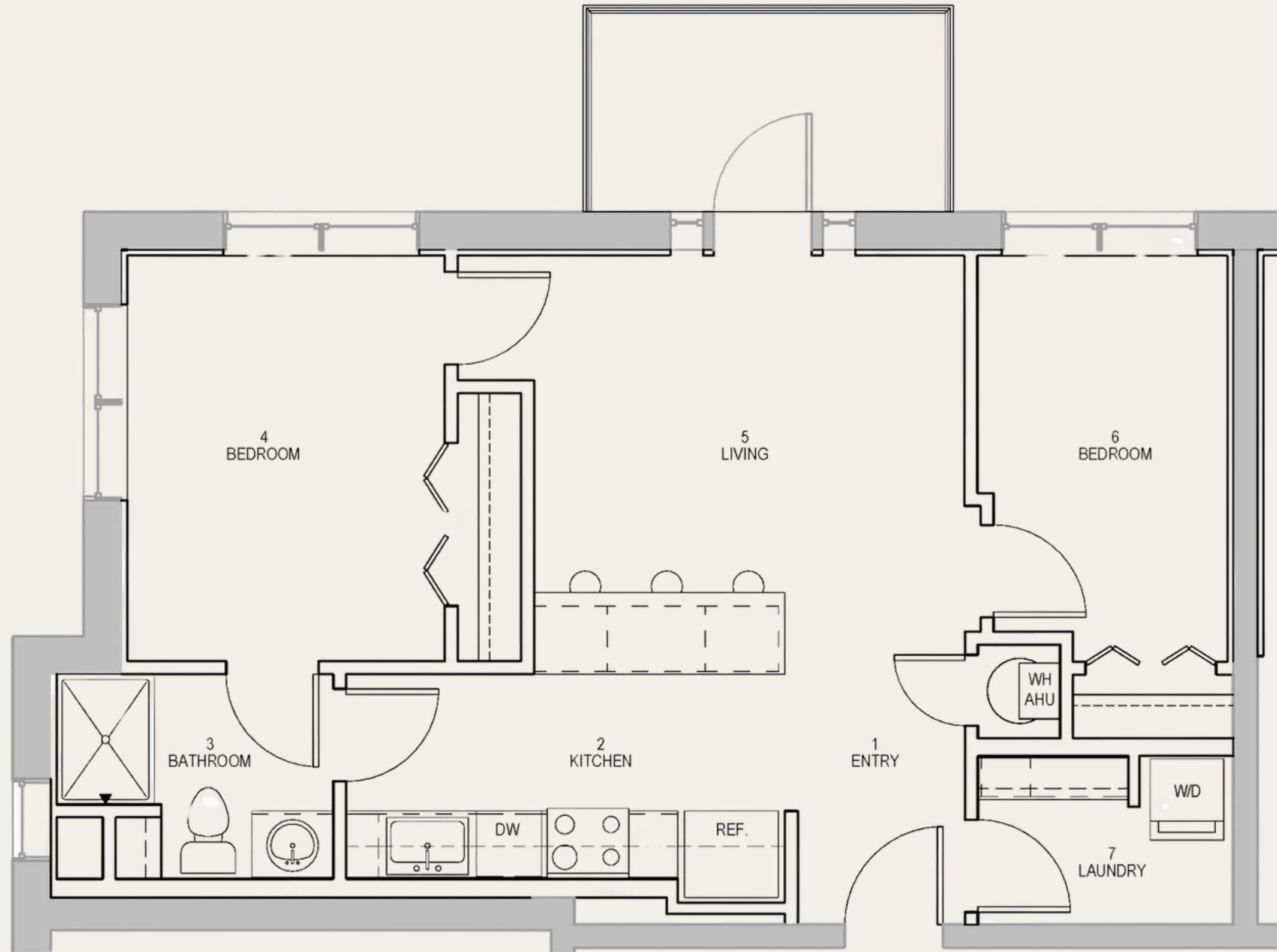
 865-387-5067

# TYPE 1



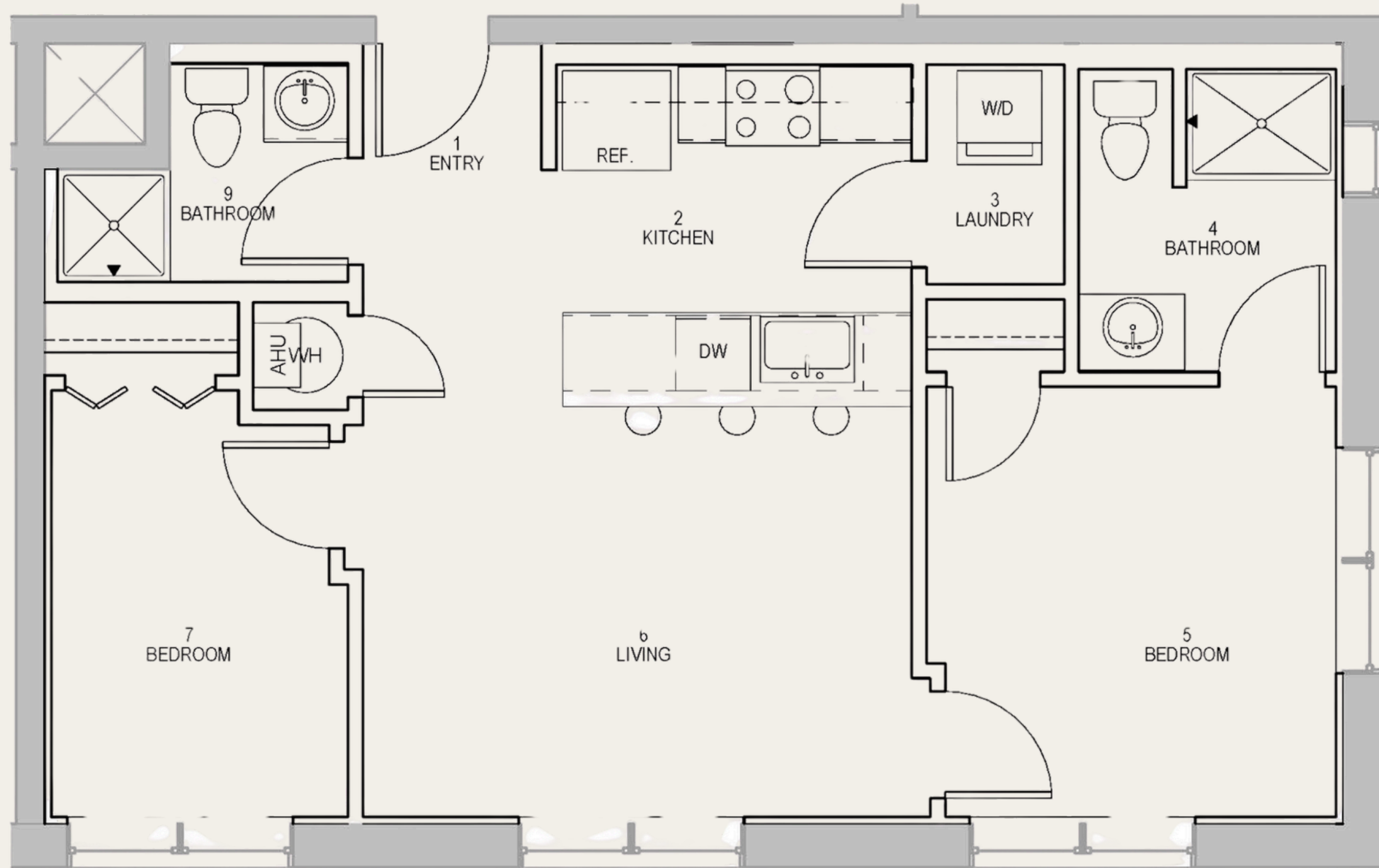
UNIT:201,202,301,302,401,402

# TYPE 1A



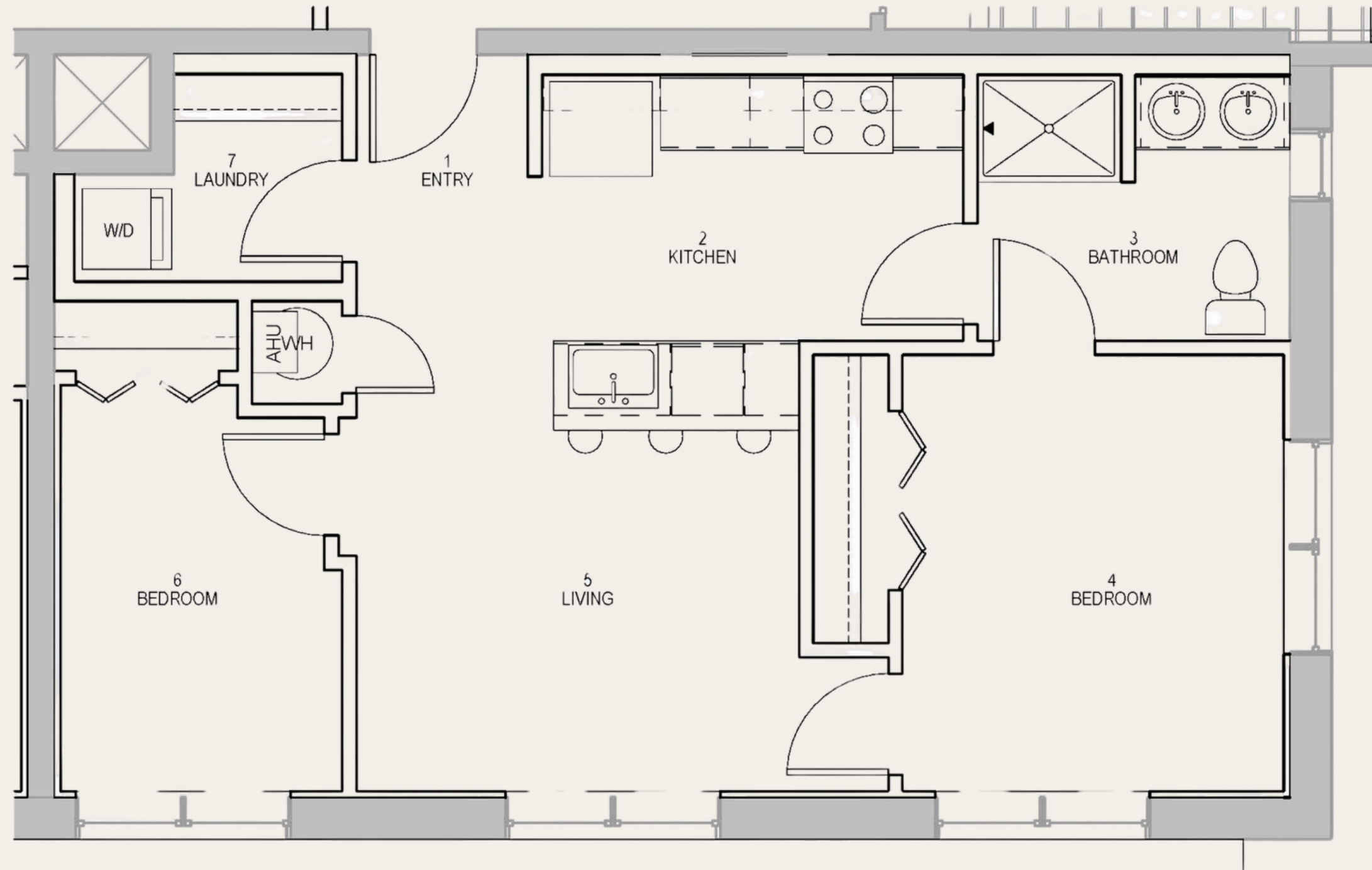
UNIT:101,102

# TYPE 1B



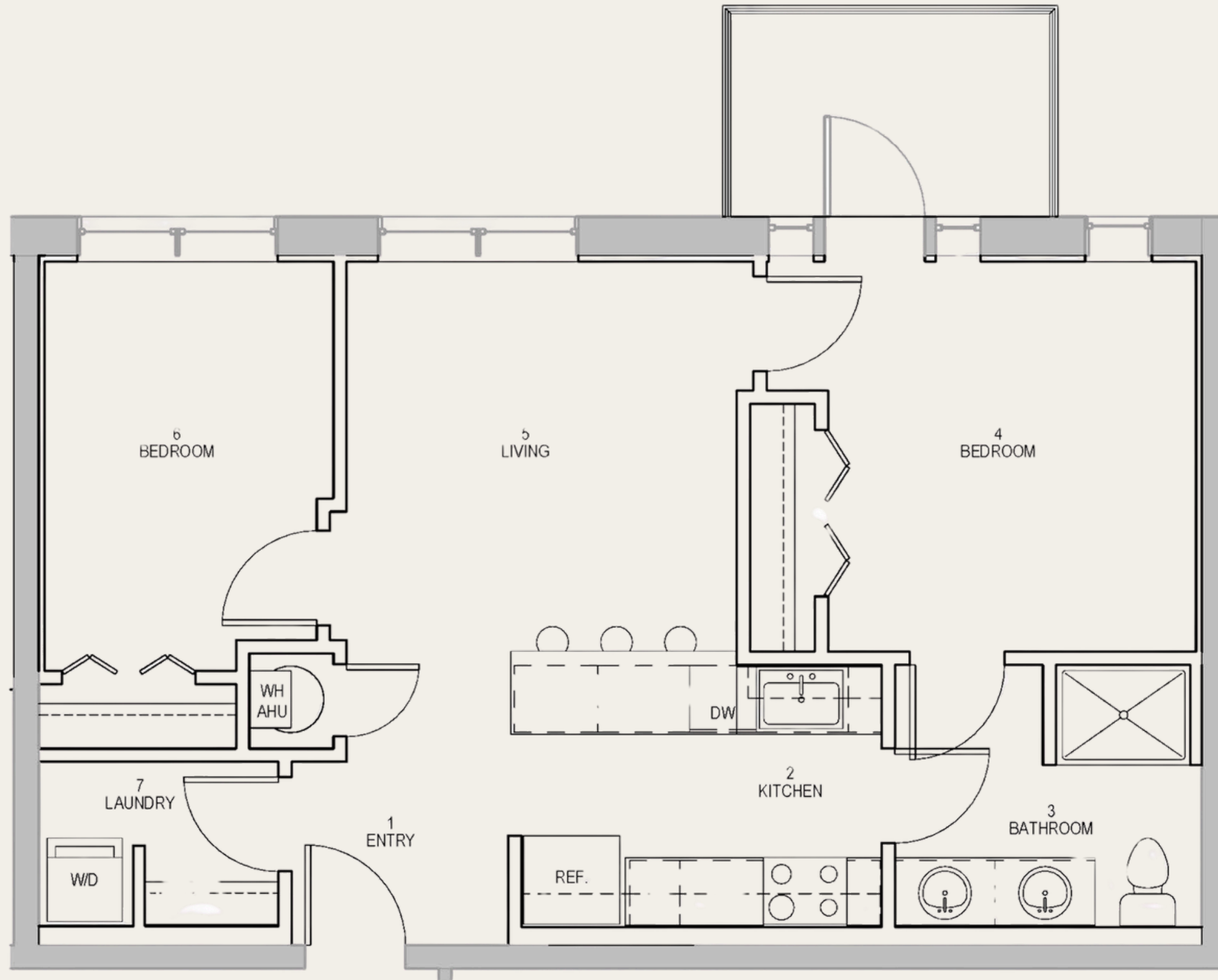
UNIT:205,206

# TYPE 1C

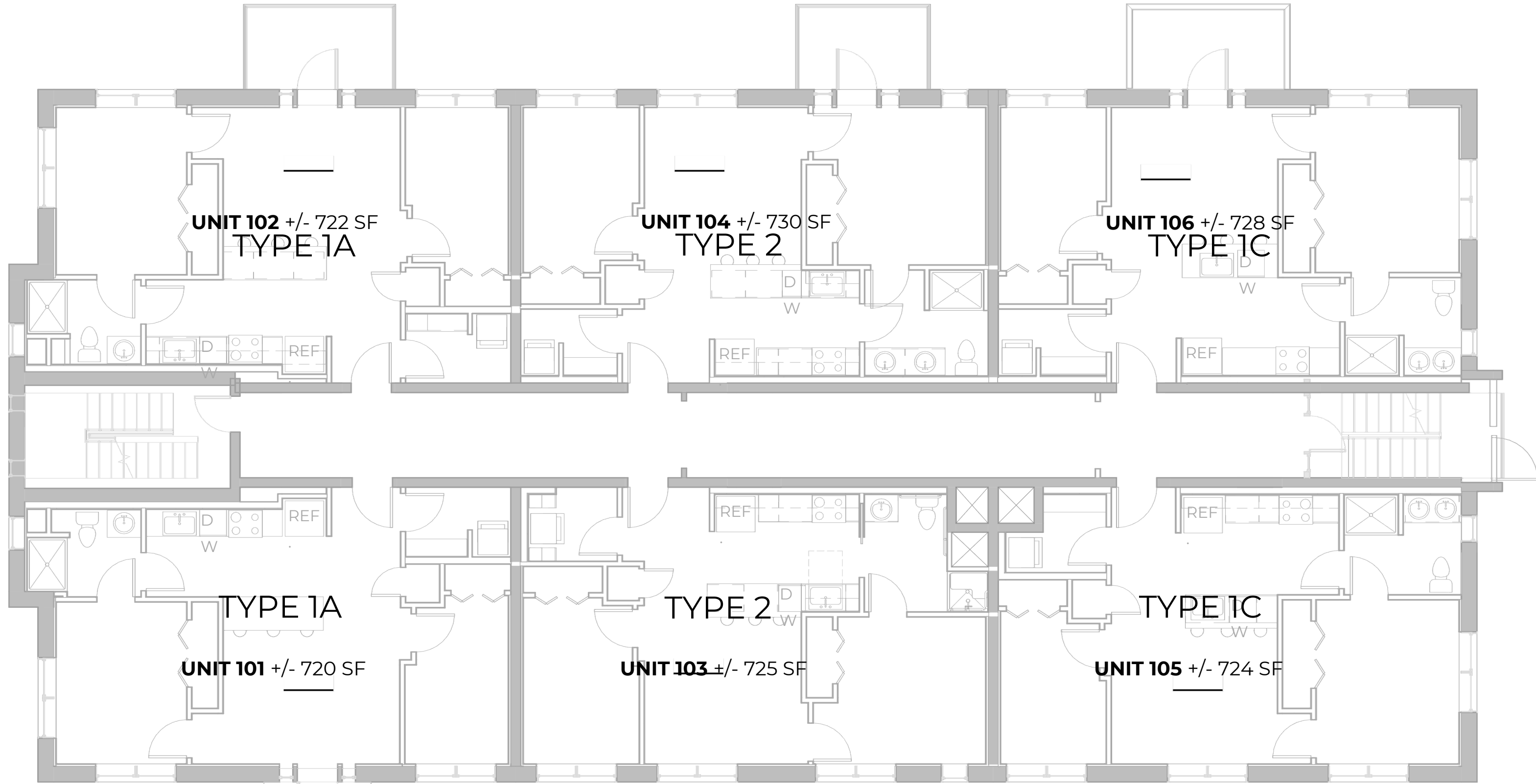


UNIT:105,106,305,306,405,406

# TYPE 2

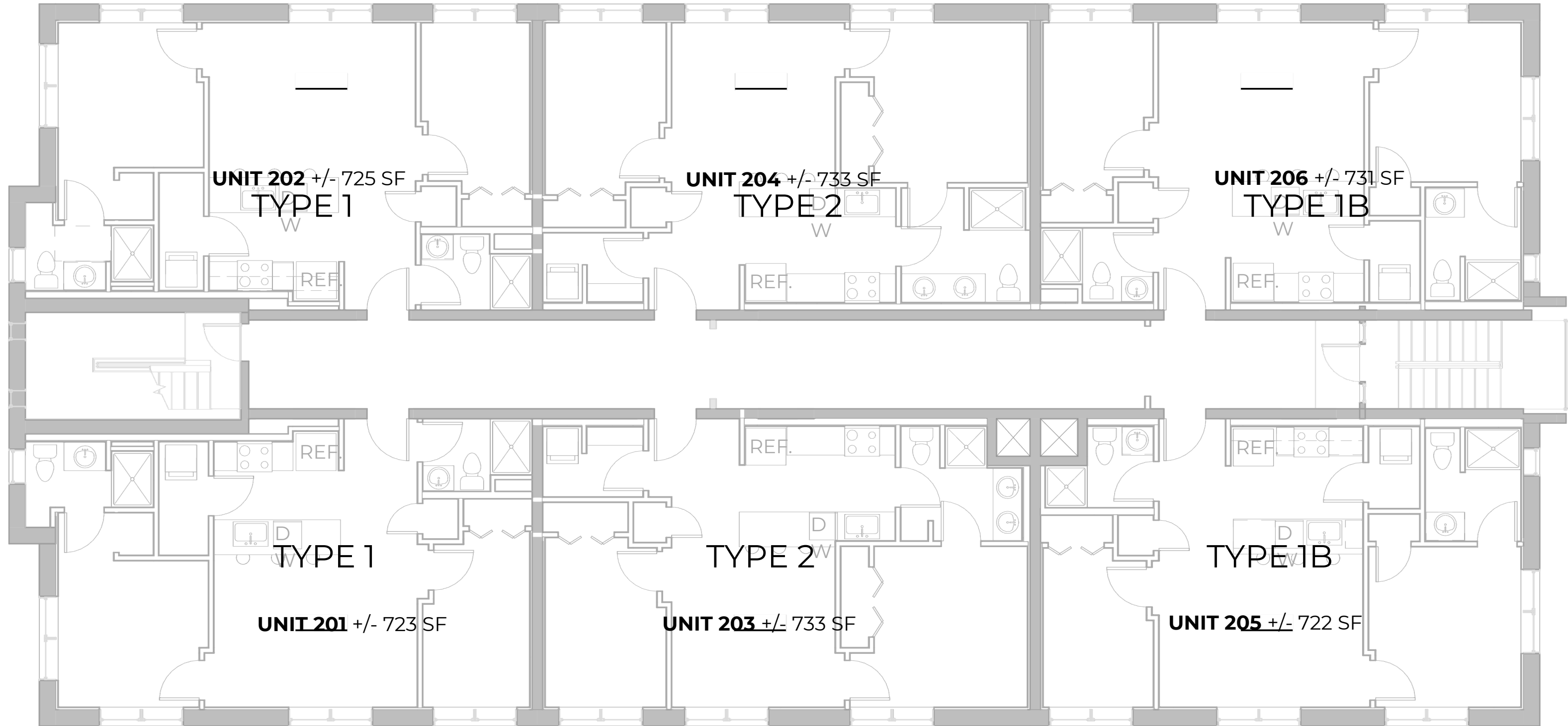


UNIT:103,104,203,204,303,304,403,404



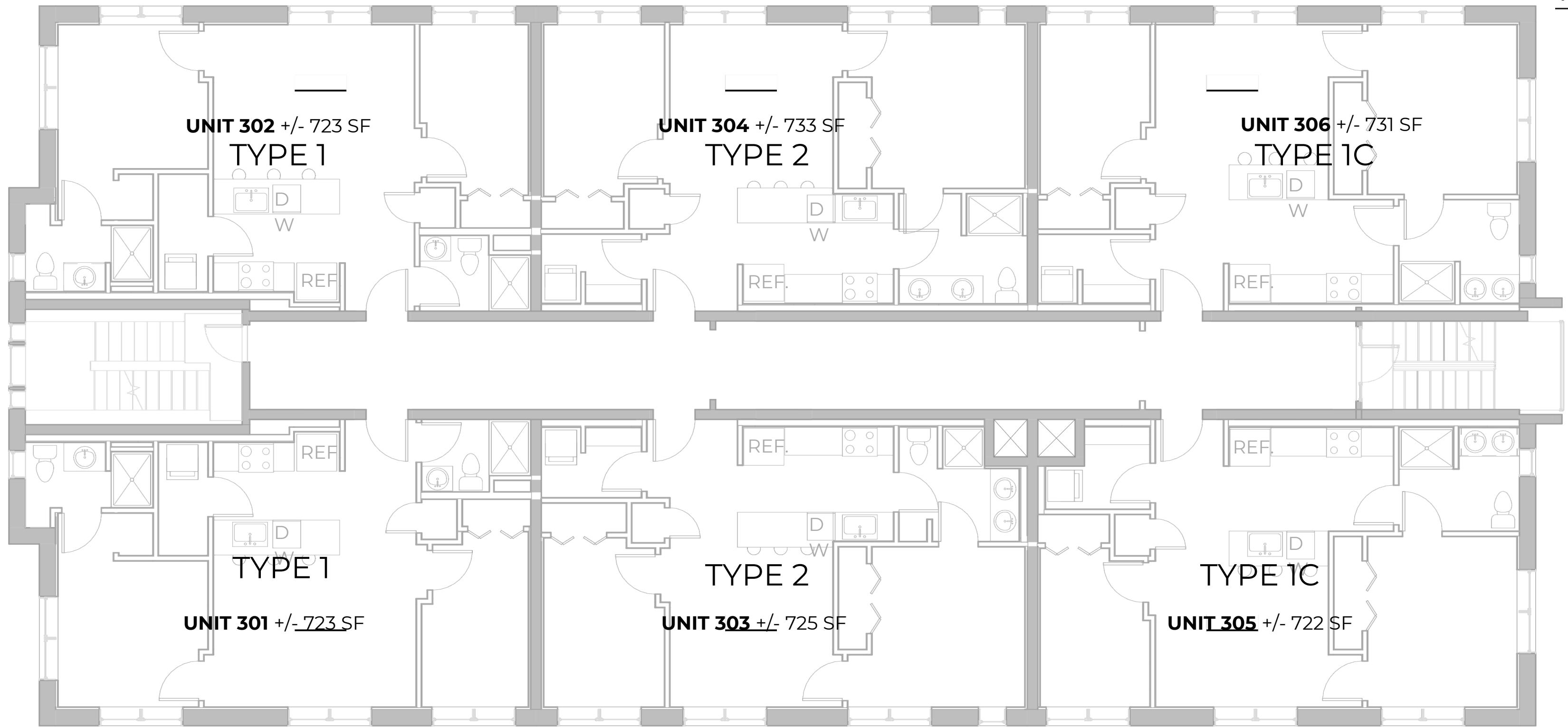
FIRST FLOOR PLAN 1/8" = 1'-0"

NOTE: S.F. NUMBERS ARE APPROXIMATE AND WERE NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



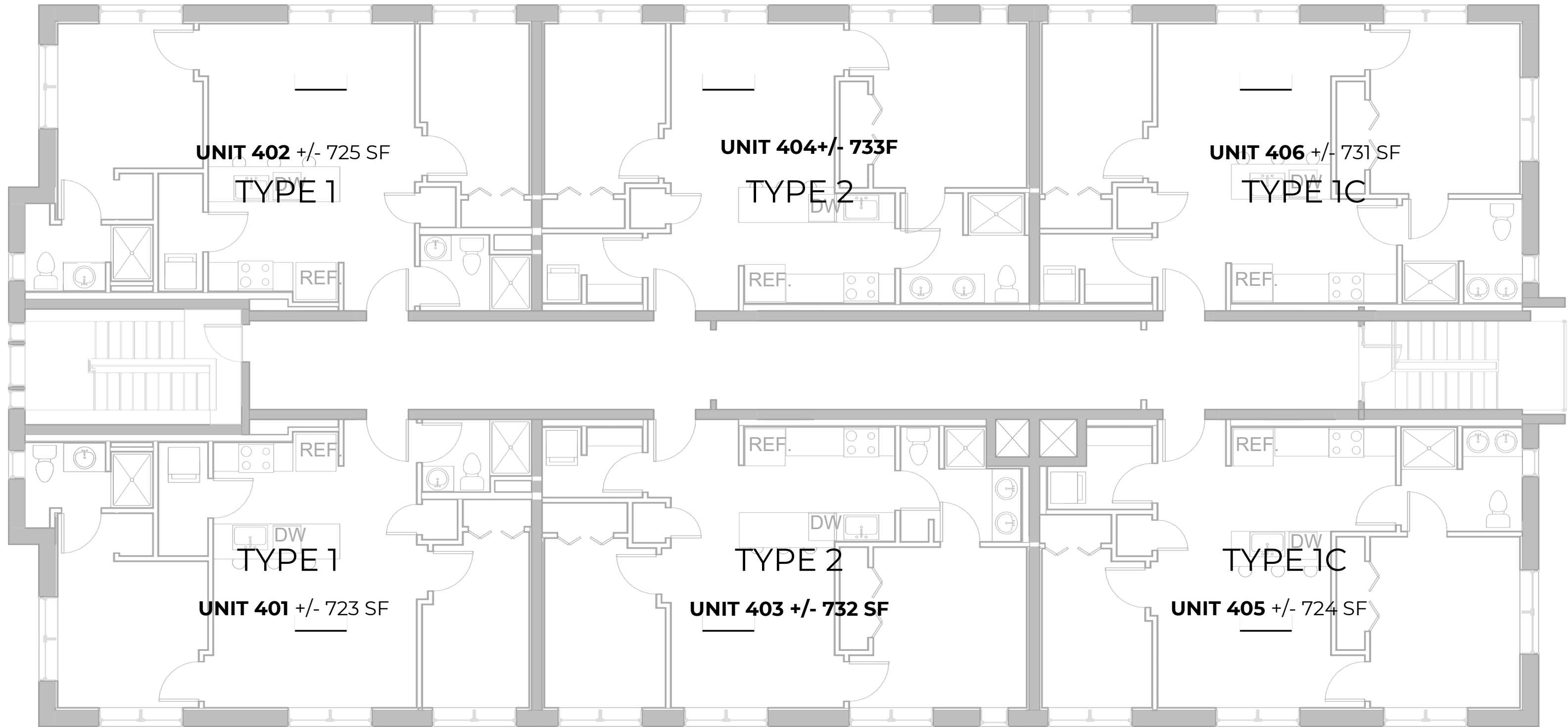
SECOND FLOOR PLAN 1/8" = 1'-0"

NOTE: S.F. NUMBERS ARE APPROXIMATE AND WERE NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



THIRD FLOOR PLAN 1/8" = 1'-0

NOTE: S.F. NUMBERS ARE APPROXIMATE AND WERE NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



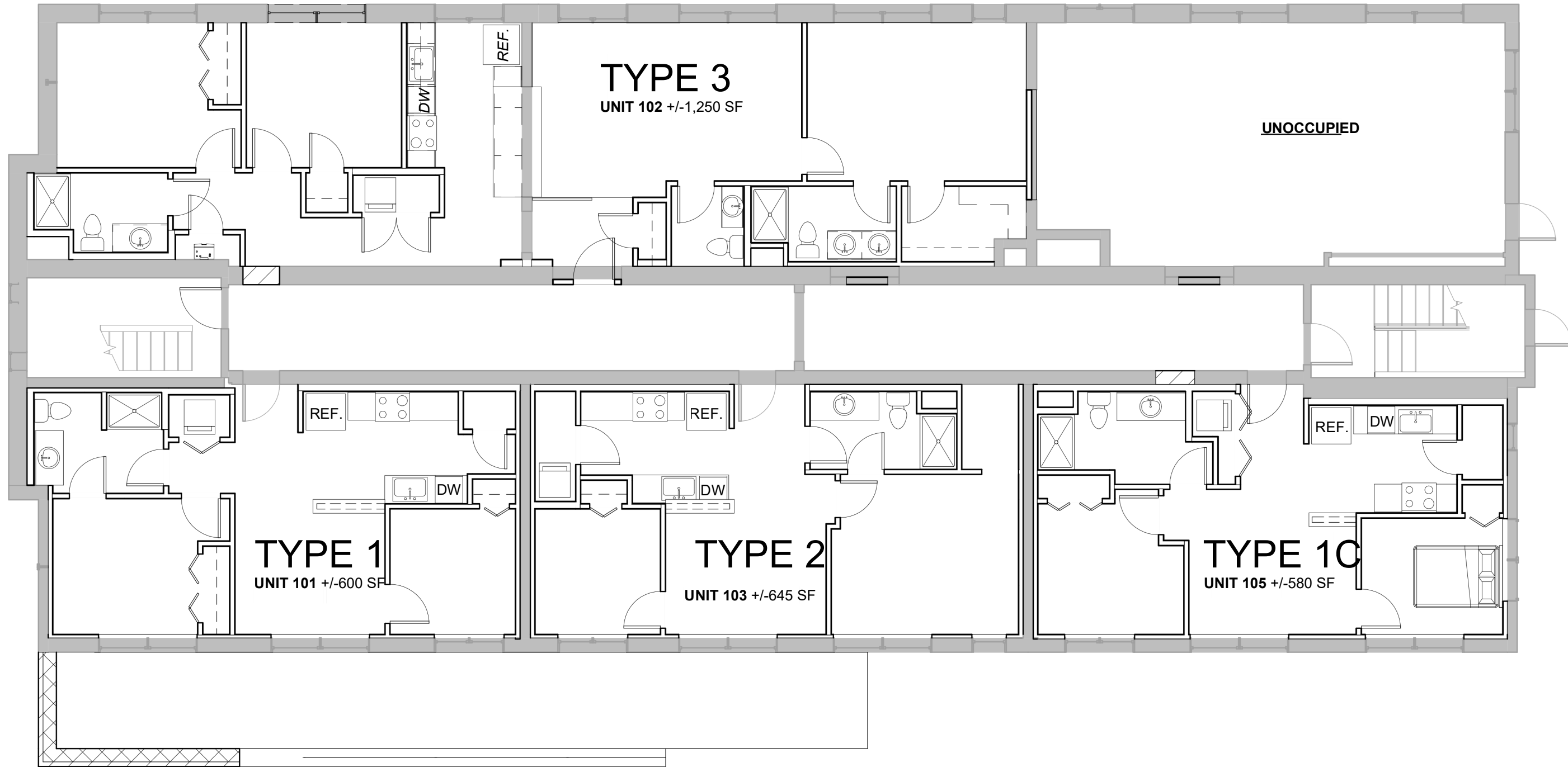
FOURTH FLOOR PLAN 1/8" = 1'-0

NOTE: S.F. NUMBERS ARE APPROXIMATE AND WERE NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



PARK CITY  
VILLAGE

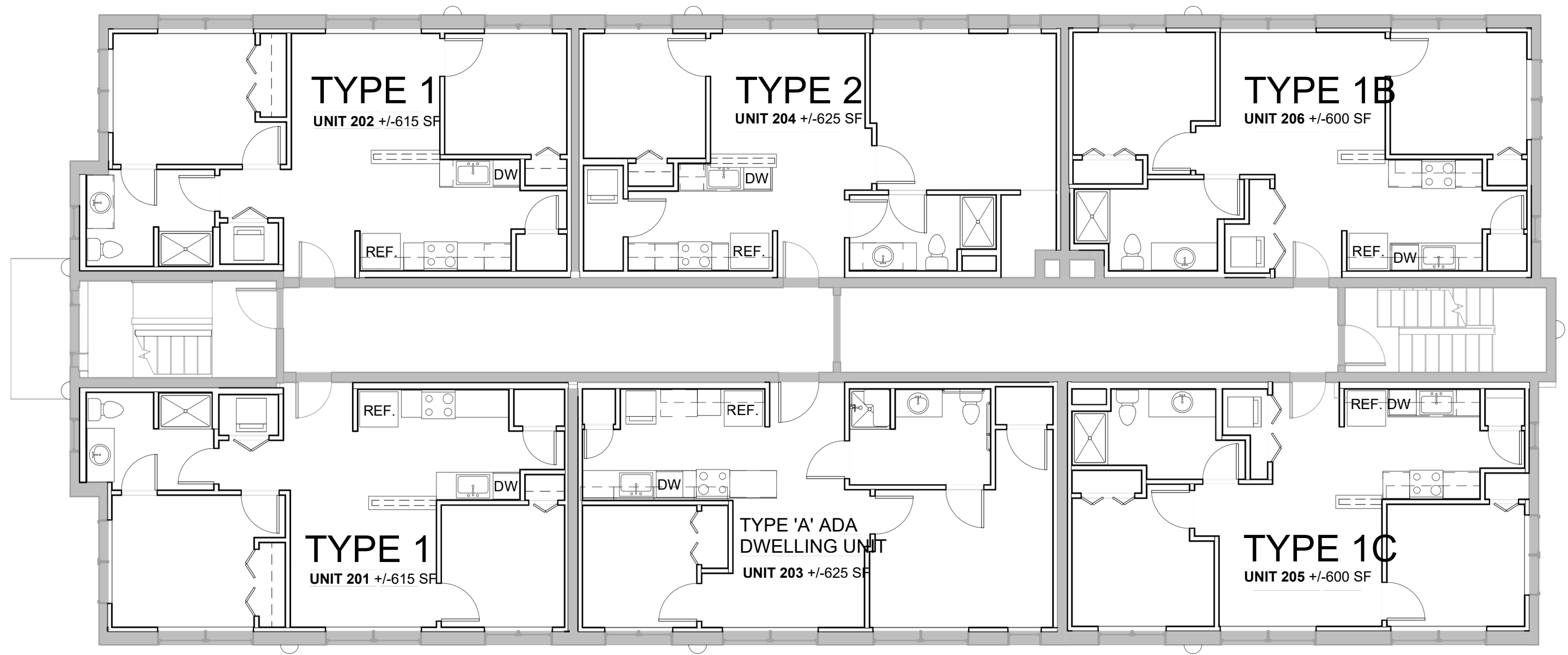
LAKWOOD UNIT LAYOUT



**BASEMENT AREA PLAN**

1/8" = 1'-0"

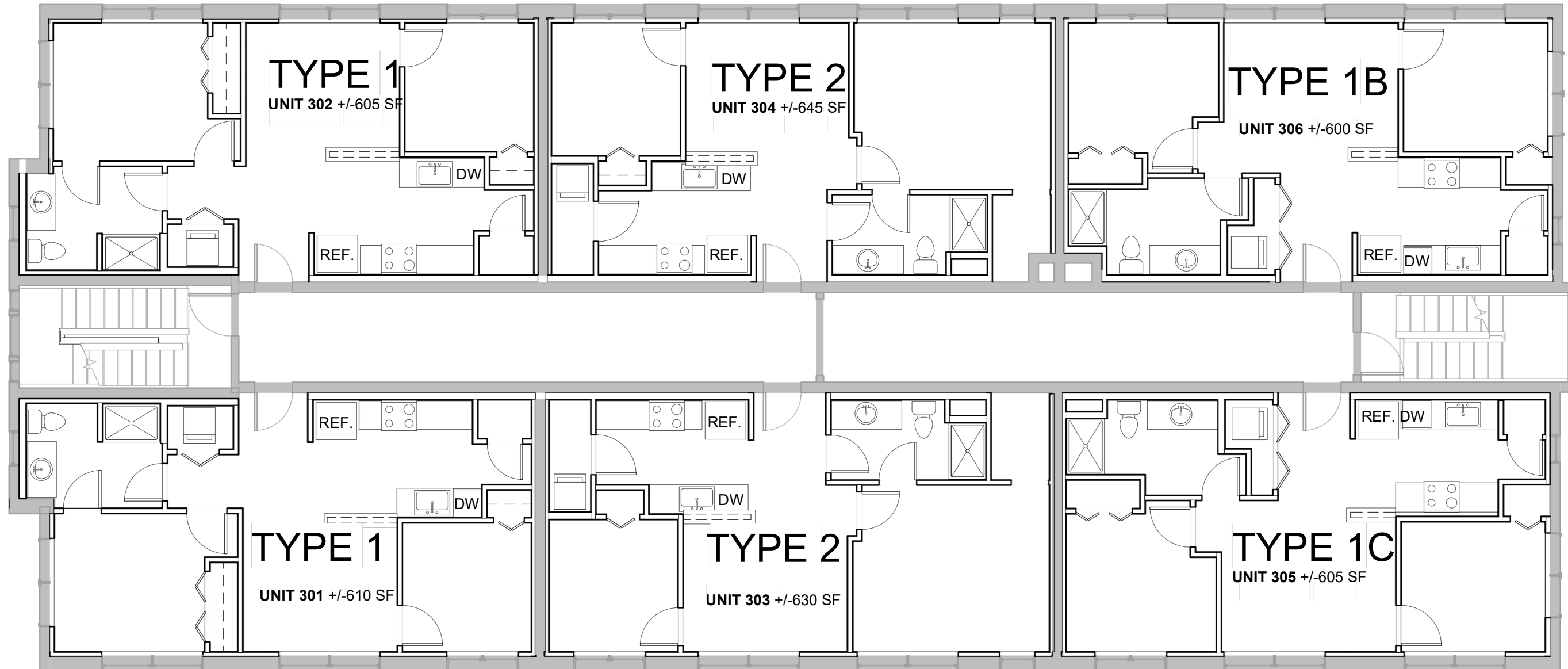
NOTE: S.F. NUMBERS ARE APPROXIMATE AND NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



FIRST FLOOR PLAN

1/8" = 1'-0"

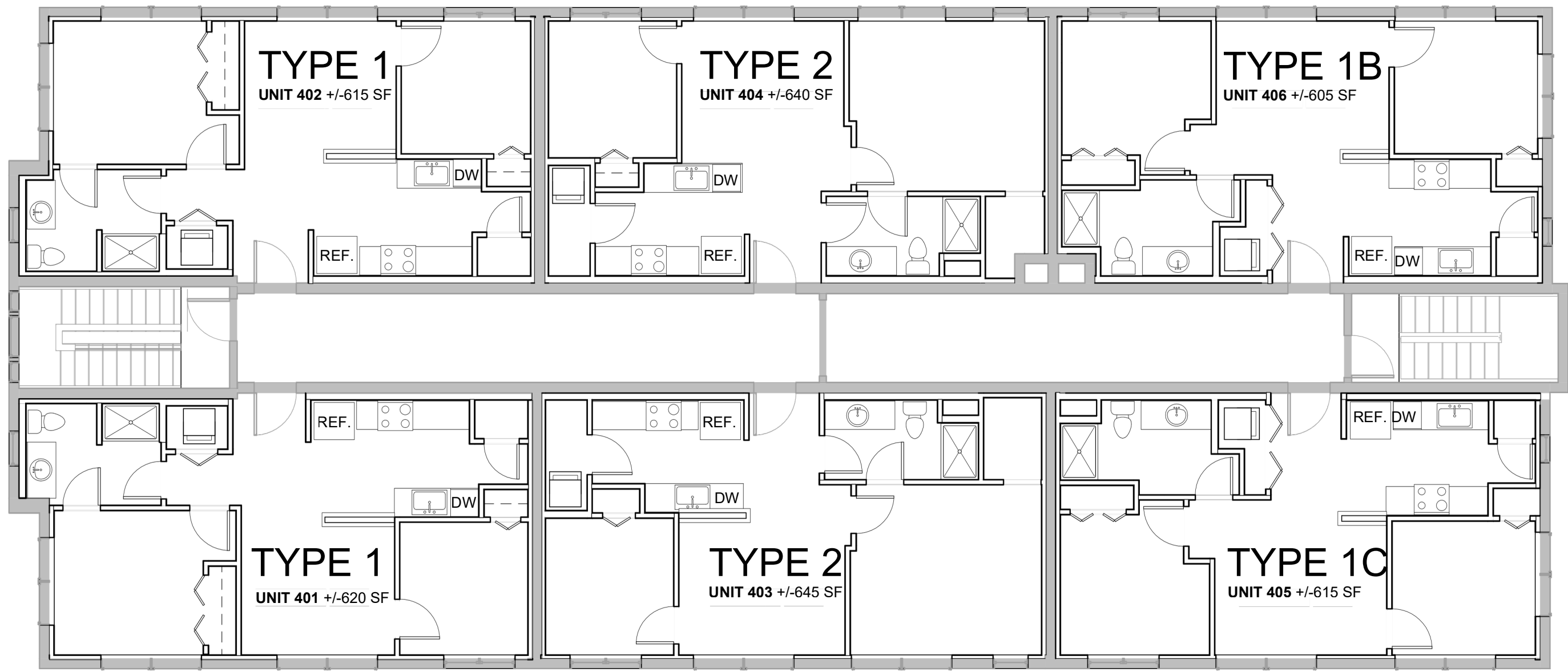
NOTE: S.F. NUMBERS ARE APPROXIMATE AND NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.



NOTE: S.F. NUMBERS ARE APPROXIMATE AND NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.

**SECOND FLOOR AREA PLAN**

1/8" = 1'-0"



**THIRD FLOOR AREA PLAN**

1/8" = 1'-0"

NOTE: S.F. NUMBERS ARE APPROXIMATE AND NOT VERIFIED AFTER CONSTRUCTION BY THE BENEFIELD RICHTERS CO.