



**Buying? Selling? Leasing?  
We Have SOLUTIONS!**

**COMMERCIAL  
REAL ESTATE**

**THE SIGN YOU KNOW.**

**THE ASSOCIATES YOU TRUST.**

### COMMERCIAL PROPERTY SERVICES

- Retail, Office, and Industrial Property Sales and Leasing
- Land Sales and Leasing
- Property Site Searches
- Build-To-Suit and Existing Facilities Evaluation
- Investment & Development Counseling
- Development Land Acquisitions
- Tax Free Exchanges
- Broker Price Opinions
- Planning and Consulting
- Net Lease and CRE Investment Analysis

### OTHER SERVICES

- Commercial Market Profiles and Trends
- Regional Commercial Property Sales and Leasing Data
- Housing Market Trends
- Economic/Demographic Statistics

### OFFICE ADDRESS :

**5 RED BUSH COURT  
SUITE 20  
JOHNSON CITY, TN  
37601**

**423-230-0255**

Established 1996

### AGENCY PROFILE

TCI Group is the first and largest commercial real estate group in the Tri-Cities region of Northeast Tennessee and Southwest Virginia. Our team of expert, knowledgeable brokers is experienced and skilled in every facet of commercial real estate, drawing on a vast network of affiliations to provide comprehensive real estate services. Specializing exclusively in commercial properties allows us to focus our efforts where it serves our clients best -- office, retail, commercial, financial, medical, industrial, land, hospitality, and government properties along with all types of commercial real estate investing.

### REGIONAL LEADER

- The TCI Group consists of two independently owned agencies: The Jerry Petzoldt Agency located in Johnson City, Tennessee; Lowry & Foster, Inc. with an office in Bristol, Tennessee. We maintain the largest inventory of commercial properties in the region represented by 14 agents, several holding dual state licenses in Tennessee and Virginia.
- Jerry Petzoldt, CEO & President of TCI Group-Jerry Petzoldt Agency LLC, has been involved in commercial real estate brokerage and development for over 50 Years and has been awarded REALTOR EMERITUS by the National Association of Realtors. In 2021, Jerry was recognized by Real Estate Forum as Best Bosses 2021. Also in 2021, he was awarded National Association of Realtor's 2021 National Commercial Award. He is one of two recipients from the state of Tennessee to receive NAR's award for 2021. Jerry has been recognized as one of the top 101 most influential people in the commercial real estate industry for five consecutive years by Business Tennessee magazine. In 2022 and 2023, Jerry received the Platinum Broker Award from Crexi, these recipients are in the top one percent of brokers on their platform.

## PARTIAL CLIENT LIST

Eastman Credit Union  
Holston Medical Group  
Citi  
First Horizon Bank  
Pal's  
Washington County Schools  
Spectrum  
Smoothie King  
SaladWorks  
Fazoli's  
HomeTrust Bank  
Eastman Chemical Company  
Advance Auto  
Captain D's  
Ballad Health  
Johnson City Chamber  
TruPoint Bank  
BAE Systems  
Walgreens  
Popeye's Chicken  
First Community Bank  
American Red Cross  
Best Western  
Starbucks Coffee  
Tractor Supply  
Ultimate Shine 3 Minute Car Wash  
Longhorn Steakhouse  
City of Kingsport  
Taco Johns  
Verizon  
Regions Bank  
Aspen Dental  
Pizza Hut  
Lowe's  
Wendy's  
Aldi  
Chick-fil-A



## REGIONAL LEADER

- Jerry Petzoldt and the TCI Group-Jerry Petzoldt Agency led the regions commercial property sector by spearheading the establishment of a Commercial Multiple Listing Service (CMLS) at the Northeast Tennessee Association of Realtors (NETAR).
- Membership in multiple national, regional and local associations including local Chambers of Commerce and the National Association of Realtors (NAR).

### Comprehensive Marketing –

- Property Signs - our regionally recognized and highly visible property signs and banners.
- CRE Websites - We incorporate our property listings via our website and with most major commercial real estate websites including NETAR Commercial Multiple Listing Service, Commercial Exchange, and CREXi.
- Digital Marketing - We have an active presence on social media including LinkedIn and Facebook. We partner with a network of media channels to advertise via all platforms including TV, Digital, e-mail, mobile, text and apps.

## AGENT LIST

Jerry Petzoldt, President	423-677-2486	jerrypetzoldt@tcigroup.com
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